



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

STAFF REPORT

TO: CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL
HEARING DATE: November 26, 2018

GENERAL INFORMATION

APPLICATION TYPE & NUMBER: Tentative Parcel Map 10878; PLN2018-00170

OWNER/APPLICANT: Felix / Ramesh Kumar

PROPOSAL: Application to allow a subdivision of one site into two parcels.

ADDRESS AND SIZE OF PARCEL: 4519 Heyer Avenue, south side, 250 feet east of Alana Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-0702-007-02. 16,676 square feet (0.38 acre).

ZONING: R-1-SU-RV (Single Family Residence, Secondary Unit and Recreational Vehicle parking is permitted) 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 designates the site as Residential Single Family (R1).

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 for Parcel Map, (PM-10878) PLN2018-00170, to allow a two 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, then the enclosed conditions of approval should be considered.

PARCEL ZONING HISTORY

June 21, 1951, the 12th Zoning Unit, ZU-12 designated the site as R-1-A (Single Family Residential, Agricultural uses permitted) District.

February 15, 1962, the 411th Zoning Unit, ZU-411 rezoned the site to R-1 (Single Family Residential) District.

On May 7, 1988, the 1695th Zoning Unit, ZU-1695 rezoned the site to R-1-CSU (Suburban Residential, Conditional Secondary Unit is permitted) District.

On June 4, 1988, the 1812th Zoning Unit, ZU-1812 rezoned the site to R-1-CSU-RV (Suburban Residential, Conditionally secondary unit and recreational vehicle parking is permitted) District.

April 27, 2018, Pre-Application, PLN2018-00079 discussed a subdivision of one parcel into two lots.

SITE AND CONTEXT DESCRIPTION

Physical Features: Rectangular in shape, the property measures approximately 80 feet wide and approximately 200 feet deep. The property is developed with a single family residence situated 25 feet from the front lot line, five feet from the eastern property line and approximately 8 feet from the western property line. There is a large detached garage located near the middle of site. The rear of the lot is a large undeveloped area.

Adjacent Area: The area is developed with single family dwellings. To the east is a three lot subdivision and to the west is a two lot subdivision.

REFERRAL RESPONSES

Public Works Agency, Land Development: In a referral response dated October 26, 2018, Land Development staff recommended 17 conditions of approval if the application receives favorable consideration. These comments include: all roadway and storm drain facilities are to conform to Alameda County's Subdivision Design Guidelines and Hydrology and Hydraulics Criteria Summary; the applicant shall provide a Fire Department approved turnaround; a Joint Maintenance Agreement is needed for the common driveway, drainage facilities, stormwater treatment facilities, retaining walls and parking areas; design the driveways and sidewalk that are consistent with ADA requirements; obtain approval from Stormwater Permit Section for the required stormwater treatment solution.

Public Works Agency, Grading: In a referral letter dated September 24, 2018, the Grading Section stated that there are no comments on the application.

Public Works Agency, Building Inspection Department: In a referral response dated October 3, 2018, the Building Department staff stated the Building Division has no objection for the proposed planning process. Building permits will be required for new work. Submit plans that are 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 October 25, 2018, the Fire Department stated that the following two conditions shall be met prior to the issuance of a building permit and fire clearance for occupancy. These conditions include: the plans for the proposed home shall conform to the codes and standards adopted at time of building submittal; plans approved with the following Fire Safety Considerations shown on Conceptual Improvement sheet 1 (reduced copy attached).

Castro Valley Sanitary District: In a referral response date September 14, 2018, staff stated no comment on the application.

PROJECT DESCRIPTION

The project proposal is to allow the subdivision of one parcel measuring 16,676 square feet in area into two lots. The proposed lots measure approximately 5,982 square feet in net area and 8,279 approximately square feet in net area. The front lot will grant a 20 foot wide easement along the east side of the property for access to the rear lot, as shown on the submitted Tentative Parcel Map. The project proposes one guest parking space located along the street frontage for the front lot and the second guest parking space located on Parcel 2. This meets the requirement of one guest parking space per lot.

STAFF ANALYSIS

Conformance with the Zoning Ordinance

The subject property is classified under the R-1-SU-RV (Single Family Residential, Secondary Unit and Recreational Vehicle parking is permitted) District. No reclassification of the property is proposed with this application. The area of each of both parcels would exceed the 5,000 square foot minimum building site area; therefore the proposal conforms to the density as specified under the Zoning Ordinance. This Ordinance also provides constraints and standards for development of secondary units. The proposed two lot subdivision will be able to accommodate a reasonable size dwelling unit. The exact location of the dwellings will be reviewed during building permit submittal.

Setbacks required in the R-1 Zoning District are 20 feet for the front and rear yards, and 10% of the lot width feet for the side yards. Parcels 1 will be required to provide 5 foot side yards while the rear lot will be required to provide 7 foot side yards. No building designs have been proposed.

Conformance with the Residential Design Standards and Guidelines

The subject site will need to meet the Standards for Chapter 2.2 Single-Family Structures, Subdivisions, and Hillside Development Standards. In Table 2.2-1: Single Family Subdivision Standards requires a 20 feet wide access driveway and a three foot wide minimum side landscaping for building sites that are less than 80 feet wide. The project proposes a 20 foot wide driveway with a 3 feet wide landscaping strip. The project proposes to remove a portion of the existing single family home to provide for the access to the rear of the lot.

Conformance with the General Plan

This site is within the Castro Valley General Plan adopted by Alameda County Board of Supervisors on March 27, 2012. The Plan designates the site as Residential Single Family (R1). The Residential Single Family designation provides for and protects established neighborhoods of one-family dwellings. Community Facilities compatible with low-density residential uses ranging from 6 to 8 units per net acre are allowed. Minimum lot sizes for the proposed subdivision range from approximately 5,982 net square feet and 8,279 net square feet in area. The two lot subdivision is within the allowable residential densities within the General Plan therefore, the project meets the intent of the General Plan.

Neighborhood Character Policies

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.

Based on development in the area the site appears to be stable. Further analysis will occur during the Grading Permit review.

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

The future building will comply with the Residential Design Standards and Guidelines which became effective on January 1, 2015.

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 2-lot subdivision is approved and recorded, future additions to the single family dwelling should not require any deviation from development standards required by the zoning district. Construction of all 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 this 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.

For the average lot size calculation, a 300 foot radius of the subject site was used. Parcels that are larger than 10,000 square feet in area are not included in the calculation since they have the potential to be subdivided. The average lot size is 6,539 square feet in area compared with the proposed 2-lot subdivision average lot size of 7,131 square feet. Therefore, the proposed subdivision is under the average lot size of the surrounding area. See attached Lot Comparison Map.

	Parcel Number	Address	Lot Size
1	84C-777-27	19198 MADISON AVE	5,280
2	84C-702-27	4527 HEYER AVE	6,014
3	84C-778-12	4083 MEADOWVIEW DR	5,565
4	84C-702-1-1	4402 SARGENT AVE	5,040
5	84C-780-31	19428 MERRILL PL	5,434
6	84C-702-22	19521 HEYER HTS	8,260
7	84C-702-21	19511 HEYER HTS	6,940
8	84C-702-17	4426 SARGENT AVE	8,411
9	84C-778-9	19177 MADISON AVE	5,858
10	84C-780-39	19440 SOLITAIRE CT	8,346
11	84C-702-18	4513 HEYER AVE	6,684
12	84C-702-23	19516 HEYER HTS	5,692
13	84C-702-26	4525 HEYER AVE	8,657
14	84C-702-25	19536 HEYER HTS	6,564
15	84C-702-20	4531 HEYER AVE	8,090
16	84C-702-24	19526 HEYER HEIGHTS	7,003
17	84C-780-45	4512 HEYER AVE	6,819
18	84C-778-11	19197 MADISON AVE	5,500
19	84C-780-46	4514 HEYER AVE	7,376
20	84C-702-5-2	19504 ALANA RD	7,480
21	84C-778-8	4629 SCHLOSSER CT	5,712
22	84C-777-28	19186 MADISON AVE	5,044
23	84C-780-51	19460 SOLITAIRE CT	6,318
24	84C-702-5-1	4507 HEYER AVE	5,270
25	84C-702-28	4529 HEYER AVE	5,050
26	84C-780-29	3220 TARAVAL ST	6,291
27	84C-780-50	4518 HEYER AVE	8,365
28	84C-780-30	19442 MERRILL PL	5,400
29	84C-702-1-2	19528 ALANA RD	7,040
30	84C-778-10	19185 MADISON AVE	5,000
31	84C-702-10-3	4533 HEYER AVE	8,212

Frequency: Examination of the frequency of lot sizes for this comparison highlights the relative number of parcels within the range between 4,000 to 9,999 square feet in area. The lots over 10,000 square feet in area were omitted since they have potential to be subdivided. The most frequent lot area is between 6,000-6,999 square feet in area and the project proposes an average lots size of 7,131 square feet.

Lot Size	FREQUENCY TABLE
4,000-4,999 SQ FT	0
5,000-5,999 SQ FT	13
6,000-6,999 SQ FT	6
7,000-7,999 SQ FT	4
8,000-8,999 SQ FT	7
9,000-9,999 SQ FT	0

CONCLUSION

Staff recommends that the Castro Valley Municipal Advisory Council recommend approval to the Planning Director for Parcel Map, (PM-10878) PLN2018-00170, to allow a two 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, then the enclosed conditions of approval should be considered.

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. 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.
4. 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.

5. Subdivider or successor shall defend, indemnify, and hold harmless Alameda County or 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-10878, or any subsequent discretionary permit relating to the approval of Tentative Map, Parcel Map PM-10878, 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.

ACCESS/STREET IMPROVEMENTS

6. 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.
7. An Encroachment Permit shall be secured from the Director of Public Works for any work done within the public right-of-way.
8. Applicant shall provide for two parking spaces (measuring 180 square foot) for each dwelling and one guest parking for each parcel.
9. Any relocation of improvements or public facilities shall be accomplished at no expense to the County.

SITE IMPROVEMENTS

10. 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.

11. Any grading on this site shall conform to the applicable portions of the Alameda County Grading Ordinance, Ordinance No. 82-17.
12. 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.
13. Grading shall not augment rate of flow or concentrate runoff to adjacent properties, or block runoff from adjacent properties.
14. 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.
15. 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

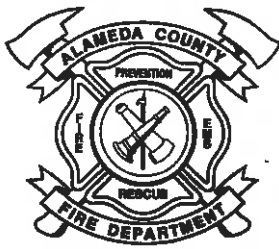
22. Electrical and natural gas lines shall be extended to serve each proposed lot and shall be connected to the Pacific Gas and Electric Company. A letter from the Pacific Gas and Electric Company stating that electrical service is available for each lot in the land division shall be submitted to the 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 Building Permit Issuance, Park Dedication Fee will be required for the construction of any new units.

ATTACHMENTS

Referrals
Graphics

Prepared By: Christine Greene, Planner
Reviewed By: Phil Sawrey-Kubicek, Assistant Deputy Director



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

10/25/18

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

To	Christine Greene	PLN #	2018-00170
Address	4519 Heyer Ave., Castro Valley		
Job Description	Parcel Map		
Reviewed By	Yvonne Fluehr, Fire Plan Checker		

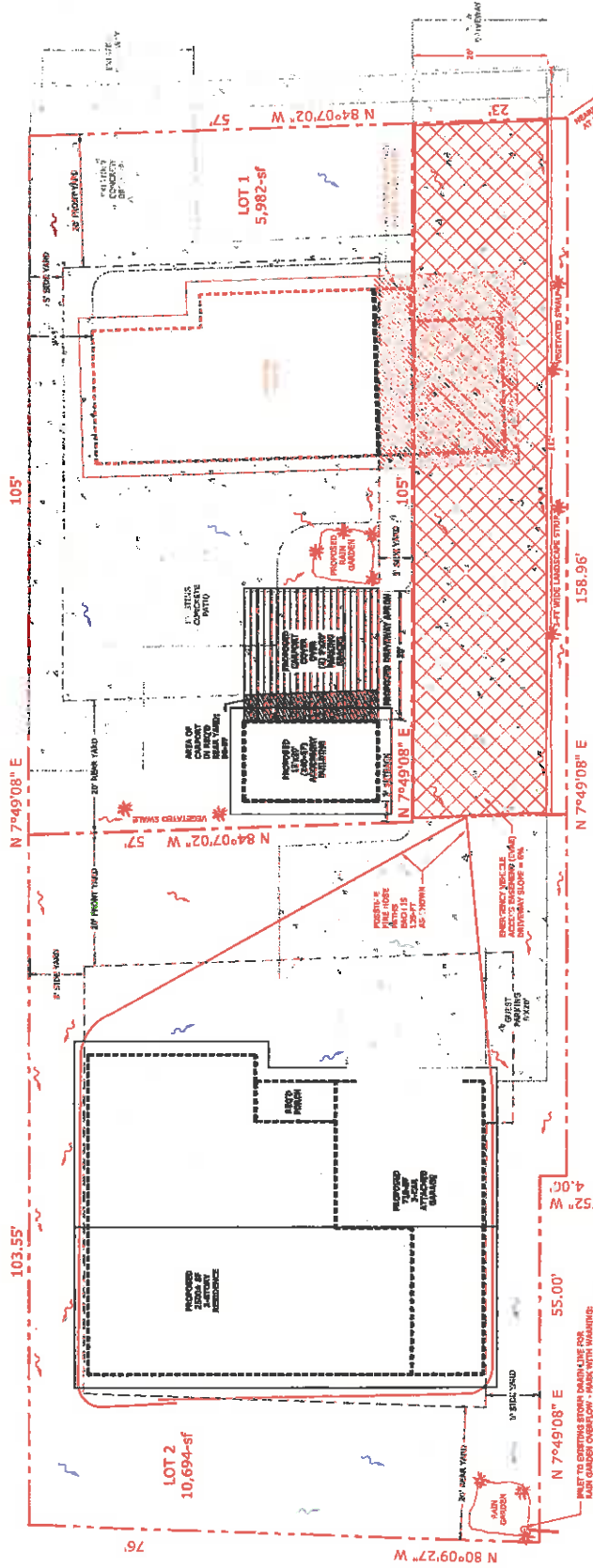
Review of Planning referrals are usually based on information and plans that lack sufficient information and details for specific comments. The primary focus of our review is to assure fire access to the site. Specific fire and building code issues will be addressed during the regular building permit 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. Plans for the proposed home shall meet the codes and standards adopted at the time of the building plan submittal.
2. Plans approved with the following Fire Safety Considerations shown on Conceptual Improvement sheet 1:
 1. Emergency Vehicle Access Easement (EVAE) as shown shall be formally filed prior to the filing of the lot split by order of the Fire Department.
 2. The Emergency Vehicle Access shall be designed to support 75,000 pounds gross vehicle weight.
 3. No parking shall be allowed within the Emergency Vehicle Access Easement and signs indicating the end of the access road shall be installed. (Note: the fire department will provide these signs once the building plan submittal has been approved.)
 4. Proposed home shall have automatic fire sprinklers.
 5. Fire flow for proposed home shall be a minimum of 500-gallons per minute for 30-minutes.

CONCEPTUAL PLAN ONLY
 NOT FOR CONSTRUCTION



PROPOSED 1.5 STORY COMMERCIAL BUILDING

1. The lot area is 5,982 sq. ft. (0.136 acres). The proposed building is 11,200 sq. ft. (0.258 acres). The proposed building is 11,200 sq. ft. (0.258 acres). The proposed building is 11,200 sq. ft. (0.258 acres).
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EXHIBIT A: PRELIMINARY CONSTRUCTION

- A. Total Area of Subdivision 16,676-sf
- B. Proposed Impervious Area 8,800-sf
- C. Proposed Impervious Area to Proposed Pavement Area 11,200-sf
- D. Proposed Impervious Area to Proposed Pavement Area 11,200-sf
- E. Proposed Impervious Area to Proposed Pavement Area 11,200-sf
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- S. Proposed Impervious Area to Proposed Pavement Area 11,200-sf
- T. Proposed Impervious Area to Proposed Pavement Area 11,200-sf
- U. Proposed Impervious Area to Proposed Pavement Area 11,200-sf
- V. Proposed Impervious Area to Proposed Pavement Area 11,200-sf
- W. Proposed Impervious Area to Proposed Pavement Area 11,200-sf
- X. Proposed Impervious Area to Proposed Pavement Area 11,200-sf
- Y. Proposed Impervious Area to Proposed Pavement Area 11,200-sf
- Z. Proposed Impervious Area to Proposed Pavement Area 11,200-sf

MEMORANDUM

DATE: October 26, 2018
TO: Albert Lopez, Planning Director
ATTENTION: Christine Greene, Development Planning Division
FROM: *BY* Kyin Yin, Development Services
SUBJECT: PLN 2018-00170 - Tentative Parcel Map 10878, 4519 Heyer Ave, Castro Valley

We received and reviewed your exhibit and transmittal letter dated October 18, 2018, regarding the application for Tentative Parcel Map 10878, located at 4519 Heyer Ave, bearing County Assessor's designation: APN 84C-0702-007-02. This project application is to subdivide one lot into two parcels.

Due to the limited information provided, we completed only the preliminary review. When grading, drainage, and road improvement plans are submitted, the detailed review can begin.

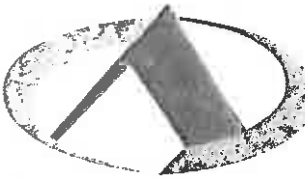
Should this application receive favorable consideration by the Planning Department, please consider the following recommendations in establishing the conditions of approval:

1. The tentative parcel map should clearly address how the site will drain. The proposed layout of storm drain lines (size, location, direction and inverts) should be sufficiently detailed to provide confidence that the project is buildable.
2. Develop a drainage study using current County criteria to determine the drainage patterns, points of concentration, amounts of runoff, and existing storm drainage facilities in the drainage watershed. It must include the existing and the ultimate situations. This will determine whether or not a drainage release or improvements should be required for any augmentation of runoff and if the on-site storm drainage facilities should be required to pick up intercepted runoff.
3. All roadway and storm drain facilities are to conform to Alameda County's Engineering Design Guidelines and Hydrology and Hydraulics Criteria Summary. All work must be in compliance with Alameda County ordinances, guidelines, and permit requirements.
4. Do not augment or concentrate runoff to the adjacent properties to the rear or side of the development area.
5. Catch basins deeper than 3 feet must have a minimum top opening of 2' x 3' and must have steps for access.
6. Do not block the runoff from the adjacent properties. The drainage area map created for the project drainage design calculations shall clearly indicate all areas tributary to the

project site.

7. 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.
8. The site improvement plan should include the following:
 - a) A minimum of two cross sections showing NS-EW direction.
 - b) Location of all existing and proposed utility systems, including fire hydrants, meter boxes, and underground lines.
 - c) Show location of roof downspouts.
9. Any right-of-way dedication, road improvements, and any necessary relocation of utility facilities shall be at no cost to the County.
10. Acquire an encroachment permit from Alameda County for all work within the roadway right-of-way.
11. Design the driveways and sidewalk that are consistent with ADA requirements.
12. Parking space sizes should conform to the County minimum of 9' x 18' for compact vehicles, 9' x 20' for standard vehicles, and 14' x 20' for handicapped parking.
13. All paved slopes should have a minimum 0.5 percent grade.
14. If the developer/owner decides to defer the construction of all required onsite and offsite improvements, a "Building Restrictions and Conditions Agreement" shall be executed and recorded with the Final Map. A corporate security bond or cash bond, which is 100% of the Engineer's estimate of construction costs for all work indicated on the approved Improvement Plans is required.
15. A Joint Maintenance Agreement is needed for the common driveway, drainage, retaining walls, and parking area.
16. Provide a County Fire Department approved turnaround for proposed driveway.
17. Obtain approval from Stormwater Permit Section for the required stormwater treatment solution.

If you have any questions, please call Kyin Yin at 510- 670-5954.



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Chris Bazar
Agency Director

Albert Lopez
Planning Director

224
West Winton Ave
Room 11

Hayward
California
94544

phone
510.670.5400
fax
510.785.8790

www.acgov.org/cc

PROJECT REFERRAL

Date: August 28, 2018
RE: Case No. PLN2018-00170
Parcel Map

Due Date: September 18, 2018

CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL	PLANNING TECHNICIAN
ACPWA JOHN ROGERS	ACPWA BUILDING DEPARTMENT
ACPWA GRADING DIVISION	ALAMEDA CO. FIRE DEPT.
CASTRO VALLEY SANITARY DISTRICT	

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

To allow a subdivision of 1 site into 2 parcels in an R-1-SU-RV (Single Family Residential, Secondary Unit and Recreational Vehicle parking is permitted) District, located at 4519 Heyer Ave (Castro Valley), Side: S; Distance: 230 ft.; Direction: E; Of Cross Street: Alana Rd., unincorporated area of Castro Valley.

APN: 084C-0702-007-02


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 10/3/18



PROJECT REFERRAL

Date: August 28, 2018

RE: Case No. PLN2018-00170

If you have any questions, please contact me at the above number.

Sincerely,



**Christine Greene
Development Planning Division
christine.greene@acgov.org**

cc: Applicant: RAMESH KUMAR 19124 Kit Fox Pl., Castro Valley, Ca 94546

Owner: HOLLY FELIX 4519 Heyer Ave, Castro Valley, Ca 94546

~~_____~~ No Comment - Date 09.14.18

Attachments

CU Sanitary

PROJECT REFERRAL

Date: August 28, 2018

RE: Case No. PLN2018-00170

If you have any questions, please contact me at the above number.

Sincerely,



* Return to →

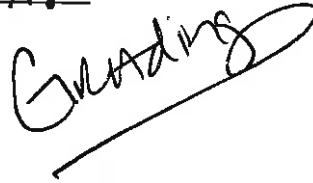
Christine Greene
Development Planning Division
christine.greene@acgov.org

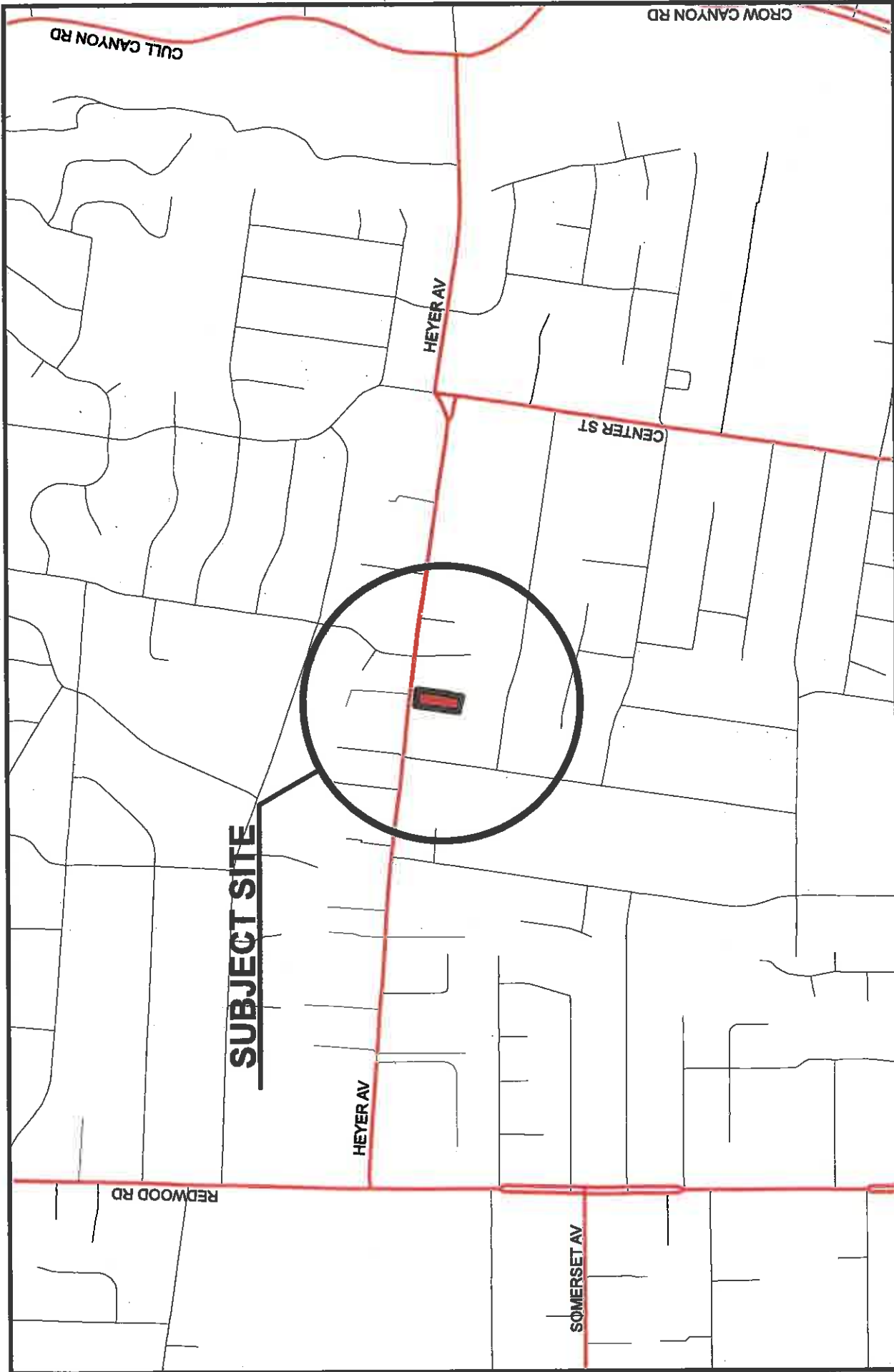
cc: Applicant: RAMESH KUMAR 19124 Kit Fox Pl., Castro Valley, Ca 94546

Owner: HOLLY FELIX 4519 Heyer Ave, Castro Valley, Ca 94546

No Comment - Date 9/24/18

Attachments





SUBJECT SITE

PLN2018-00170
VICINITY MAP

Alameda County CDA - Planning Department





PLN2018-00170
AERIAL PHOTO

Alameda County CDA - Planning Department





4519 Heyer Avenue
Lot Size Comparison

Alameda County CDA - Planning Department



