

# ATTACHMENT 1

## Fairview Specific Plan Addendum

The following changes were recommended by the Fairview Municipal Advisory Committee on August 4, 2020 and are incorporated by reference into the Public Review Draft Fairview Specific Plan published on May 20, 2020. Prior to adoption of the Plan by the Alameda County Board of Supervisors, a “Final” version of the Specific Plan will be adopted incorporating these changes. The Addendum does not show changes associated with the mitigation measures listed in the Initial Study/ Mitigated Negative Declaration, which also will be incorporated in the Final Plan.

### Chapter 2:

Page 2-5 Edit Second paragraph (Philbin):

Table 2-1 indicates existing land use acreages in Fairview in 2017. Approximately 65 percent of the community is comprised of residential uses. ~~This includes rural residential areas with small-scale agriculture.~~ The remaining 35 percent is comprised of parks, schools, churches, private open space, vacant land, and roads. Commercial uses represent just one-tenth of one percent of Fairview, with only two acres. Agricultural uses occur in several of the categories shown in Table 2-1, especially on rural residential land and on land classified as “vacant” by the Alameda County Assessor’s Office.

### Chapter 3:

Page 3-19 Edit Section 3.4.4(e) (Higgins):

*3.4.4 (e) Siting of Stormwater Detention Facilities.* Stormwater detention facilities and similar infrastructure required as part of a subdivision shall ~~should~~ be located on independent common parcels rather than on portions of parcels to be developed with homes. In all cases, agreements for access and ongoing maintenance of stormwater facilities shall be required at the time of subdivision.

Page 3-24 3.4.8, edit last paragraph under Open Space (Higgins):

The use of outdoor decks and rooftop areas as usable open space is also encouraged, but these areas ~~shall~~ ~~should~~ be in addition to, and not instead of, the ground-level usable open space areas described above.

Page 3-26 Edit 3.4.11 Parking as follows (Silva):

(a) Requirements for Existing Residences. Parking for residences constructed prior to the adoption date of this Specific Plan shall be subject to the requirements specified in the Alameda County Zoning Ordinance.

(b) Minimum Required for New and Substantially Remodeled Residences. Each new dwelling unit added after the effective date of this Specific Plan shall be required to provide a minimum of five (5) off-street parking spaces. ~~two (2) of which must be covered.~~ For dwelling units with four or five bedrooms, six (6) off-street parking spaces shall be required, ~~three (3) of which must be covered.~~ For dwelling units with six or more bedrooms, seven (7) off-street spaces shall be required, ~~four (4) of which must be covered.~~ Covered parking spaces shall be at least 9 feet in width and 20 feet in depth. The parking requirements for new residences shall also apply to homes where substantial remodels or additions, as defined by Section 3.4.14 of this Specific Plan, are proposed.

~~(b) Guest Parking. The minimum parking requirements stated in section (a) include guest parking. Additional off-street space for guest parking is not required.~~

Page 3-34 Add new bullet to list of bulleted guidelines (Higgins):

- Homes on corner lots should be oriented in a manner that is consistent with the other homes on the block. On rectangular lots, the narrower dimension is generally considered the “front” of the lot.

#### Chapter 4:

4-6 Edit 4.4.1(d) as follows (Philbin):

*4.4.1(d) Encumbered Parcels.* In the event that a parcel is encumbered by transmission lines that make residential uses infeasible, the “L” combining zone may be applied to parcels smaller than one acre (43,560,000-square feet) in order to facilitate the productive use of such sites with agriculture.

#### Chapter 5:

Page 5-15 Edit 5.4.3(a) as follows (Higgins):

*Preference for Public Streets.* Public streets shall be used for all subdivisions with five ~~four~~ or more lots, except as noted in (b) below. (Higgins)

#### Chapter 6:

Page 6-3 Second paragraph, edit as follows (Higgins)

The creeks that cross Fairview provide natural movement corridors for wildlife, particularly where the corridors are protected open space. This occurs along San Lorenzo Creek on the north and along Ward Creek on the south, and along the North, Middle, and South Forks of Sulphur Creek, as well as un-named tributaries and drainageways in the Plan Area. The creeks are an important natural resource.

#### Chapter 7:

Page 7-3 Add new paragraph to bottom of page as follows (Higgins)

Another factor contributing to flood hazards is the diversion of runoff from one watershed to another resulting from past development. Pumping of stormwater runoff across watershed boundaries has particularly impacted the North Fork of Sulfur Creek, causing local flooding where the creek traverses private property and private streets. A community-wide approach to hydrology and stormwater management is recommended to address existing hazards and avoid further problems.

Page 7-7 Edit Policy EH-1.7 as follows (Silva/ Clark):

The potential for damage, injury, or loss of life due to wildfire shall be minimized. This ~~should~~ shall be accomplished through a strategy that includes vegetation management and fuel reduction, maintenance of defensible space around structures, strictly enforcing

the prohibition on fireworks in Fairview, ensuring adequate water supply and pressure in developed areas, and enforcing building and design standards that reduce fire risks.

Page 7-13 Edit 7.4.3(d) as follows (Higgins):

(d) *San Lorenzo, Sulphur, and Ward Creeks.* Any changes to San Lorenzo, Sulphur Creeks should ensure the continued ability of each waterway to accommodate runoff from storms and should not expand the area within the 100-year flood zone. Likewise, development in the watersheds of these creeks shall not divert stormwater across watershed boundaries unless it can be demonstrated that downstream impacts in the receiving watershed will be fully mitigated.

See also Section 8.4.7(a) recommending a Community-wide Hydrology Analysis

Page 7-16 Edit 7.4.7(b) as follows (Silva):

(a) *Evacuation Plan.* An evacuation plan for Fairview should be prepared in consultation with the Municipal Advisory Council (MAC) and other entities responsible for emergency preparedness, public safety, fire prevention and response, and service delivery. The Plan shall include the designation of evacuation routes and procedures in the event of a fire, earthquake, or other disaster. The MAC should pro-actively facilitate formulation of this Plan.

## Chapter 8:

Page 8-22 Edit Section 8.4.7(a) as follows (Higgins):

(a) *Fairview Hydrology and Drainage Study.* The County should seek funding for a **Hydrology Analysis and Storm Drainage Systems Capacity Evaluation Study** for Fairview. The study should evaluate existing hydrology conditions, identify problem areas and constraints, and identify solutions, including capital projects and drainage requirements for future development. The study should specifically evaluate the cumulative effects of diverting stormwater across watershed boundaries and include measures to avoid and mitigate further downstream impacts as future development occurs.

Appendix B Appendix B will be re-typed and a clean copy will be included in the Final document.