



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

STAFF REPORT

TO: CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL
HEARING DATE: October 14, 2019

GENERAL INFORMATION

APPLICATION TYPE & NUMBER: PLN2019-00022, Tentative Parcel Map, PM-10915

OWNER/APPLICANT: Langon / John Langon Jr.

PROPOSAL: Application to allow a subdivision of one site into three parcels (PM-10915)

ADDRESS AND SIZE OF PARCEL: Jensen Road, east side, 800 feet north of Knuppe Place, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 85A-6402-31-02. (5.21 acres).

ZONING: Planned Development (under the 1529th Zoning Unit allowing single family residential uses and open space) District.

GENERAL PLAN DESIGNATION: This site is within the Castro Valley General Plan adopted by Alameda County Board of Supervisors on March 27, 2012. The Plan currently designates the site as Open Space - Natural. Upon favorable consideration of General Plan Amendment PLN2019-00195, the site would be designated as Rural Residential (RR).

ENVIRONMENTAL REVIEW: The project is Categorically exempt from the provisions of the California Environmental Quality Act, Section 15315, Class 15 "Minor Land Divisions".

RECOMMENDATION

Staff recommends that the Castro Valley Municipal Advisory Council recommend approval to the Planning Director of Parcel Map, (PM-10915) PLN2019-00022, to allow a three-lot subdivision, based on drawings marked "Exhibit A" on file with the Alameda County Planning Department. If the Council determines that the Subdivision is consistent with the Plan, as amended by pending application PLN 2019-00195 then the enclosed conditions of approval should be considered.

PARCEL ZONING HISTORY

August 8, 1957, the 141st Zoning Unit, ZU-141 designated the site to A (Agricultural) District.

August 5, 1978, the 1334th, 1336th and 1341st Zoning Units rezoned the site from Agricultural to a Planned Development District which allowed 1,220 residential units.

September 18, 2000, Parcel Map, PM-5697 approved the subdivision of one site into three lots, with a parcel map extension which granted the parcel map valid until August 18, 2006.

August 4, 1983, the County of Board of Supervisors adopted a Planned Development District, under Zoning Unit, 1529th, which approved the reclassification of a 923.5-acre site from one Planned Development (ZU-1334th, 1336th and 1341st) District to another PD District, to permit development of 1,916 dwelling units.

March 17, 2011, the Tentative Tract Map, TR-7946, a request to subdivide an approximately 5.2-acre site into nine single -family lots was dropped due to non- activity.

November 8, 2018, Pre-Application PLN2018-00224 discussed a subdivision of one parcel into four lots.

September 30, 2019, General Plan Amendment, PLN2019-00195 (concurrent application) has been initiated by the Community Development Agency, Alameda County Planning Department to amend the current general plan designation to provide consistency for the eight parcels along Jensen Road. The staff analysis below is contingent up on approval of the GPA, PLN2019-00195.

SITE AND CONTEXT DESCRIPTION

Physical Features: The lot is vacant and is irregularly shaped, with access through a long gravel driveway off Jensen Road lined with pine trees, with approximately 90 feet of frontage. The site is adjacent to and behind a dwelling located at 5777 Jensen Road. The vacant lot has a large leveled area before the site slopes downhill overlooking the canyonlands.

Adjacent Area: The site is surrounded by large single-family homes on large lots.

REFERRAL RESPONSES

Public Works Agency, Land Development: In a referral response dated June 4, 2019, Land Development staff included 25 comments for the project. These comments include: roadway dedication is required to be in a form and manner acceptable to the Real Estate Division, Public Work Agency, entire site frontage should be paved to reduce the potential for loose rock to be transported onto Jensen Road, the private access way will need traffic safety signs in accordance with Alameda County Standards, encroachment permit is required for all work within the County right-of-way a Joint Maintenance Agreement is needed for sanitary sewer street lights, provide County Stormwater Permit Section approval for this application, decorative electroliers can be considered for private streets.

Public Works Agency, Grading: In a referral letter dated March 21, 2019, the Grading Section has reviewed the project and submitted project comments which are to be included in the conditions of approval. These include: there are several areas within the subject site where they have been mapped as the zones of required investigation for earthquake-induced landslide hazard, a site-specific geotechnical investigation is required to assess the risk of such potentially hazardous conditions and to determine need for mitigation measures to achieve an acceptable level of risk per the provisions of the Seismic Hazards Mapping Act (SHMA).

Public Works Agency, Building Inspection Department: In a referral response dated May 9, 2019, the Building Department staff stated the Building Division has no objection for the proposed Planning process. Special Conditions for the building permit application include: building permits will be required for new work, submit plans that are in compliance with the California Building Codes and Alameda County Ordinances to the Building Department for review and approval.

Alameda County Fire Department: In a referral letter dated September 10, 2019, the Fire Department stated that the specific fire and building code issues will be addressed during the regular permit submittal and review process. The one conditions included is that the project must comply with all building and fire code requirements in effect at time of building permit submittal.

Stormwater Requirements: The project will constitute a “regulated” project per Provision C.3b of the MRP, requiring collection and treatment of 100% of the stormwater runoff from the site. The preliminary plans show what appears to be a viable conceptual solution per the Low Impact Development standards of Provision C.3.c, further review will be required.

Palomares Hills Homes Association: As of this writing no comments have been received.

PROJECT DESCRIPTION

The project proposal is to allow the subdivision of one site measuring 5.2 acres into three parcels. The lots range from approximately 49,300, 58,141 to 97,674 in net area and will be accessed by a 50-foot-wide private street.

BACKGROUND TO GENERAL PLAN AMENDMENT, PLN2019-00195

The Alameda County Planning Department is proposing amending the General Plan designation on the subject property and several other properties located at 5755-5911 Jensen Road from Open Space-Natural to Rural Residential. A parcel history review indicates that the General Plan designation has been changed by the Planning Department over the years by the adoption of the Castro Valley General Plans. Under the 1985 Castro Valley General Plan, the site was designated as Suburban and Low Density Residential. Subsequently during the review of the DRAFT General Plan in 2009 the site was designated as Rural Residential. Ultimately the Castro Valley General Plan adopted in 2012 designated the site as Open Space-Natural. Planning Staff is requesting amending the General Plan (by concurrent General Plan Amendment application, PLN2019-00195) to allow single family uses, designating the site as Rural Residential which was shown during the review process of the DRAFT Castro Valley General Plan. The project has been reviewed on the basis that the concurrent General Plan Amendment, PLN2019-00195 is approved by the Alameda County Board of Supervisors. The tentative parcel map will not be approved by the Planning Director if the Board of Supervisors does not approve the GPA. (See condition #3 of the draft conditions of approval.)

STAFF ANALYSIS

Conformance with the General Plan

The site is within the Castro Valley General Plan adopted March 27, 2012. The Rural Residential (RR) designation is intended to retain opportunities for rural living with very low density, one-family detached housing on large lots greater than 20,000 square feet in size. The primary purpose is residential with the secondary purpose being crops, orchards, and gardens, and limited animal keeping. The subject

property's zoning is currently zoned as a Planned Development allowing single family residential uses and open space. The applicant proposes allowing a subdivision of one site measuring 5.2 acres into three parcels. The proposed lot sizes range in net area between, Parcel 3 measures 49,300 square feet, Parcel 1 measures 58,141 square feet, and Parcel 2 measures 97,674 square feet. The gross lot areas are the same except for Parcel 1 in which the private street is subtracted from the gross area of 78,904 square feet in area resulting in Parcel 1 measuring 58, 141 square feet in area. Rural Residential allows 1-2 units per net acre which results in 9 maximum dwelling units for this site and the proposed subdivision would provide 3 units which meets the allowable residential densities within the General Plan therefore, the project would meet the intent of the General Plan.

Moreover, this site is within a Special Planning Area so its further constrained. There is a conflict in the general plan since the current designation allows for no development and there are Special Planning Areas in the General Plan, which the Jensen Road area was identified as one of the Special Planning Areas. The Plan supports the development of the remaining vacant lands off Jensen Road as long as the development is sensitive to the area's steep topography and natural resource values. Formerly part of the Jensen Ranch, this area is characterized by grassland vegetation that serves as an important natural habitat and migration route. In addition, portions of the parcels located south of Jensen Road are adjacent to I-580. Regulations for new development in this area should ensure that sensitive uses including residential dwellings are designed and constructed to limit the potential noise and air quality impacts of the freeway. Therefore, planning staff recommends that a site development review should be required for each new lot to ensure the development is sensitive to the steep topography and natural resource values of the site. (See condition #4 of the draft conditions of approval.)

Subdivision and Conformance with the Zoning Ordinance

The subject property is classified as a Planned Development District under Zoning Unit 1529. The site is in an undeveloped portion of the Palomares Hills Subdivision, located within the Village Va area. As conditioned in Zoning Unit ZU-1529, "portions of Village Va immediately adjacent to the properties along Jensen Road shall be redesigned to a lower density (approximately one-half acre lots) more in keeping with current zoning along Jensen Road." The applicant is requesting a Tentative Parcel Map to allow a three-lot subdivision in order to be compatible with the General Plan (once amended) and consistent with the intent of the Zoning Unit, 1529. The lots would range from approximately 49,300, 58,141 and 97,674 square feet in net area and will be accessed by a 50-foot-wide private street. The project proposes three guest parking spaces located within the private street, near the middle of the project site. The proposed three lot subdivision will be able to accommodate reasonable size dwelling units. The exact location of the dwelling will be reviewed during building permit submittal process and Site Development Review process if included as a condition of approval.

Setbacks required in the 1529th Zoning unit are based on R-1 Zoning District which require 20 feet for the front and rear yards, and 10 feet for the side yards. While no building designs have been proposed, the site plan includes proposed building footprints showing the approximate location of future homes. These setbacks based on the footprints are depicted in the following table.

Table 1 – Proposed setbacks for the proposed subdivision

LOT	FRONT	REAR	R SIDE	L SIDE
Parcel 1	30 foot	200 +/- foot	30 foot	30 foot
Parcel 2	30 foot	200 +/- foot	30 foot	30 foot
Parcel 3	30 foot	200 +/- foot	30 foot	30 foot

Other General Plan Policies Regarding Individual Lots, Neighborhood Character Policies Under the General Plan

Several policies within the General Plan are designed to preserve and enhance Castro Valley's community character. Policy prescriptions and how they affect the design and development of the proposed project are discussed below:

Policy 5.2-1 Neighborhood Character (page 5-8) - Ensure that new residential development is consistent with the desired community character, protects sensitive biological resources, and is not subject to undue natural hazards.

The applicant submitted a Geotechnical Soils Report which stated that the site is suitable for the proposed single-family dwellings from a geotechnical engineering standpoint. The conclusions and recommendations presented in this report should be incorporated in the design and construction of the project to minimize possible soil and or foundation related problems.

Policy 5.2-2 (page 5-8) Residential Design - Ensure that residential development projects comply with all adopted design guidelines.

The County has adopted Residential Design Guidelines and Standards for residential construction. As such, the subject development will be required to meet the development setbacks as required by zoning district and the residential design standards.

Policy 5.2-3 (page 5-8) Design Exceptions - Exceptions to design standards and guidelines will only be considered through a discretionary review process, and only approved if:

- There are site-specific conditions that make it physically infeasible to follow the standards or guidelines; and
- The proposed design provides an equal or better design solution in terms of livability for residents and impacts on neighboring properties.

If the 3-lot subdivision is approved and recorded, future construction of the single-family dwellings should not require any deviation from development standards required by the zoning district and the residential design standards and guidelines. Construction of all of structures on each lot would not normally require Variance requests from setback or building height requirements. Should such requests be made in the future, these would be heard through the established public hearing process, with notification as required.

Policy 5.2-4 Lot Sizes (page 5-8) - Lot sizes shall be consistent with the desired character of the area.

While determining an area's desired character is often subjective, one measure of the character could be the prevailing lot size, discussed below under Residential Density.

Residential Density

While no longer a component of the Castro Valley General Plan, the Lot Size Consistency Policy recommended by the Castro Valley Municipal Advisory Council and adopted by the Board of Supervisors in 1991 continues to be an important tool for the evaluation of proposed subdivisions in Castro Valley. The intent of this policy is to guide new development in a manner consistent with the character and scale of the existing neighborhood. Section 16.16.050(A) of the Alameda County Subdivision Ordinance

considers the option of an advisory agency to require lot areas that are larger than the minimum standard “where necessary to maintain consistency with existing development in the area.” The policy provides the following guidelines for the determination of a “surrounding neighborhood” for the purposes of this comparison:

- A discreet tract which was developed at one time and continues to function as a cohesive neighborhood.
- An area defined by physical features both natural and human-made including creeks, ridges, and roads.
- A discreet unit of similarly-sized lots which are contiguous and have an established pattern of large single-family lots larger than the minimum zoning requirements.

Lot Size Consistency Chart	APN#	Site Address	Lot Size
1	85A-300-1-22	5763 JENSEN RD	43891
2	85A-300-1-24	5895 JENSEN RD	63598
3	85A-300-1-17	5901 JENSEN RD	44443
4	85A-300-1-23	5755 JENSEN RD	45738
5	85A-6409-15	5695 JENSEN RD	52707
6	85A-300-1-21	5777 JENSEN RD	44821
7	85A-300-1-20	5855 JENSEN RD	60113
8	85A-1-1-12	5720 JENSEN RD	43560
9	85A-1-26	5622 JENSEN RD	53095
10	85A-1-1-18	20889 CYPRESS RANCH RD	41189
11	85A-1-27	5610 JENSEN RD	60094
12	85A-1-3-4	5904 JENSEN RD	43603
13	85A-1-3-3	5912 JENSEN RD	32474
14	85A-1-1-8	5812 JENSEN RD	37692
15	85A-1-3-2	5922 JENSEN RD	43560
16	85A-1-20	20908 CYPRESS RANCH RD	59237
17	85A-1-11	20360 HUNTERS KNLS	25651
18	85A-1-1-9	5814 JENSEN RD	33350
19	85A-1-1-10	5750 JENSEN RD	77537
20	85A-1-1-11	5698 JENSEN RD	43560
21	85A-6409-14-1	5665 JENSEN RD	49658
22	85A-6409-13-2	21122 KNUPPE PL	45336

For the average lot size calculation, parcels on Jensen Road, Cypress Ranch Road, Hunters Knolls, and Knuppe Place were used. Parcels that are larger than 2 acres in area are not included in the calculation since they have the potential to be subdivided. The average lot size is 47,496 square feet in area

compared with the proposed 3-lot subdivision average lot size of 68,372 square feet parcels that would be created by the proposed subdivision. Therefore, the proposed subdivision exceeds the average lot size of the surrounding area. See attached Lot Size Comparison Map.

Frequency: Examination of the frequency of lot sizes for this comparison highlights the relative number of parcels within the range between 20,000 to 79,999 square feet in area. The lots over 80,000 square feet in area were omitted since they have potential to be subdivided. The most frequent lot area is between 40,000-49,999 square feet in area and the project proposes an average lots size of 68,372 square feet.

LOT SIZE	FREQUENCY TABLE
20,000-29,999 SQ FT	1
30,000-39,999 SQ FT	3
40,000-49,999 SQ FT	11
50,000-59,999 SQ FT	3
60,000-69,999 SQ FT	3
70,000-79,999 SQ FT	1

NEXT STEPS

The next steps for this application are to wait for the pending General Plan Amendment Application, PLN2019-00195 to be reviewed by the Planning Commission on November 4, 2019 and then for the Alameda County Board of Supervisors to act on the GPA application. Provided the application receives favorable consideration then this subject subdivision application can be approved by the Planning Director.

RECOMMENDATIONS

Staff recommends that, contingent on the approval of PLN 2019-00195, amending the General Plan Amendment for the subject site, the Council recommend to the Planning Director approval of Tentative Map, Parcel Map (PM-10915), PLN2019-00022 to allow the Subdivision of one site into three parcels subject to the design and statements shown on the copy of map labeled “Exhibit B, PLN2019-00022” on file with the Alameda County Planning Department and the attached conditions of approval.

ATTACHMENTS

- Draft Parcel Map Resolution
- Referrals
- Site Photos
- Graphics

Prepared By: Christine Greene, Planner
 Reviewed By: Sonia Urzua, Senior Planner

**THE COUNTY PLANNING DIRECTOR OF ALAMEDA COUNTY
HAYWARD, CALIFORNIA**

DRAFT RESOLUTION NO. 19-XX ADOPTED ON DECEMBER XX, 2019

WHEREAS John Langon Jr. has filed with the Alameda County Planning Department, Vesting Tentative Parcel Map, PM-10915 (PLN2019-00022) to subdivide one site totaling 5.21 acres in area into three parcels, in a PD Planned Development under the 1529th Zoning Unit allowing single family residential uses and open space) District, located on Jensen Road, east side, 800 feet north of Knuppe Place, Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel Numbers: 085A-6402-031-02; and

WHEREAS the Planning Director is designated by the Alameda County Subdivision Ordinance as the Advisory Agency for taking action on maps of this type; and

WHEREAS this Tentative Map, Parcel Map PM-10915 was reviewed by the Castro Valley Municipal Advisory Council in a public hearing on October 14, 2019; and

WHEREAS the Castro Valley Municipal Advisory Council recommended approval of the three-lot subdivision; and

WHEREAS the Alameda County Planning Commission recommended approval of the three-lot subdivision; and

WHEREAS this Tentative Map, Parcel Map PM-10915 has been reviewed in accordance with the provisions of the California Environmental Quality Act (CEQA) and has been determined to be Categorically Exempt from environmental review per Article 19, Section 15315, "Minor Land Divisions" of the CEQA Guidelines; and

WHEREAS under conditions to be made as part of the map, it is determined that:

1. The proposed map and the proposed design and improvements are consistent with applicable general and specific plans in that the area is planned and zoned for the proposed use.
2. The site is physically suitable for the proposed development in that there is ample buildable area on each lot.
3. The site is physically suitable for the proposed density of development in that lot design and topography will accommodate conforming development.
4. This division will not cause serious public health problems in that public sewer through the Castro Valley Sanitary District and public water through East Bay Municipal Utility District are available for resulting parcels.
5. The design or the improvements will not cause substantial environmental damage in that the development constitutes infill in an already developed area.

**VESTING TENTATIVE PARCEL MAP, PLN2019-00022 and PM-10915
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6. The design of the lots will not conflict with easements acquired by the public at large for access through, or for use of, property within the proposed land division in that none are known to exist on the subject property.

WHEREAS improvements, as specified in the Conditions of Approval of this map, are found to be necessary for the public health and safety and a necessary prerequisite to the orderly development of the surrounding area; and

WHEREAS the testimony submitted at the public hearing, and items in the public record, have been considered by the Planning Director prior to this action:

NOW THEREFORE,

BE IT RESOLVED that the Tentative Map, Parcel Map PM-10915 is hereby approved as to area, improvements and lot design, flood and water drainage control and as to all requirements of the Alameda County Subdivision Ordinance, subject to the design and statements shown on the copy of the map labeled "Exhibit B, PLN2019-00022" and the following Conditions of Approval:

GENERAL CONDITIONS

1. All conditions must be accomplished prior to filing the Tentative Map, Parcel Map, unless another time of compliance is specified below or on the face of Exhibit B. If conditions or improvements are permitted to be deferred, improvement plans, engineer's estimate and guarantees shall be submitted by the land divider in a form and amount as approved by the Director of Public Works.
2. The design and improvement of this land division shall be in conformance with the design and improvement indicated graphically or by statement on Exhibit B, as modified by these conditions.
3. The Tentative Map is not approved and in effect unless the Board of Supervisors approves the General Plan Amendment, PLN2019-00195.
4. Prior to submittal of a Building Permit Application, a Site Development Review shall be submitted for review and approval on all three lots to ensure the development shall be sensitive to the steep topography and natural resource values of the site.
5. All required plans, specifications, and technical data necessary to complete the Tentative Map, Parcel Map shall be filed with the Director of Public Works. Requirements for filing the map, review fees, improvements and inspections of work shall be determined by the Director of Public Works.
6. Prior to release of guarantees, all improvements as specified herein or shown on Exhibit B shall be installed in accordance with the improvement plans approved by the Director of Public Works. Inspections shall be certified by a registered Engineer or by Public Works Agency staff, at the option of the Director of Public Works. Fire protection improvements shall be inspected and approved by the Alameda County Fire Department.

VESTING TENTATIVE PARCEL MAP, PLN2019-00022 and PM-10915

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7. Subdivider or successor shall defend, indemnify, and hold harmless Alameda County and its agents, officers, and employees from any claim, action, or proceeding against Alameda County or its agents, officers or employees to attack, set aside, void, or annul Tentative Map, Parcel Map PM-10915, or any subsequent discretionary permit relating to the approval of Tentative Map, Parcel Map PM-10915, or any combination thereof. Such indemnification shall include, but not be limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify subdivider or successor of any such challenge.
8. The Tentative Map is not approved and in effect unless the Board of Supervisors approves the General Plan Amendment.
9. The Permittee shall comply with all Federal, State and Local Laws Regulations and Alameda County Ordinances.
10. During Construction, the applicant, owner or successor shall keep the subject site secure against illegal trespassing with fencing to the satisfaction of the Planning Director.

ACCESS/STREET IMPROVEMENTS

11. Site access and roadway improvements shall be subject to Planning Director, Director of Public Works, and Alameda County Fire Department review and approval, as shown on Exhibit B. Said improvements shall be guaranteed by a cash deposit or an instrument of credit at the option of the Director of Public Works.
12. An Encroachment Permit shall be secured from the Director of Public Works for any work done within the public right-of-way.
13. Applicant shall provide for two parking spaces (measuring 180 square foot) for each dwelling and one guest parking for each parcel.
14. Any relocation of improvements or public facilities shall be accomplished at no expense to the County.

SITE IMPROVEMENTS

15. Design and improvement of the land division shall comply with recommendations and requirements of the Public Works Agency, as amended by Exhibit B and these conditions.
 - A. It is the responsibility of the applicant to comply with Federal, State, and local water standards and regulations. In order for the County and the Applicant to comply with Alameda County's National Pollution Discharge Elimination System (NPDES) Municipal Storm Water Permit issued by San Francisco Bay Regional Water Quality Control Board, water quality protection must be implemented both during construction and after construction. Permanent measures to protect water quality will reduce pollution that is commonly produced from the creation of new impervious surfaces such as rooftops, parking lots and roads. The applicant shall provide measures to prevent discharge of contaminated materials into public drainage facilities both during construction and post-construction periods. The primary references for providing

stormwater treatment is the "C.3 Technical Guidance Manual". This and other resources are available at no cost electronically at the ACCWP website, www.clearwaterprogram.org.

- B. The developer shall provide the Alameda Countywide Clean Water Program brochure entitled "The Bay Begins at Your Front Door," available to initial property buyers/occupants at the time of property sales/move-in. The applicant may contact the Alameda Countywide Clean Water Program at 510-670-5543 for information on obtaining the above-mentioned literature.
16. Any grading on this site shall conform to the applicable portions of the Alameda County Grading Ordinance, Ordinance No. 82-17.
17. No grading shall be permitted on this site until grading, drainage, erosion and sedimentation control plans have been approved by the Director of Public Works.
18. Grading shall not augment rate of flow or concentrate runoff to adjacent properties, or block runoff from adjacent properties.
19. Grading operations and construction activities shall be limited to weekdays (Monday through Friday) and the hours of 7:00 a.m. to 6:00 p.m., unless otherwise authorized in writing by the Director of Public Works.
20. In the event that cultural or archaeological resources, including human remains are encountered during trenching for utilities or other grading activities, excavation or disturbance of the site or portions expected to overlie the resources (to the satisfaction of the Planning Director) shall cease until the following procedures are completed:
- A. The Alameda County Coroner shall be contacted to determine if cause of death must be investigated, and if determined to be of Native American origin, the Coroner shall contact the California Native American Heritage Commission, who shall in turn notify the most likely descendants, as designated by the Commission.
- B. If such remains are identified as Native American in origin, the most likely descendants designated by the Commission shall make recommendations to the landowner or contractor for means of treating or disposing of the remains, and associated grave goods, in an appropriate, dignified manner. If the Commission is unable to ascertain the identity of the most likely descendants, the descendent does not make a recommendation, or following mediation by the Commission of a disagreement on procedures between the landowner and the most likely descendant (s), the landowner or their representative shall rebury the remains and any associated grave goods with appropriate dignity on the property in a location not subject to further surface disruption.
- C. In the event that other cultural resources are located on the site, the contractor shall contact a qualified archaeologist to inspect the site. If the archaeologist determines that potentially significant archaeological materials or human remains are encountered, the archaeologist must record, recover, retrieve, rebury and/or remove appropriate archaeological materials.

- D. The archaeologist must study any archaeological resources found onsite and publish data concerning these resources and shall provide a copy of documentation of all recovered data and materials found on-site to the regional information center of the California Archaeological Inventory (CAI) for inclusion in the permanent archives, and another copy shall accompany any recorded archaeological materials and data.
 - E. Monitoring for these measures must be performed by the applicant on a continual basis during construction. At the completion of work, the applicant will submit a summary of findings to the Planning Director for review and for the final record.
16. Dust shall be controlled and adjoining public street and private drives shall be kept clean of project dirt, mud, materials and debris, to the satisfaction of the Director of Public Works.
17. The following air pollution controls shall be implemented at the project construction site:
- A. Water all active construction areas at least twice daily.
 - B. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
 - C. Pave, apply water twice daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at the construction site.
 - D. Sweep daily (with water sweepers) all paved access roads, driveways, parking areas, and staging areas at the construction site.
 - E. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
18. All large, mature, natural and introduced trees shall be preserved.
19. During construction, the applicant, owner, or successor shall keep the subject site secure against illegal trespassing with fencing to the satisfaction of the Planning Director.

DRAINAGE IMPROVEMENTS

20. All pavements shall have a minimum 0.5% slope.
21. Existing on-site and driveway drainage must be picked up on site and directed to the nearest storm drain system, as shown on Exhibit "B". Any necessary improvements shall meet with the approval of the Director of Public Works.

UTILITIES

22. Electrical and natural gas lines shall be extended to serve each proposed lot and shall be connected to the Pacific Gas and Electric Company. A letter from the Pacific Gas and Electric Company stating that electrical service is available for each lot in the land division shall be submitted to the Director of Public Works.
23. The East Bay Municipal Utility District (EBMUD) water supply system shall be extended to provide water service for each lot in the land division at the expense of the land divider in accordance with the requirements of said district. A letter from the EBMUD stating that water service is available for each lot in the land division shall be submitted to the Director of Public Works.
24. Sanitary sewer service shall be provided to each lot by the Castro Valley Sanitary District and installed at the expense of the subdivider in accordance with the requirements of said district. A letter from the Castro Valley Sanitary District stating that sewer service is available for each lot in the land division shall be submitted to the Director of Public Works.
25. Road access and fire protection improvements shall be installed by the subdivider in accordance with the requirements of the Alameda County Fire Department. A letter from the Alameda County Fire Department stating that it has approved the design and improvement guarantees shall be submitted to the Director of Public Works.
26. Prior to Final Issuance of a Final Building Permit, Park Dedication Fee will be required for the construction of all new dwelling units.

**ALBERT LOPEZ PLANNING DIRECTOR
AS DESIGNATED ADVISORY AGENCY**



Alameda County Fire Department

Fire Prevention Bureau

Plan Review Comments

399 Elmhurst Street, Room 120 , Hayward, California 94544 (510) 670-5853 Fax (510) 887-5836

9/10/2019

Alameda County
Community Development Agency
Planning Department
224 West Winton Ave., Room 111
Hayward, California 94544

To	Christine Greene	PLN #	2019-00022
Address	Jensen Rd cross of Knuppe Pl., unincorporated area		
Job Description	Subdivision of 1 site into 3 Parcels		
Reviewed By	Bonnie S. Terra, Division Chief.		

Review of Planning referrals are usually based on information and plans that lack sufficient information and details for specific comments. The primary focus of our review is to assure fire access to the site. Specific fire and building code issues will be addressed during the regular building permit submittal and review process.

Conditions of Approval


The following conditions shall be met prior the issuance of a building permit and fire clearance for occupancy.

1. Project must comply with all building and fire code requirements in affect at time of building permit submittal.

MEMORANDUM

DATE: June 4, 2019

TO: Christine Greene, Development Planning Division

FROM:  Kyin Yin, Development Services

SUBJECT: Parcel Map, PM-10915- Langon, Jensen Road, Castro Valley(adjacent to 5777 Jensen Rd)

We received and reviewed your exhibit and transmittal letter dated May 30, 2019, regarding the above stated subject, located at Jensen Road, east side, 800 feet north of Knuppe Place, bearing County Assessor's designations: 085A-6402-031-02.

This project application is to subdivide 1 parcel into three parcels and a General Plan Amendment (Open Space-Natural to Hillside Resident) in a PD (Planned Development).

Should this application receive favorable consideration by the Planning Department, please consider the following recommendations in establishing the conditions of approval for the development of the site:

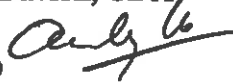
1. The Board of Supervisors, under Ordinance No. 295 N.S., on August 8, 1957, established a future width line for a 60-foot right-of-way. The property owner should dedicate approximately 10 feet of right-of-way to the County as a condition of approval. All property dedication to the County will be done in a form and a manner acceptable to the Real Estate Division, Public Works Agency.
2. Any right-of-way dedication, road improvements, and any necessary relocation of utility facilities shall be at no cost to the County.
3. All roadway and storm drain facilities are to conform to Alameda County's Subdivision Design Guidelines and Hydrology and Hydraulics Criteria Summary. All work must be in compliance with Alameda County ordinances, guidelines, and permit requirements.
4. Entire site frontage should be paved to reduce the potential for loose rock to be transported onto Jensen Rd.
5. The private access way will need traffic safety signs in accordance with Alameda County standards, including the private street name, stop, and parking restriction signs.
6. Acquire an encroachment permit from Alameda County for all work within the roadway right-of-way.

7. The applicants engineer should evaluate the access roadway for adequate sight distance and turning radius, and recommend appropriate measures (on-street parking restrictions, fence and landscaping limitations, grading, etc.) to ensure that the required sight distance is maintained.
8. It is not clear how each parcel will drain. Do not augment or concentrate runoff to the adjacent properties to the back of the development area.
9. An underground storm drainage system with an inlet is a preferable method for providing positive drain for the project site.
10. It appears that there will be augmentation in storm runoff due to the proposed improvements. Submit a hydrology map and hydrology and hydraulics calculations showing the drainage impact on the adjacent properties. It must include the method of dissipation and points of discharge of the augmented runoff due to roof leaders, driveways, and any additional impervious surfaces. It may be necessary to obtain a drainage release from all affected downstream property owners or to install a storm drainage system and obtain an easement from the adjacent properties.
11. The outfall structures should be designed to reduce the erosion potential of the outfalls.
12. Show all easements, existing and proposed, on the site plan.
13. Show all existing and proposed underground utilities: water service, sewer service, natural gas, electrical and telecommunication utilities. A joint trench detail for the driveway should be included.
14. Joint Maintenance Agreement is needed for the common sanitary sewer facility.
15. Provide County Fire Department approval for this application.
16. No grading shall be permitted on this site until a grading plan and an erosion and sedimentation control plans have been reviewed by the County and a grading permit is issued in accordance with the Alameda County Grading Ordinance.
17. Provide County Stormwater Permit Section approval for this application.
18. The developer shall provide the Alameda Countywide Clean Water Program brochure entitled "The Bay Begins At Your Front Door," available to initial property buyers/occupants at the time of property sales/move-in. The applicant may contact the Alameda Countywide Clean Water Program at 510-670-5543 for information on obtaining the above-mentioned literature.
19. In order to help discourage the disposal of litter and other pollutants into the drains, the developer shall stencil, emboss the concrete, or affix an iron placard on all storm drain inlets where storm water runoff from the site may enter the storm drain system with the message "NO DUMPING! DRAINS TO BAY," or other approved wording. The applicant may contact the Alameda Countywide Clean Water Program at 510-670-5543 to obtain stencils.

20. Streetlights on private streets shall be privately owned and maintained. Ownership, maintenance, and responsible party for payment of the streetlight energy bills shall be clarified in appropriate documents such as C.C.&R.'s, Joint Maintenance Agreement,
21. A streetlight plan should be provided that shows adequate lighting for the site. Streetlight plans shall include electrolier and foundation details, trench detail, and a circuitry plan that includes pole identification numbers, PG&E service points, underground conduit size, wires, alignment, and pull box locations.
22. The circuitry for the streetlights that will be privately owned and maintained shall be separate from the circuitry for the streetlights that will be owned and maintained by the County.
23. All electroliers shall be anchored to a concrete footing and must comply with the County's grounding requirement.
24. Streetlights shall be installed 2 feet from the face of curb to the centerline of the electrolier, or in the P.U.E. behind the sidewalk. A 4-foot minimum wide walkway shall be provided adjacent to the pole.
25. Decorative electroliers can be considered for private streets; however, wood poles are no longer recommended.

If you have any questions, please call me at (510) 670-5954.

COUNTY OF ALAMEDA
PUBLIC WORKS AGENCY
MEMORANDUM

DATE : March 21, 2019
TO : Christine Green, Development Planning Division, CDA
FROM : Andy Cho, Grading Section, PWA 
SUBJECT: Case No. PLN 2019-00022, Parcel Map

We received the "Exhibit A" along with your cover letter dated March 26, 2019 for review and comment. This application is to allow a subdivision of 1 site into 3 parcels, in a PD District, located at Jensen Road, unincorporated area of Castro Valley, bearing Assessor's Number: 085A-6402-031-02.

Considering the limited information is provided, this office has the following general comments and recommendations at this time:

1. Per the Seismic Hazard Zones map by the *California Geologic Survey (CGS)*, there are several areas within the subject site where they have been mapped as the zones of required investigation for earthquake-induced landslide hazard. As a result, a site-specific geotechnical investigation is required to assess the risk of such potential hazardous condition and to determine need for its mitigation measures to achieve an acceptable level of risk per the provisions of the Seismic Hazards Mapping Act (SHMA). Geotechnical/geologic report assessing the said potential hazardous condition must be prepared by a qualified professional and reviewed and approved by the County prior to approval of any structure for human occupancy or the subdivision, whichever comes first, per the SHMA and the Special Publication 117A
2. Geotechnical/geologic investigation report will be subject to an in-depth independent technical review by a county's consulting geotechnical engineer/geologist per the provisions of the SHMA. The costs thereof will have to be borne by the applicant
3. It is our understanding that the subject site has been disturbed and graded in the past for a recreational purpose likely without any engineering. According, geotechnical report must include assessment of any undocumented fills presented at the site and recommendations for mitigation work as required
4. It is strongly recommended to include location and nature of known or suspected soil or geologic hazard areas, including seismic hazard boundaries as depicted on the maps published by the California Geologic Survey on the exhibit plan
5. Prior to commencement of grading work for the project, a grading permit must be obtained from this office in accordance with the provisions of the Alameda County Grading Ordinance. A grading plan should be prepared in compliance with the provisions of Chapter 15.36.240 and 250 of our grading ordinance for review and approval

March 21, 2019

Grading Comments Re: Case No. PLN 2019-00022, Parcel Map

6. A geotechnical/geologic investigation report shall accompany the grading permit application in accordance with the provisions of the Alameda County Grading Ordinance Chapter 15.36.320. The report shall contain all of the elements listed under the Alameda County Grading Ordinance Chapter 15.36.350 as they may be applicable to the project
7. Any remedial grading work that is required by the project engineer upon completion of the geotechnical/geological investigation should be incorporated into the project and shown on the grading plans as appropriate
8. No grading will be allowed between October 1 and April 15 unless upon clear demonstration that at no stage of the work will there be any substantial risk of increased sediment discharge from the site
9. Any proposal for grading work associated with the construction or reconstruction of a fire access roadway or a fire break must be approved by the responsible fire protection agency
10. Sites with land disturbances greater than one acre must file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State General NPDES permit for Construction Activities. A copy of the NOI must be submitted to the District prior to issuance of a grading permit for the site or any land disturbance on the site. A Storm Water Pollution Prevention Plan (SWPPP) shall be made available to the District prior to issuance of grading permit or any land disturbance on the site
11. All storm drainage facilities shall be designed to carry surface and subsurface waters to the county stormdrain system or other juncture, subject to the approval of the director of public works

Feel free to contact me at andyhjc@acpwa.org or (510) 670-6451 if you have any questions.

Cc: John J. Langon Jr., 19350 Langon Place, Castro Valley, CA 94546



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Chris Bazar
Agency Director

PROJECT REFERRAL

Albert Lopez
Planning Director

Date: March 5, 2019
RE: Case No. PLN2019-00022
Parcel Map

224
West Winton Av
Room 11

Due Date: March 26, 2019

Hayward
California
94544

PLANNING TECHNICIAN
ACPWA BUILDING DEPARTMENT
ALAMEDA CO. FIRE DEPT.

ACPWA JOHN ROGERS
ACPWA GRADING DIVISION
CASTRO VALLEY MUNICIPAL ADVISORY
COUNCIL

phone
510.670.5400
fax
510.785.8790

www.acgov.org/cc

The following application is referred to you for your information and recommendation:

To allow a subdivision of 1 site into 3 parcels and a General Plan Amendment (Open Space-Natural to Hillside Residential) in a PD (Planned Development District, located at Jensen Rd (Castro Valley), Side: E; Distance: 800 ft.; Direction: N; Of Cross Street: Knuppe Pl., unincorporated area of Castro Valley.

APN: 085A-6402-031-02

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), and State and County CEQA Guidelines (Section 15315 - Class 15, Minor Land Divisions), as the project is limited to the division of property into four or fewer parcels in an urbanized area zoned for residential, commercial or industrial use, the division conforms to zoning and General Plan requirements, no variances or exceptions are required, all services and access to the proposed parcels meeting local standards are available, the average slope of the parcel is less than 20 percent and the parcel was not created by a subdivision of a larger parcel in the previous two years.

Receipt of your comments by the indicated due date will enable the inclusion of relevant information in the preparation of a written staff report; otherwise, please initial and date below that your organization, department or agency has no comment and return this notice by the indicated due date.

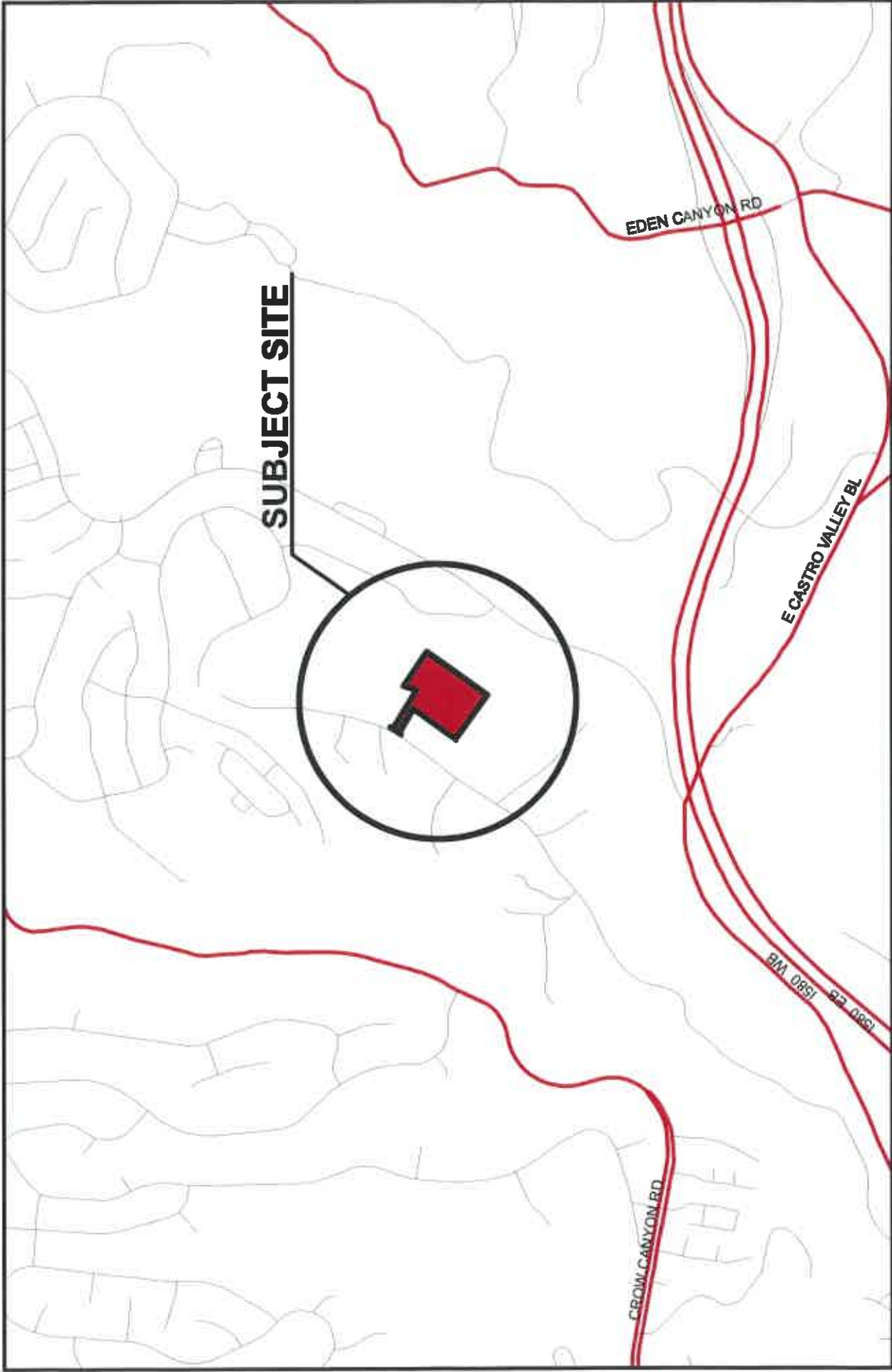
Please send a copy of your recommendation(s) to the applicant.

**The Building Department has no objection for
the proposed planning process**
Building permit (s) will be required for new work

Submit plans that are in compliance with the
California Building Codes and Alameda County
Ordinances to the Building Department
for review and approval

5/9/19

B15



PLN2019-00022
VICINITY MAP

Alameda County CDA - Planning Department



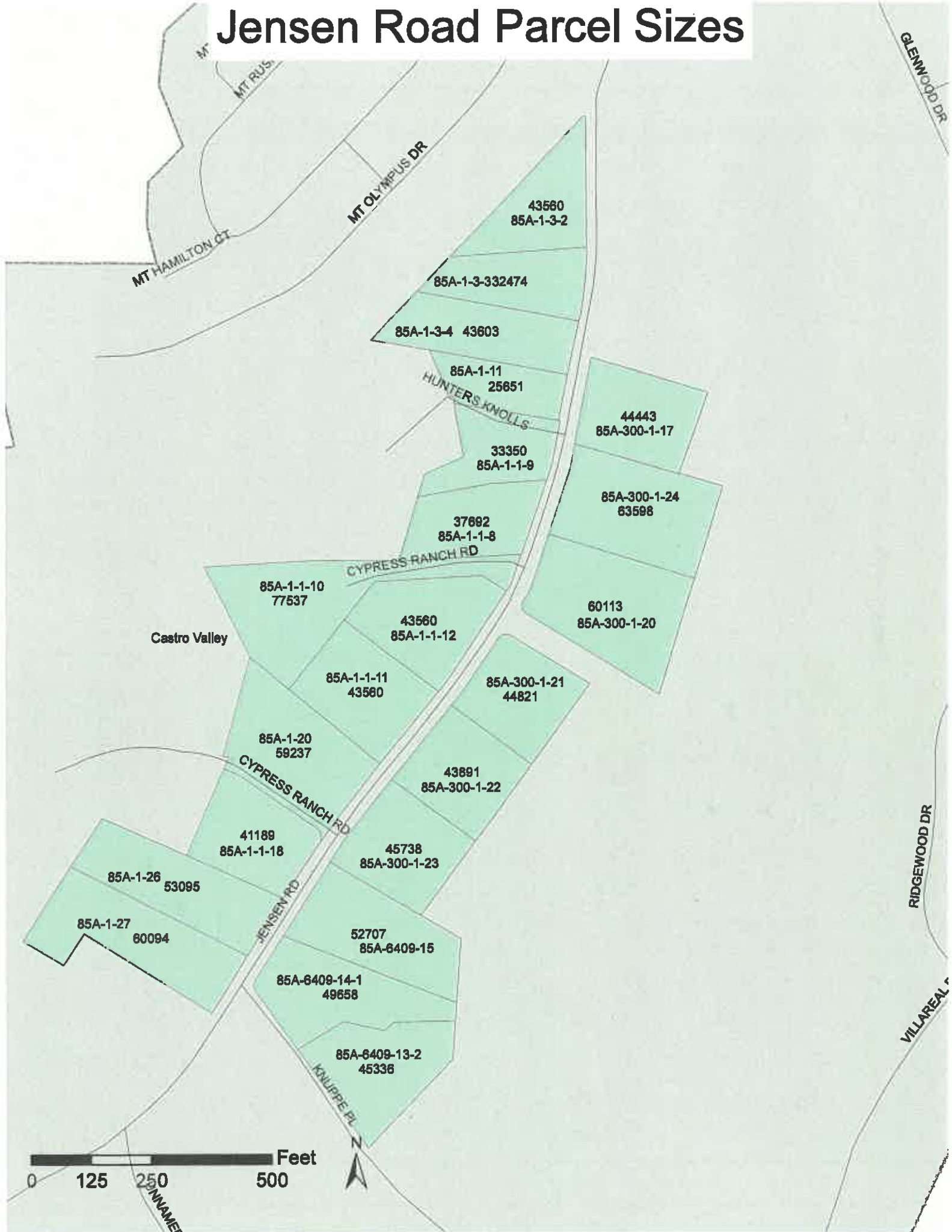


PLN2019-00022
AERIAL PHOTO

Alameda County CDA - Planning Department



Jensen Road Parcel Sizes



0 125 250 500 Feet



SCALE: 1"=20'
SEPTEMBER - 2018
FEBRUARY - 2019

TENTATIVE PARCEL MAP 2006
IN UNINCORPORATED ALAMOSA COUNTY CALIFORNIA
(CASTRO VALLEY)

PROPOSED SUBDIVISION OF LOT 183 OF TRACT 2778
IN THE CITY OF CASTRO VALLEY, CALIFORNIA
AS SHOWN ON THE PLAT OF THE
ALAMOSA COUNTY RECORDS, BOOK 10, PAGE 100
AS SHOWN ON THE PLAT OF THE
ALAMOSA COUNTY RECORDS, BOOK 10, PAGE 100
AS SHOWN ON THE PLAT OF THE
ALAMOSA COUNTY RECORDS, BOOK 10, PAGE 100

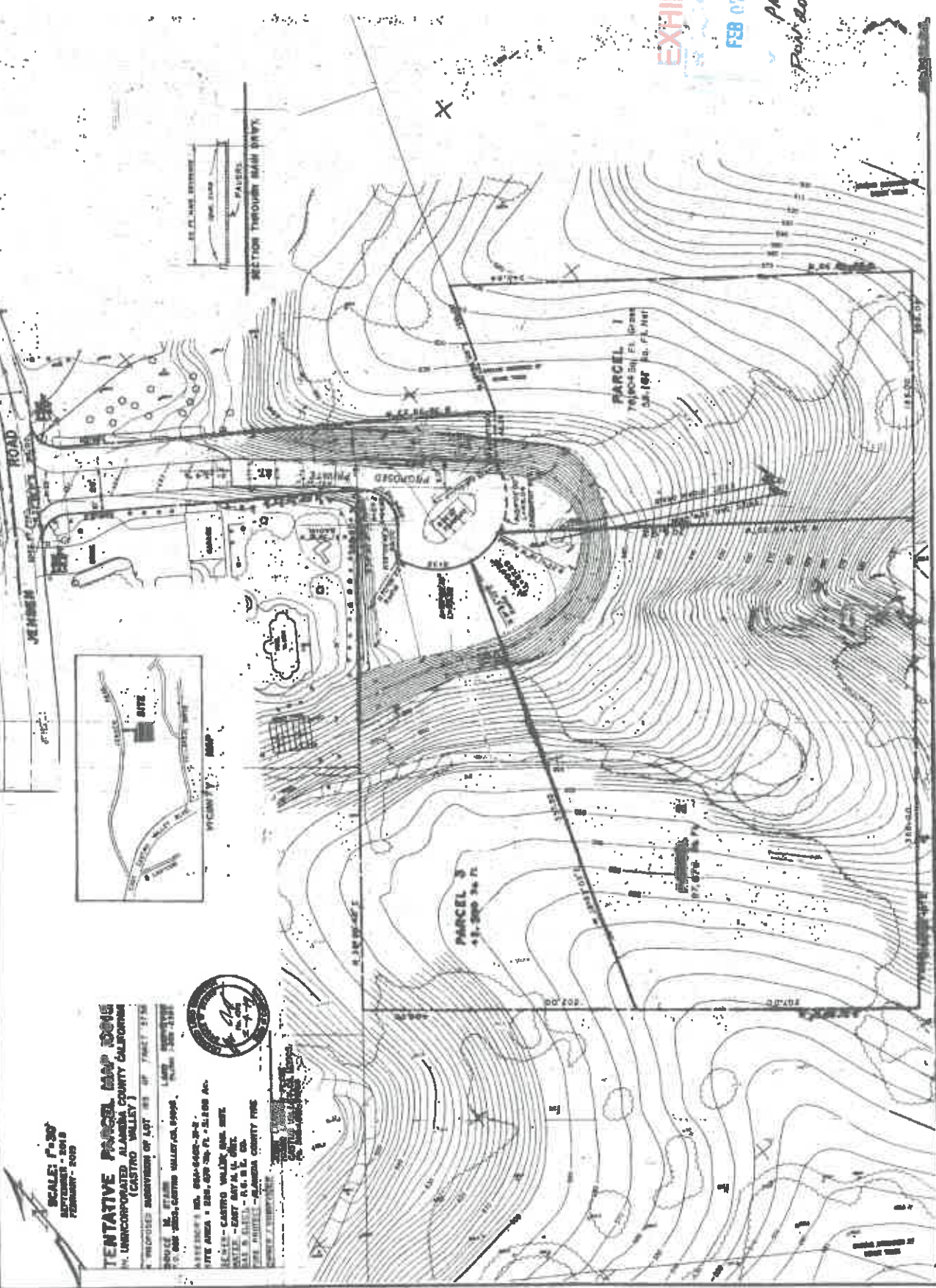
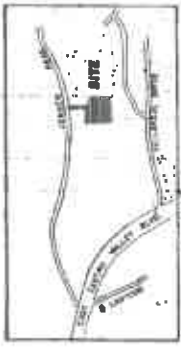


EXHIBIT A

FEB 07 2019

PM
Rev 2019-00023



Sept. 2019



Sept. 2019