



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

STAFF REPORT

TO: Castro Valley Municipal Advisory Council
HEARING DATE: May 27, 2025

GENERAL INFORMATION

APPLICATION PLN2025-00051,
NUMBER & TYPE: Conditional Use Permit and Site Development Review

OWNER: Alameda County Fire Department (ACFD)

APPLICANT: James Haliburton / BRW Architects

PROPOSAL: Conditional Use Permit (Planning Commission decision) and Site Development Review (Planning Director decision) to modify a PD Zoning Unit (ZU-1529) to permit ‘Public Agency Facility’ uses in order to construct and operate a 7,808 sq ft Alameda County Fire Station (No. 7) with a 1,954 sq ft apparatus storage building on 1.28-acre lot; replaces current obsolete station building at 6901 Villareal Dr.

ADDRESS AND 6855 Villareal Drive, south side, 75 feet west of Clement Drive, Castro Valley
SIZE OF PARCEL: area of unincorporated Alameda County, designated Assessor’s Parcel Number: 085A-6405-166. 55,757 square feet (1.28 acres).

CURRENT PD-1529 (Planned Development, under Zoning Unit 1529) District.
ZONING:

CURRENT CVGP-PF, Castro Valley General Plan – Public Facilities
GENERAL PLAN:

ENVIRONMENTAL The project relies upon a Mitigated Negative Declaration, State Clearinghouse #
REVIEW: 2024071224, which can be viewed at <https://ceqanet.opr.ca.gov/2024071224>.
Alameda County Fire Department is acting as Lead Agency pursuant to CEQA.

STAFF RECOMMENDATION

Staff recommends that the Castro Valley Municipal Advisory Council review the staff report, take public testimony, and recommend approval to the Planning Commission of the Conditional Use Permit and to the Planning Director of the Site Development Review to modify a PD Zoning Unit (ZU-1529) to permit ‘Public Agency Facility’ uses in order to construct and operate a 7,808 sq ft Alameda County Fire Station (No. 7) with a 1,954 sq ft apparatus storage building on 1.28-acre lot, to replace the current obsolete station building at 6901 Villareal Dr.

PARCEL ZONING HISTORY

August 8, 1957, 141st Zoning Unit designated the site as “A” (Agricultural) District.

August 5, 1978, 1334th & 1336th Zoning Units reclassify the property from A (Agricultural) District to PD (Planned Development) District, allowing residential uses.

August 4, 1983 (modified September 4, 1983), 1529th Zoning Unit reclassify the Planned Development to include commercial uses.

November 12, 1986, C-5169, Conditional Use Permit, to modify PD-1529 in order to allow construction a home on a 4,000 sq ft lot where a min of 5,000 sq ft lot area is required.

December 17, 2001, 2151st Zoning Unit submitted to rezone the property to a PD (Planned Development) District allowing the construction of 15 town homes. (Withdrawn)

April 1, 2004, 2169th Zoning Unit, petitioned the Board of Supervisors to reclassify the subject property from a PD (Planned Development) District allowing commercial uses, to a PD (Planned Development) District allowing eight residential units. (Denied)

July 10, 2006, 2232nd Zoning Unit and Tentative Map, Tract 7370 submitted to rezone the subject property from a PD (Planned Development) District allowing commercial uses, to a PD (Planned Development) District allowing ten residential units and parking for the adjacent community facility. (Withdrawn)

July 21, 2014, PLN2014-00124, Pre-Application meeting for rezoning and subdivision of the site into eight single family lots.

October 20, 2014, PLN2014-00173, application for a General Plan Amendment (open space to residential), a rezoning and a subdivision (TR-8218) of 1 site from a PD (Planned Development) District allowing Neighborhood Commercial uses to a PD District allowing 7 single family dwellings requiring a Mitigated Negative Declaration. (Withdrawn)

March 13, 2025, PLN2024-00182 approved for a General Plan Amendment to amend the property’s General Plan land use category from CVGP-OS-P, Castro Valley General Plan-Open Space-Parks to CVGP-PF, Castro Valley General Plan-Public Facilities.

April 3, 2025, PLN2025-00051, subject Conditional Use Permit (Planning Commission decision) and Site Development Review (Planning Director decision) filed to modify a Planned Development (Zoning Unit ZU-1529) in order to construct and operate a 7,808 sq ft ‘Public Agency Facility’ Alameda County Fire Station (No. 7) with a 1,954 sq ft apparatus storage building on 1.28-acre lot; replaces current obsolete station building at 6901 Villareal Dr.

SITE AND CONTEXT DESCRIPTION

Physical Features: The 1.28-acre site is irregularly shaped and relatively flat. The site is currently vacant.

Adjacent Area:

The property is located in the Palomares Hill residential neighborhood of Castro Valley, located in the hills east of Downtown between Crow Canyon Rd to the north and the 580 freeway to the south. To the northeast at 6901 Villareal Dr is the Alameda County Fire Department's Fire Station no. 7; to the south at 6811 Villareal Dr is the Palomares Hills Clubhouse which includes tennis courts, a swimming pool, and a community center building; to the southeast is a large open space area that slopes downward toward the canyon; and to the west across Villareal Drive are single family residences and duplexes. The distance to the next-closest ACFD Fire Station, No. 6 at 19780 Cull Canyon Rd, is 3.3 miles to the south; and the distance to the Castro Valley Central Business District (based on 21195 Center St) is 3.9 miles to the southwest.

REFERRAL RESPONSES

For more detail on the Referral Responses, see Attachment A Referral Comments.

Alameda County Sheriff's Office

In a referral letter dated April 30, 2025, ACSO indicated: "No comment."

Alameda County Fire Department:

In a referral letter dated May 19, 2025, ACFD indicated: "No comment."

Alameda County, Public Works Agency:

In a referral letter dated May 19, 2025, PWA indicated:

Reference is made to the above subject project referral for Conditional Use Permit by Planning Commission decision to construct and operate a 1-story 26-ft height 7,808 sq ft station w/ 1,954 sq ft apparatus storage building on 1.28-acre lot (ACFD No. 7), replaces current obsolete station building at 6901 Villareal Dr, 6855 Villareal Drive.

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. Provide a tentative civil improvement plan that will clearly show all storm drainage system, and an overall stormwater solution and storm drain design for the entire area.
2. 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.
3. Please specify the new driveway width on the preliminary improvement plans.
4. The applicant shall obtain an encroachment permit from the Alameda County Public Works for any work within the county right of way.
5. On-site driveway and parking area structural pavement section are required designed by a civil engineer. The minimum structural section should be 2 inches asphalt concrete over 6 inches aggregate base, or equivalent. The minimum structural section for emergency vehicle access roads is 6 inches of asphalt concrete over filter fabric, if required.

6. Prior to the issuance of any building permits on this site, this office should be afforded the opportunity to review a detailed grading, drainage, and road improvement plan with supporting calculation by a Registered Civil Engineer. The proposed curb elevations are not to be less than 1.25 feet above the hydraulic grade line and at no point should the curb grade be below the energy grade line.

7. Considering the development being proposed, we anticipate augmentation of storm water runoff to the existing storm drain system. Unless adequacy of that line can be proven, augmentation of runoff from the project site will need to be mitigated. Mitigate augmentation of runoff by either: proving the hydraulic adequacy of the downstream drainage system; improving that system; providing on-site detention where acceptable to the district; or by obtaining drainage releases from all the downstream property owners.

8. Do not block the runoff from nor augment, concentrate, or divert runoff to the adjacent properties. The drainage area map created for the project drainage design calculations shall clearly indicate all areas tributary to the project site.

9. Sites with land disturbances greater than one (1) 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.

10. The Applicant should provide measures to prevent the discharge of contaminated materials into public storm drainage facilities. Storm Water Quality Control issues must be appropriately addressed. It is the responsibility of the Applicant to comply with the RWQCB's C.3 requirements and other Federal or local water quality standards and regulations.

In addition to the above comments, the following should be disclosed to the Applicant:

- Submit building permit application with complete construction and demolition document via the permit portal <https://acpermit.acgov.org/Portal/#/>.
- Construction documents shall comply with the current Alameda County Building Ordinance, California Building Standards Codes and Regulations.
- Refer to the following website for construction document requirements <https://www.acpwa.org/permits/forms-and-handouts.page>.

Castro Valley Sanitary District:

No comment received prior to writing this report.

California Highway Patrol:

No comment received prior to writing this report.

PROJECT DESCRIPTION

The proposed project is to construct and operate a 7,808 sq ft Alameda County Fire Station (No. 7) with a 1,954 sq ft apparatus storage building on 1.28-acre lot.

The purpose of the project is to replace the current obsolete station building at 6901 Villareal Dr, as part of a series of fire station improvements throughout the County. These improvements relate to Measure X,

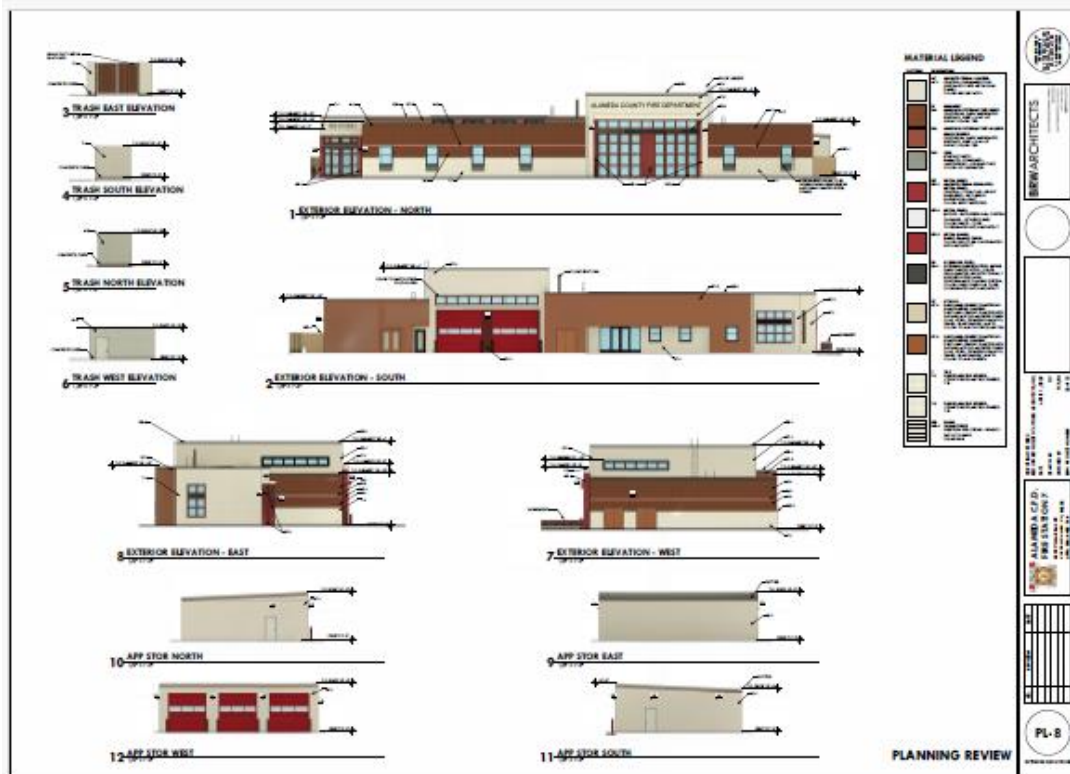
a voter-approved Fire Safety Bond, which address the County’s goal of upgrading and replacing outdated emergency response infrastructure in unincorporated communities.

The station would include two apparatus bays for Type 1 and Type 3 fire engines, four sleeping rooms, restrooms, kitchen, dining and dayroom, fitness space, and support areas for turnout gear, decontamination, and equipment storage. The station is designed for a full-time crew of nine firefighters; the facility also accommodates visiting and seasonal staff. The site includes a prefabricated apparatus storage building, training yard, and native fire-resilient landscaping. Sustainability is a key focus of the project, with an all-electric design, EV charging, solar panels with battery storage, and a LEED Silver certification target.

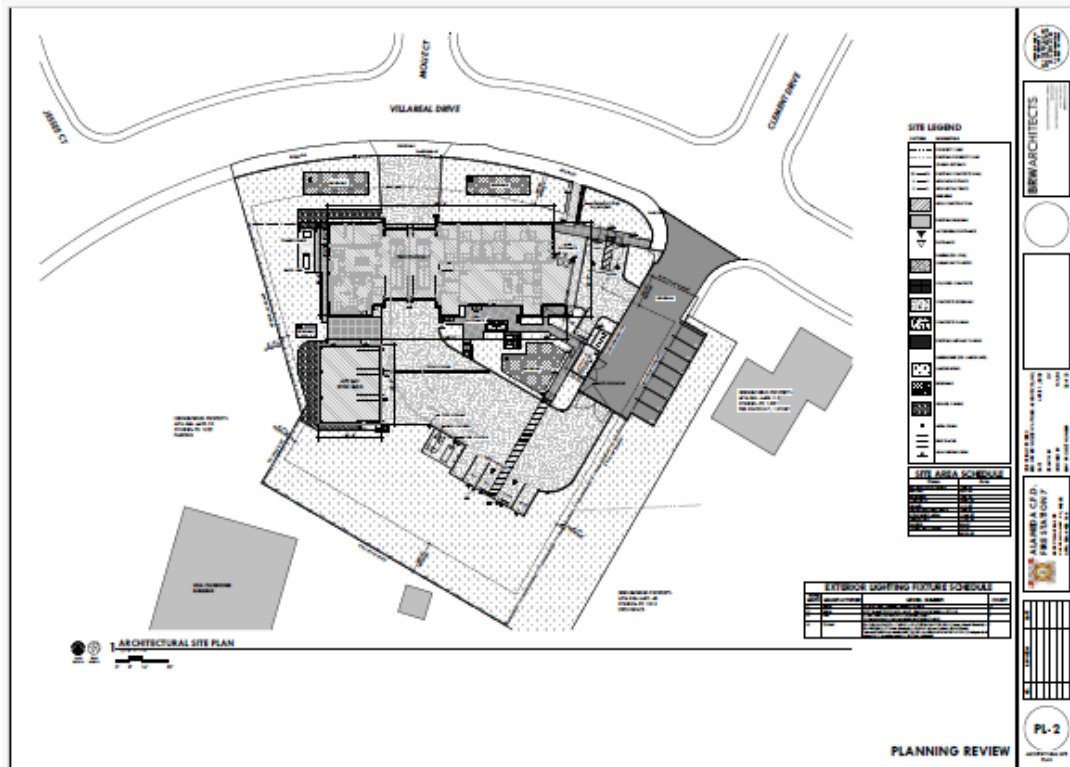
Following are the architectural renditions for the proposed project:



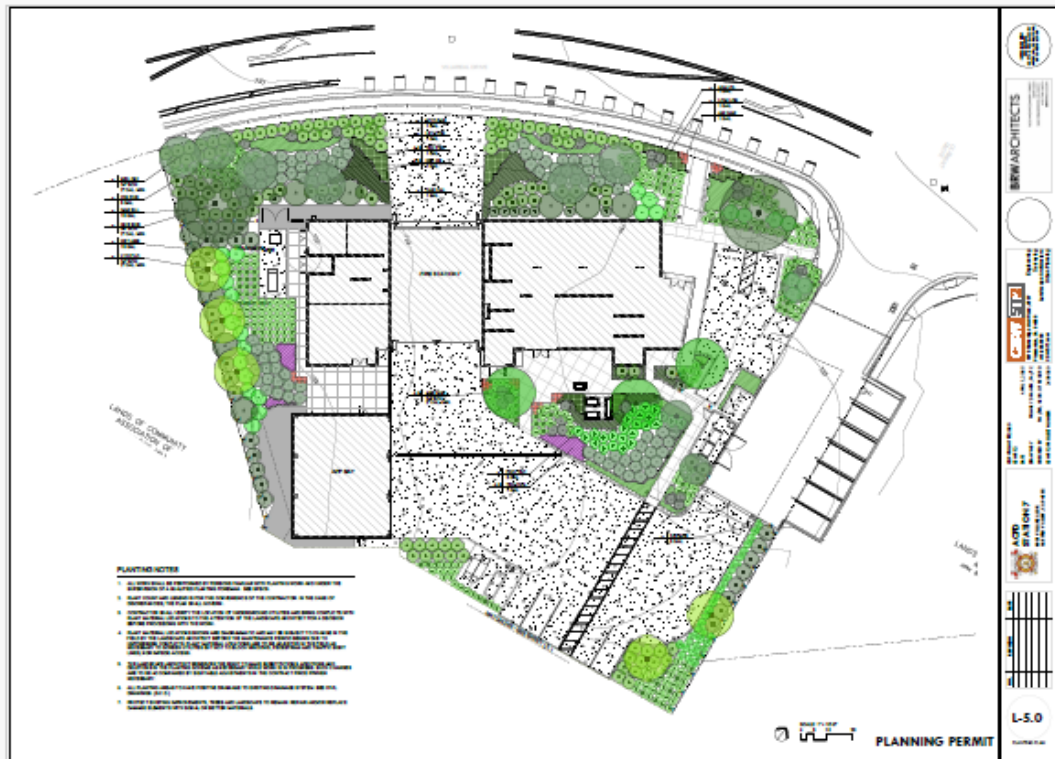
Following are the proposed elevations:



Following is the proposed site plan:



Following is the proposed landscape plan:



STAFF ANALYSIS

Conformance with General Plan

The *Castro Valley General Plan* (adopted 2012) designates the property under the land use of PF-Public Facilities.

Background

Prior to March 13, 2025, the site's General Plan designation was OS-P Open Space-Parks which prohibits "Public agency facilities" (such as fire stations). The intent for the parcel was to develop community facilities; these which were only developed at the abutting parcel to the south at 6811 Villareal Dr. As ACFD Fire Station No. 7 (constructed c. 1987) at the next parcel to the east at 6901 Villareal Dr is deemed obsolete for its use, the subject site was identified as an ideal replacement site. Subsequently, a General Plan Amendment was approved by the Board of Supervisors to re-designate the site as PF-Public Facilities.

Following is the description for the site's newly amended General Plan designation:

PF / Public Facilities

The purpose of this category is to provide locations for uses that support government, civic, cultural, health and infrastructure aspects of the community. These facilities have been located in a manner intended to best serve Castro Valley and the rest of the County. The category indicates public ownership as well as public use and covers uses such as the water treatment plant, fire stations, police stations, post offices, libraries, hospitals and publicly-owned office buildings. Public uses may include ancillary non-

public uses that support the primary use. Public uses are scattered throughout Castro Valley. Public uses are also allowed in areas with residential and commercial categories. The maximum FAR for Public uses is 1.5.

The proposal conforms to the following Policy and Goal of the General Plan:

RESIDENTIAL DEVELOPMENT POLICIES

Policy 4.3-3 Neighborhood Facilities and Infrastructure.

Ensure that adequate public facilities, including parks and open space, and infrastructure improvements are provided to support new residential development.

COMMUNITY FACILITIES GOAL

GOAL 8.1-1

Provide and maintain adequate sites and facilities to meet education, cultural, recreation, health care, and related needs of all present and future Castro Valley residents. Make optimal use of facilities while minimizing disruption to neighborhoods resulting from the expansion and use of public facilities.

Conforms with Zoning Ordinance

The subject property is classified Planned Development PD-1529. Following is the intent of Planned development districts:

Planned development districts, hereinafter designated as PD districts, are established to encourage the arrangement of a compatible variety of uses on suitable lands in such a manner that the resulting development will:

- A. Be in accord with the policies of the General Plan of the county;*
- B. Provide efficient use of the land that includes preservation of significant open areas and natural and topographic landscape features with minimum alteration of natural land forms;*
- C. Provide an environment that will encourage the use of common open areas for neighborhood or community activities and other amenities;*
- D. Be compatible with and enhance the development of the general area;*
- E. Create an attractive, efficient and safe environment.*

Additionally, PD-1529 contains the following relevant Conditions of Approval:

4f)

Design of conventional single family detached residential areas will be reviewed through the Tentative Map process. Design of all other development shall be subject to Site Development Review (SDR), as specified in Section 8-95.0, et. seq., of the Alameda County Zoning Ordinance. SDR process shall regulate subsequent uses on the site to assure consistency with provisions of reclassification

41) FIRE PROTECTION

A fire station and equipment suitable to meet requirements of the Castro Valley Fire Protection District shall be provided by the developer or the development, according to the plan dated November 14, 1979, as amended December 3, 1981, which has been approved by the Board of Supervisors.

The proposed project requires:

- Conditional Use Permit (by Planning Commission decision) to modify a PD Zoning Unit (ZU-1529) to permit ‘Public Agency Facility’ uses in order to construct and operate Alameda County Fire Station (No. 7) with apparatus storage; and
- Site Development Review (Planning Director decision) to construct a 7,808 sq ft Alameda County Fire Station (No. 7) with a 1,954 sq ft apparatus storage

TENTATIVE FINDINGS BASED ON INFORMATION AVAILABLE PRIOR TO THE PUBLIC HEARING

17.54.130 - Conditional uses.

1. The use is required by the public need.

This fire station directly responds to a documented public need for reliable fire protection and emergency medical services in Castro Valley. Funded through Measure X, which was passed by voters in 2020, the project is part of a countywide initiative to modernize essential facilities and ensure the safety and resilience of unincorporated communities.

2. The use will be properly related to other land uses, transportation, and service facilities in the vicinity.

Located on a County-owned parcel adjacent to the existing fire station, the project is well-integrated into the local street network with direct access to Villareal Drive. It includes on-site parking for staff and visitors, and all utilities—electricity, water, sewer, telecommunications—are coordinated with existing public infrastructure. The site layout has been carefully developed to preserve traffic flow, minimize disruptions to the neighborhood, and ensure efficient emergency response.

3. The use, if permitted, will not adversely affect health or safety, or be detrimental to public welfare or nearby property.

The facility enhances public health and safety by providing faster, more reliable emergency response. Its design includes visual and acoustic privacy measures, fire-safe and drought-tolerant landscaping, timed outdoor speakers, and an emergency vehicle warning system to protect pedestrians and motorists. The station has been developed in close coordination with community stakeholders, including the Castro Valley MAC and the Palomares Hills HOA, to address concerns related to noise, traffic, and visual impact.

4. The use will not be contrary to the character or performance standards of the district.

The building's massing, material palette, and architectural language reflect the residential character of the neighborhood while maintaining a clear civic identity. Building height is limited to one story, and landscaped setbacks, native plantings, and a subdued color palette support visual integration with the surrounding hillside. The facility meets or exceeds all applicable zoning, building, and fire code requirements, including standards for essential service facilities in wildfire hazard areas and high seismic zones.

17.18.130 - Modification of the land use and development plan.

If an applicant proposes a change to a land use and development plan approved by the Board of Supervisors in accordance with Section [17.18.020](#) of this chapter, the change may be permitted subject to

securing a conditional use permit as provided by Section [17.54.135](#) of this title. For purposes of considering such a conditional use permit, in addition to the findings required by Section [17.54.135](#), the planning commission shall only authorize a conditional use permit if it finds that:

- A. The proposed change does not increase:
1. The number of housing units beyond that permitted in the existing land use and development plan;
 2. The number of, or size of, structures;
 3. The number of, or size of, accessory structures;
 4. Signage (number and/or aggregate sign area); or
 5. The floor area ratio of the structures permitted in the existing land use and development plan.

This finding is met by the proposal; the new Fire Station would not increase any of these items.

- B. The original land use and development plan was approved less than five years ago;

This finding is met by the proposal; PD-1529 was approved and modified in 1983, and the subject application was filed in 2025.

- C. The proposed change does not reduce public infrastructure provided in the land use and development plan;

This finding is met by the proposal; the project involves no reduction to public infrastructure.

- D. The proposed change does not reduce public uses such as community centers, public parks or open spaces;

This finding is met by the proposal; the project involves no reduction to public uses.

- E. The proposed change does not have an adverse financial impact on the county, including the provision of services;

This finding is met by the proposal; the project involves no adverse financial impact.

- F. The proposed change does not involve uses not previously approved for the project.

This finding is met by the proposal; the project involves no previously rejected uses.

17.54.295.E - Design review in Castro Valley.

1. The proposed project would be harmonious and compatible with existing development and with the overall character of the area;

This finding is met by the proposal; the project replaces an existing Fire Station on an abutting property with a new design that reflects a balance between civic presence and neighborhood compatibility, with materials and massing that integrate into the residential context.

2. The location, size, design, and operating characteristics of the proposed project would promote the orderly growth of Castro Valley and would not be detrimental to the public interest, health, safety, convenience, or welfare of neighboring properties or to that of the overall community;

This finding is met by the proposal; the project replaces an existing Fire Station on an abutting property where the closest Fire Station is located over three miles away.

3. Site and architectural design and functional plan of the structure(s) and related improvements, including landscaping, are of reasonable aesthetic quality and implement the objectives of the Castro Valley General Plan;

This finding is met by the proposal; the project conforms to the Castro Valley General Plan as described in a prior section of this report.

4. Structure(s) and related improvements, including access and parking, are suitable for the proposed use of the property, consistent with the intent of the applicable zoning district, promote orderly development in the vicinity of the subject site, and provide adequate consideration of the existing and contemplated uses of land; and

This finding is met by the proposal; the project replaces an existing Fire Station on an abutting property with a new design reflects a balance between civic presence and neighborhood compatibility, with materials and massing that integrate into the residential context.

5. The design and layout of the proposed project are consistent with the Castro Valley General Plan, the development standards of this code, and any approved design guidelines.

This finding is met by the proposal; the project conforms to the Castro Valley General Plan as described in a prior section of this report.

Environmental Review

The project relies upon a Mitigated Negative Declaration, State Clearinghouse # 2024071224, which can be viewed at <https://ceqanet.opr.ca.gov/2024071224>.

Public Notification

The application was publicly-noticed to owners of property within or partially within 1,000-ft of the property boundary, and no correspondence has been received to-date by the Planning Department.

RECOMMENDATION

Staff recommends that the Castro Valley Municipal Advisory Council review the staff report, take public testimony, and recommend approval to the Planning Commission of the Conditional Use Permit and to the Planning Director of the Site Development Review to modify a PD Zoning Unit (ZU-1529) to permit ‘Public Agency Facility’ uses in order to construct and operate a 7,808 sq ft Alameda County Fire Station (No. 7) with a 1,954 sq ft apparatus storage building on 1.28-acre lot, to replace the current obsolete station building at 6901 Villareal Dr.

GENERAL CONDITIONS

1. Approval of the Conditional Use Permit and Site Development Review, PLN2025-00122, shall be consistent with the accompanying “Exhibit B” dated April 1, 2025, on file with the Alameda County Planning Department.
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. 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 City of Hayward Fire Department.
4. The Permittee shall comply with all Federal, State and Local Laws Regulations and Alameda County Ordinances.
5. Public Agency Approval. Maintain compliance with the requirements of the following agencies:
 - a. Alameda County Sheriff’s Office
 - b. Alameda County Fire Department
 - c. Alameda County Public Works Agency, Development Permitting and Engineering
 - d. Castro Valley Sanitary District
 - e. California Highway Patrol
6. 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.
7. The applicant, owner, or successor shall comply with all other local, state, or federal regulations, laws, and ordinances, during the life of this Permit. Failure to comply with all other local, state, or federal may subject the permit to revocation in accordance with conditions of approval herein and per the Alameda County Zoning Ordinance Section 17.54.030.
8. Indemnification. Applicant, property owner, and successor shall defend, indemnify, and hold harmless Alameda County and its agents, officers, and employees from any claim, action, or proceeding against Alameda County and its agents, officers and employees to attack, set aside, void, or annul PLN2025-00051, Conditional Use Permit and Site Development Review, or any subsequent Permit. 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 owner or successor of any such challenge.
9. Negligible or de minimis changes or additions to permit conditions stated herein or the approved site plan may be authorized by the Planning Director subject to a determination that any proposed change or addition is found to be in substantial compliance with the original approved permit conditions or site plan.
10. Fire Department Approval. Applicant shall contact the Alameda County Fire Department to obtain a fire clearance certificate.

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. Applicant shall provide for two conforming parking spaces (each measuring 180 square foot) for the dwelling for the parcel.
13. Any right-of-way dedication, relocation of improvements or public facilities, or road improvement shall be accomplished at no expense to the County.

SITE IMPROVEMENTS

14. 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.
15. 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 this 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. 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.
21. 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.
- 22. All large, mature, natural, and introduced trees as defined by the Planning Director shall be preserved to the satisfaction of the Planning Director.

DRAINAGE IMPROVEMENTS

- 23. All pavements shall have a minimum 0.5% slope.
- 24. If the project is determined by the Director of Public Works to be subject to C.3 stormwater pollution prevention standards, runoff from all proposed impervious surface shall be directed to an on-site stormwater treatment feature prior to discharge to the existing stormwater system.

PUBLIC WORKS AGENCY

- 25. Provide a tentative civil improvement plan that will clearly show all storm drainage system, and an overall stormwater solution and storm drain design for the entire area.
- 26. 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.
- 27. Please specify the new driveway width on the preliminary improvement plans.
- 28. The applicant shall obtain an encroachment permit from the Alameda County Public Works for any work within the county right of way.
- 29. On-site driveway and parking area structural pavement section are required designed by a civil engineer. The minimum structural section should be 2 inches asphalt concrete over 6 inches aggregate base, or equivalent. The minimum structural section for emergency vehicle access roads is 6 inches of asphalt concrete over filter fabric, if required.
- 30. Prior to the issuance of any building permits on this site, this office should be afforded the opportunity to review a detailed grading, drainage, and road improvement plan with supporting calculation by a Registered Civil Engineer. The proposed curb elevations are not to be less than 1.25 feet above the hydraulic grade line and at no point should the curb grade be below the energy grade line.
- 31. Considering the development being proposed, we anticipate augmentation of storm water runoff to the existing storm drain system. Unless adequacy of that line can be proven, augmentation of runoff from the project site will need to be mitigated. Mitigate augmentation of runoff by either: proving the hydraulic adequacy of the downstream drainage system; improving that system; providing on-site detention where acceptable to the district; or by obtaining drainage releases from all the downstream property owners.
- 32. Do not block the runoff from nor augment, concentrate, or divert runoff to the adjacent properties. The drainage area map created for the project drainage design calculations shall clearly indicate all areas tributary to the project site.

33. Sites with land disturbances greater than one (1) 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.
34. The Applicant should provide measures to prevent the discharge of contaminated materials into public storm drainage facilities. Storm Water Quality Control issues must be appropriately addressed. It is the responsibility of the Applicant to comply with the RWQCB's C.3 requirements and other Federal or local water quality standards and regulations.
35. In addition to the above comments, the following should be disclosed to the Applicant:
 - Submit building permit application with complete construction and demolition document via the permit portal <https://acpermit.acgov.org/Portal/#/>.
 - Construction documents shall comply with the current Alameda County Building Ordinance, California Building Standards Codes and Regulations.
 - Refer to the following website for construction document requirements <https://www.acpwa.org/permits/forms-and-handouts.page>.

-- END OF CONDITIONS OF APPROVAL --

ATTACHMENTS

- Attachment "A" Referral Comments
 - Alameda County Sheriff's Office, April 30, 2025
 - Alameda County Fire Department, May 19, 2025
 - Alameda County Public Works Agency, May 19, 2025
- Exhibit "B" Plans dated May 15, 2025
- Attachment "C" Conditional Use Permit narrative
- Attachment "D" PD-1527 Conditions of Approval
- Attachment "E" Castro Valley General Plan, Chapter 9 Public Services and Utilities, 9.2 FIRE AND POLICE SERVICES

Prepared By: Aubrey Rose AICP, Planner

Reviewed By: Rodrigo Orduña AICP, Assistant Planning Director

Attachment "A" Referral Comments

Alameda County Sheriff's Office, April 30, 2025

Alameda County Fire Department, May 19, 2025

Alameda County Public Works Agency, May 19, 2025



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Sandra Rivera
Agency Director

PROJECT REFERRAL

Albert Lopez
Planning Director

Date: April 25, 2025

224
West Winton Ave
Room 111

RE: Case No.: PLN2025-00051

Hayward
California
94544

Conditional Use Permit (new fire station to replace #7 @ 6901 Villareal Dr)

phone
510.670.5400
fax
510.785.8793

Due Date: 05/09/2025

www.acgov.org/cda

- * AC PWA DEVELOPMENT ENGINEERING AND PERMITS
- * AC SHERIFF'S OFFICE
- * AC FIRE DEPT
- * CV SANITARY DISTRICT
- * CALIFORNIA HIGHWAY PATROL

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

PLN2025-00051 / ALAMEDA COUNTY FIRE DEPARTMENT (w/James Haliburton / BRW Architects), applicant / owner: Application for Conditional Use Permit by Planning Commission decision to construct and operate a 1-story 26-ft height 7,808 sq ft station w/ 1,954 sq ft apparatus storage building on 1.28-acre lot (ACFD No. 7), replaces current obsolete station building at 6901 Villareal Dr, **6855 Villareal Drive**, south side, 75 feet west of Clement Drive, County Assessor's Parcel Number: 85A-6405-166, in the Castro Valley area of unincorporated Alameda County, with a Zoning District of PD-1529 (Planned Development).

APN: 085A-6405-166-00

CEQA: The project relies upon a Mitigated Negative Declaration, State Clearinghouse # 2024071224, which can be viewed at <https://ceqanet.opr.ca.gov/2024071224>. Alameda County Fire Department is acting as Lead Agency pursuant to CEQA.

Receipt of your comments regarding this project by the indicated due date will enable the consideration of your comments in the analysis of the proposal, and inclusion of relevant information in the preparation of a written staff report. If you have no comments on this proposal, 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.

If you have any questions, please contact me at 510-670-5322, or at the email below.

Sincerely,

Aubrey Rose, AICP
Planner
aubrey.rose@acgov.org
510-670-5322

ATT:
Standard application
Conditional Use Permit (CUP) application
Plans
CUP Narrative
Site photo 1
Site photo 2

cc:
Dep Chief Eric Moore / ACFD
Casey Zipton / ACFD
Jamal Hemenway / ACFD
Manil Bajracharya / mack5
James Haliburton / BRW Architects

 1544 No Comment – Response Date 4/29/25

- If “No Comment”, Respondent Initials
- Please note: if comments are not received by deadline with no extension request, then the lack of response will be considered “No Comment”

Attachments: Project Application Information



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Sandra Rivera
Agency Director

Albert Lopez
Planning Director

224
West Winton Ave
Room 111

Hayward
California
94544

phone
510.670.5400
fax
510.785.8793

www.acgov.org/cda

PROJECT REFERRAL

Date: April 25, 2025

RE: Case No.: PLN2025-00051

Conditional Use Permit (new fire station to replace #7 @ 6901 Villareal Dr)

Due Date: 05/09/2025

- * AC PWA DEVELOPMENT ENGINEERING AND PERMITS
- * AC SHERIFF'S OFFICE
- * AC FIRE DEPT
- * CV SANITARY DISTRICT
- * CALIFORNIA HIGHWAY PATROL

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

PLN2025-00051 / ALAMEDA COUNTY FIRE DEPARTMENT (w/James Haliburton / BRW Architects), applicant / owner: Application for Conditional Use Permit by Planning Commission decision to construct and operate a 1-story 26-ft height 7,808 sq ft station w/ 1,954 sq ft apparatus storage building on 1.28-acre lot (ACFD No. 7), replaces current obsolete station building at 6901 Villareal Dr, **6855 Villareal Drive**, south side, 75 feet west of Clement Drive, County Assessor's Parcel Number: 85A-6405-166, in the Castro Valley area of unincorporated Alameda County, with a Zoning District of PD-1529 (Planned Development).

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Receipt of your comments regarding this project by the indicated due date will enable the consideration of your comments in the analysis of the proposal, and inclusion of relevant information in the preparation of a written staff report. If you have no comments on this proposal, please initial and date below that your organization, department, or agency has no comment and return this notice by the indicated due date.

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Sincerely,

Aubrey Rose, AICP
Planner
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ATT:
Standard application
Conditional Use Permit (CUP) application
Plans
CUP Narrative
Site photo 1
Site photo 2

cc:
Dep Chief Eric Moore / ACFD
Casey Zipton / ACFD
Jamal Hemenway / ACFD
Manil Bajracharya / mack5
James Haliburton / BRW Architects

No addition comments

No addition conditions Daniel Chow **No Comment – Response Date** 05/19/2025

- **If “No Comment”, Respondent Initials**
- **Please note: if comments are not received by deadline with no extension request, then the lack of response will be considered “No Comment”**

Attachments: Project Application Information

Rose, Aubrey, CDA

From: Aubrey.Rose@acgov.org
Subject: RE: PLN2025-00051, Referral Letter, CUP: Fire Station No. 7 replacement @ 6855 Villareal Dr

From: DeLeon, Rosemarie L. <Roseld@acpwa.org>
Sent: Monday, May 19, 2025 1:04 PM
To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>
Cc: Gonzales, Fernando <fernando@acpwa.org>
Subject: FW: PLN2025-00051, Referral Letter, CUP: Fire Station No. 7 replacement @ 6855 Villareal Dr

Hi Aubrey,

Reference is made to the above subject project referral for Conditional Use Permit by Planning Commission decision to construct and operate a 1-story 26-ft height 7,808 sq ft station w/ 1,954 sq ft apparatus storage building on 1.28-acre lot (ACFD No. 7), replaces current obsolete station building at 6901 Villareal Dr, 6855 Villareal Drive.

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. Provide a tentative civil improvement plan that will clearly show all storm drainage system, and an overall stormwater solution and storm drain design for the entire area.
2. 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.
3. Please specify the new driveway width on the preliminary improvement plans.
4. The applicant shall obtain an encroachment permit from the Alameda County Public Works for any work within the county right of way.
5. On-site driveway and parking area structural pavement section are required designed by a civil engineer. The minimum structural section should be 2 inches asphalt concrete over 6 inches aggregate base, or equivalent. The minimum structural section for emergency vehicle access roads is 6 inches of asphalt concrete over filter fabric, if required.
6. Prior to the issuance of any building permits on this site, this office should be afforded the opportunity to review a detailed grading, drainage, and road improvement plan with supporting calculation by a Registered Civil Engineer. The proposed curb elevations are not to be less than 1.25 feet above the hydraulic grade line and at no point should the curb grade be below the energy grade line.
7. Considering the development being proposed, we anticipate augmentation of storm water runoff to the existing storm drain system. Unless adequacy of that line can be proven, augmentation of runoff from the project site will need to be mitigated. Mitigate augmentation of runoff by either: proving the hydraulic adequacy of the downstream drainage system; improving that system; providing on-site detention where acceptable to the district; or by obtaining drainage releases from all the downstream property owners.

8. Do not block the runoff from nor augment, concentrate, or divert runoff to the adjacent properties. The drainage area map created for the project drainage design calculations shall clearly indicate all areas tributary to the project site.
9. Sites with land disturbances greater than one (1) 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.
10. The Applicant should provide measures to prevent the discharge of contaminated materials into public storm drainage facilities. Storm Water Quality Control issues must be appropriately addressed. It is the responsibility of the Applicant to comply with the RWQCB's C.3 requirements and other Federal or local water quality standards and regulations.

In addition to the above comments, the following should be disclosed to the Applicant:

- Submit building permit application with complete construction and demolition document via the permit portal <https://acpermit.acgov.org/Portal/#/>.
- Construction documents shall comply with the current Alameda County Building Ordinance, California Building Standards Codes and Regulations.
- Refer to the following website for construction document requirements <https://www.acpwa.org/permits/forms-and-handouts.page>.

Let me know should you have questions.

Thanks,



Rosemarie L. De Leon

Assistant Engineer

Development Engineering & Permits | Alameda County Public Works Agency

399 Elmhurst Street | Hayward, CA 94544

e-mail: roseld@acpwa.org | (510) 670-5209

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Exhibit “B” -- Plans dated May 15, 2025



ALAMEDA COUNTY FIRE DEPARTMENT FIRE STATION 7

6855 VILLAREAL DR
CASTRO VALLEY, CA 94552
APN: 85A-6405-166

BRW PROJECT NO.: 224133
MAY 16, 2025



DESIGN ARCHITECT: DLR GROUP

RENDERINGS

RENDERINGS ARE FOR INFORMATION ONLY.
THESE RENDERINGS ARE AN ARTISTIC
REPRESENTATION OF THE PROJECT. THESE IMAGES
ARE INTENDED FOR CONCEPTUAL PURPOSES ONLY.
THEY ARE NOT TO BE USED FOR CONSTRUCTION. ANY
MASSING, DETAILS, MATERIALS, COLORS, ETC. ARE
SUBJECT TO CHANGE.

OWNER

ALAMEDA COUNTY FIRE DEPARTMENT

6363 CLARK AVE
DUBLIN, CA. 94568
510.632.3473

ARCHITECT

BROWN REYNOLDS WATFORD ARCHITECTS, INC.

1620 MONTGOMERY STREET, SUITE 320
SAN FRANCISCO, CA. 94111
415.749.2970

GENERAL CONTRACTOR

CHARLES PANKOW BUILDERS

1111 BROADWAY, SUITE 200
OAKLAND, CA. 94607
510.893.5170

CONSTRUCTION MANAGEMENT

MACK 5

1000 BROADWAY, SUITE 260
OAKLAND, CA. 94607
510.595.3020

CIVIL / LANDSCAPE

CSWST2

5870 STONERIDGE MALL ROAD #207
PLEASANTON, CA. 94588
415.883.9850

SYMBOL LEGEND

12

TITLE

1/8" = 1'-0"

VIEW TITLE

RE: 1/ A1.1

REVISIONS

NORTH ARROWS

PROPERTY LINE / LIMITS OF CONSTRUCTION

BUILDING SETBACK / EASEMENT

EXISTING CONTOURS

REVISED CONTOURS

EXISTING SPOT GRADE

REVISED SPOT GRADE

WORKING, CONTROL, OR DATUM POINT

NEW CONSTRUCTION

DEMOLITION

EXISTING WALL TO REMAIN

GLAZING

TEMPERED GLAZING

ROOM NAME

100

ROOM NAME AND NUMBER

20.2

COLUMN DESIGNATION

RE: 1/ A1.1A

MATCHLINE

1 SIM

BUILDING SECTION

1 SIM

WALL SECTION

A2.1

1

EXTERIOR ELEVATION

A5.1

1

INTERIOR ELEVATION

1 SIM

DETAIL CALLOUT

1'-0"

ALIGN

FACE OF FINISH DIMENSION

ALIGN FACE OF FINISH

Q

DIMENSION TO CENTERLINE

0220.01

KEYNOTE

A1

WALL TYPE

101

DOOR NUMBER

S1

WINDOW / CURTAINWALL / STOREFRONT TYPE

P1

FINISH

ARCHITECTURAL ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	MNTD.	MOUNTED
B.O.	BOTTOM OF	NOM.	NOMINAL
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT
CL.R.	CLEAR	O.C.E.W.	ON CENTER EACH WAY
DIA.	DIAMETER	O.H.	OPPOSITE HAND
DN	DOWN	RE/REF.	REFERENCE
E.J.	EXPANSION JOINT	REQ./REQD.	REQUIRED
EQ.	EQUAL	R.O.	ROUGH OPENING
F.F.	FINISH FLOOR	SIM.	SIMILAR
F.V.	FIELD VERIFY	T.O.	TOP OF
GA.	GAUGE	TYP.	TYPICAL
M.O.	MASONRY OPENING	W/	WITH
MAX.	MAXIMUM	W.B.	WIND BRACE
MIN.	MINIMUM	W.P.	WORKING POINT

NOTE: ADDITIONAL SYMBOLS OR ABBREVIATIONS MAY BE INCLUDED IN SHEET SPECIFIC LEGENDS. NOT ALL SYMBOLS OR ABBREVIATIONS LISTED ABOVE MAY BE USED IN THE PROJECT

CODE INFORMATION

BUILDING CODES AND STANDARDS

CALIFORNIA CODE OF REGULATIONS - TITLE 24 :
BUILDING: 2022 CALIFORNIA BUILDING CODE (CBC) WITH COUNTY OF ALAMEDA AMENDMENTS
FIRE: 2022 CALIFORNIA FIRE CODE (CFC) WITH COUNTY OF ALAMEDA AMENDMENTS
LIFE SAFETY: 2022 NFPA 101 LIFE SAFETY CODE (LSC) EDITION ADOPTED BY STATE FIRE MARSHALL
ENERGY: 2022 CALIFORNIA ENERGY CODE (CEC) WITH COUNTY OF ALAMEDA AMENDMENTS
PLUMBING: 2022 CALIFORNIA PLUMBING CODE (CPC) WITH COUNTY OF ALAMEDA AMENDMENTS
MECHANICAL: 2022 CALIFORNIA MECHANICAL CODE (CMC) WITH COUNTY OF ALAMEDA AMENDMENTS
ELECTRICAL: 2022 CALIFORNIA ELECTRIC CODE (CEC) WITH COUNTY OF ALAMEDA AMENDMENTS
GREEN: 2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CALGREEN) WITH COUNTY OF ALAMEDA AMENDMENTS

CALIFORNIA CODE OF REGULATIONS - TITLE 14:
1.5 DEPARTMENT OF FORESTRY AND FIRE PROTECTION - CHAPTER 7 FIRE PROTECTION
NOTE: CAL FIRE DEFENSIBLE SPACE DEFINITION

ACCESSIBILITY STANDARDS

AMERICANS WITH DISABILITIES ACT (ADAAG) 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2022 CBC CHAPTER 11B

SCOPE OF WORK

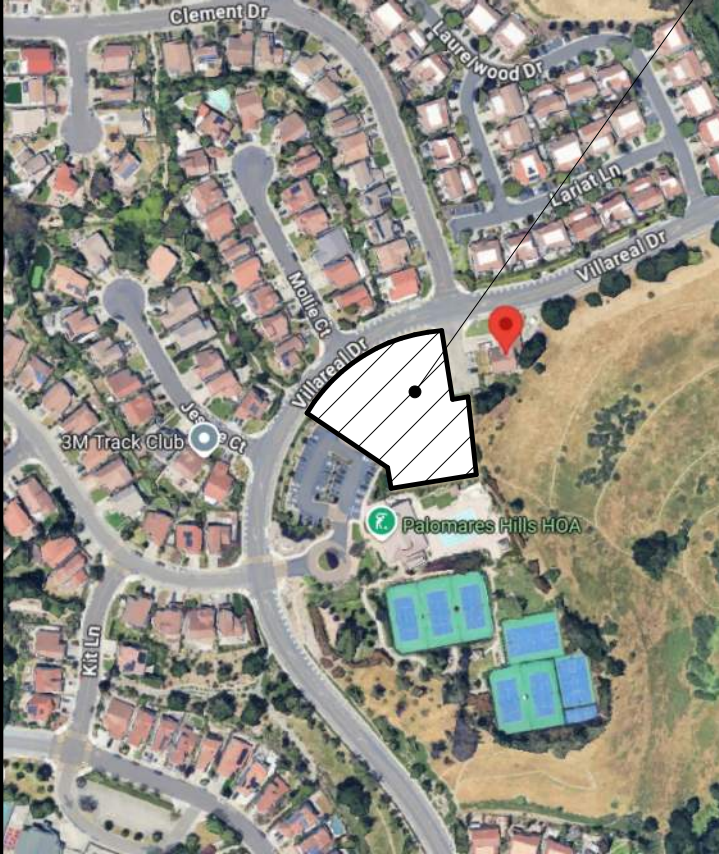
NEW CONSTRUCTION AND SITE IMPROVEMENTS FOR A 1-STORY FIRE STATION. SEPARATE APPARATUS STORAGE BUILDING, AND TRASH ENCLOSURE FOR THE ALAMEDA COUNTY FIRE DEPARTMENT (ACFD).

PLANNING INFORMATION

APN:	85A-6405-166-00
ADDRESS:	6855 VILLAREAL DRIVE CASTRO VALLEY, CA 94552
LOT SIZE:	55,763 SF (1.28 ACRES)
SETBACKS:	FRONT 20 FT SIDE 5 FT REAR 20 FT
HEIGHT:	PROPOSED 26 FT MAXIMUM 45 FT
HEIGHT OF APP. BLDG:	15 FT MAXIMUM 15 FT
PARKING:	8 (TOTAL SPOTS) 4 (ADA SPOTS - 1 VAN) 4 (CREW SPOTS)
BIKE PARKING:	5 RACKS (VISITOR) + 4 TYPE-2 LOCKERS (CREW)
SPRINKLERS:	YES 1-HR (FIRE STATION) APP. BAY STORAGE BUILDING (TO BE DETERMINED BY D.B.E.)
ZONE:	PLANNED DEVELOPMENT-1529
OCCUPANCY (CBC CHAPTER 3):	B (OFFICE), R-2 (RESIDENTIAL), S-1 (STORAGE)
CONSTRUCTION TYPE:	V-B (FIRE STATION) V-B (APP BAY STOR. BLDG.)
BUILDING STORIES:	1-STORY 3-STORIES
LOT COVERAGE:	18.8%
FLOOR AREA RATIO:	PROPOSED 0.17 MAXIMUM 1.5
TOTAL BUILDING AREA:	7,888 SF (STATION FOOTPRINT) 1,854 SF (APPARATUS STORAGE BUILDING)

VICINITY MAP

ALAMEDA COUNTY FIRE STATION 7
6901 VILLAREAL DR
CASTRO VALLEY, CA 94552



AREA TABULATION

ALL SITE AND BUILDING AREA TABULATIONS SHOWN ARE FOR OWNER AND GOVERNING AUTHORITY REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN QUANTITY AND AREA CALCULATIONS.

BUILDING ENVELOPE REQUIREMENTS

2022 CALIFORNIA ENERGY CODE SUBCHAPTER 2 SECTIONS 110.6A, 110.6B, 110.6A, AND SUBCHAPTER 5 TABLES 140.3-B.

CALIFORNIA CLIMATE ZONE:	3
SLAB-ON-GRADE INSULATION:	R-5
TYPICAL WALL ASSEMBLY:	U0.071
TYPICAL ROOF ASSEMBLY:	U0.034
AGED SRI:	0.83
THERMAL EMITTANCE:	0.75
TYPICAL FENESTRATION:	
U-FACTOR (FIXED):	0.36
U-FACTOR (STOREFRONT):	0.41
U-FACTOR (OPERABLE):	0.46
SHGC:	0.22
VISIBLE TRANSMITTANCE:	0.32

TYPICAL SKYLIGHTS:	
CURB MOUNT, U-FACTOR:	0.58
CURB MOUNT, SHGC:	0.25
CURB MOUNT, VIS. TRANS.:	0.49

DEFERRED SUBMITTALS

- FIRE SPRINKLERS BY C-16 CONTRACTOR
- FIRE ALARM SYSTEM

INDEX OF DRAWINGS

PL-1	TITLE SHEET AND DRAWING INDEX
PL-2	ARCHITECTURAL SITE PLAN
PL-4	FLOOR PLAN
PL-6	ROOF PLAN
PL-7	3D VIEWS
PL-8	EXTERIOR ELEVATIONS

C-1.0	CIVIL COVER SHEET
C-2.0	PRELIMINARY GRADING & DRAINAGE PLAN
C-2.1	PRELIMINARY GRADING & DRAINAGE PLAN
C-3.0	PRELIMINARY UTILITY PLAN
C-3.1	PRELIMINARY UTILITY PLAN
C-4.0	PRELIMINARY STORMWATER CONTROL PLAN
C-4.1	PRELIMINARY STORMWATER CONTROL PLAN
C-5.0	CROSS SECTION & DETAILS

L-1.0	MATERIAL PLAN
L-2.0	SITE FURNISHING PHOTOS AND PLANS
L-3.0	LANDSCAPE CONSTRUCTION DETAILS
L-4.0	IRRIGATION PLAN
L-4.1	IRRIGATION PLAN
L-4.2	IRRIGATION DETAILS
L-4.3	IRRIGATION DETAILS
L-5.0	PLANTING PLAN
L-5.1	PLANTING PLAN
L-6.2	PLANT LIST, PLANT IMAGES, & NOTES

E0.1	SYMBOL LIST AND GENERAL NOTES - ELECTRICAL
E1.2	SITE PLAN - LIGHTING
TOTAL: 26	

NO REVISED DRAWINGS
INCLUDED IN THIS SUBMITTAL

CBC CHAPTER 7A: MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE	
704A.3 CONDITIONS OF ACCEPTANCE FOR IGNITION-RESISTANT MATERIALS:	
• FLAME SPREAD INDEX 25 OR LESS	
• NONCOMBUSTIBLE CONSTRUCTION	
• FIRE-RETARDANT-TREATED WOOD	
ROOFING	CLASS A ASSEMBLY
VENTS	WILDFIRE - FLAME, EMBER-RESISTANT
EXTERIOR COVERING	NON - COMBUSTIBLE MATERIAL OR IGNITION - RESISTANCE
EXTERIOR WALL ASSEMBLIES	ASSEMBLY HAS (1) LAYER 5/8" INCH TYPE X GYP SHEATHING BEHIND EXT. WALL COVERING
EXTERIOR WINDOW, SKYLIGHT, DOORS	INSULATED GLAZING / (1) TEMPERED PANE SKYLIGHTS - NON-COMBUSTIBLE MESH NOT EXCEEDING 1/8-INCH OPENINGS DOORS - NON COMBUSTIBLE, IGNITION RESISTANCE MATERIAL
DECKING	GARAGE DOORS - DESIGNED TO PREVENT GAPS LARGER 1/8-INCH OVERLAP, JAMBS, HINGES NOT APPLICABLE



BRWARCHITECTS

1620 MONTGOMERY STREET
SUITE 320
SAN FRANCISCO, CA 94111
415.749.2970
BRWARCHITECTS.COM

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BROWN REYNOLDS WATFORD ARCHITECTS, INC.
MAY 16, 2025
DATE
DRAWN BY
CHECKED BY
BRW PROJECT NUMBER

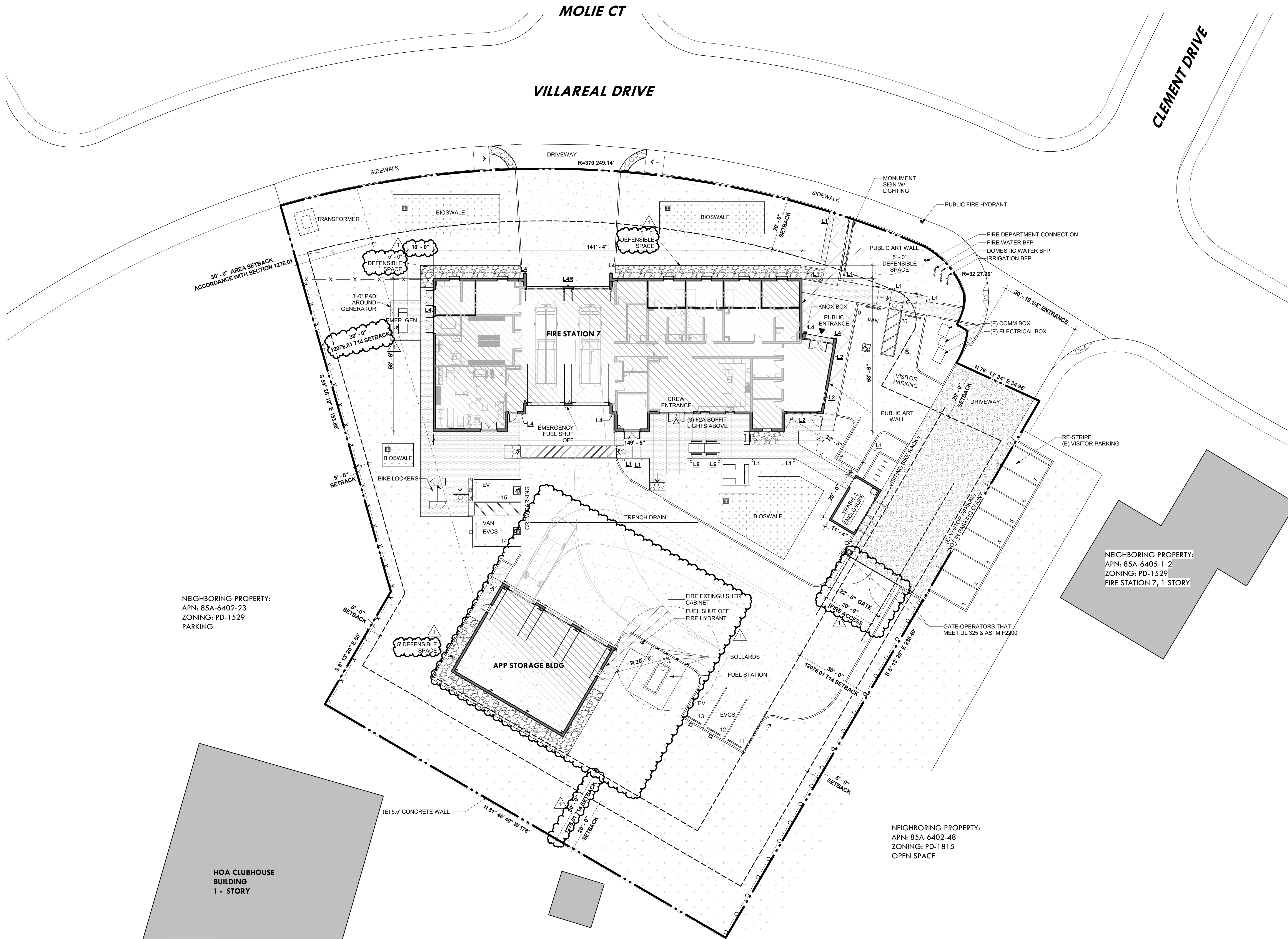


NO.	REVISION	DATE
1	PLANNING COMMENT	05/15/25

PL-1

TITLE SHEET AND
DRAWING INDEX

PLANNING REVIEW



SITE LEGEND

PATTERN	DESCRIPTION
---	PROPERTY LINE
---	ZONING SETBACK
EX --- EX	EXISTING CONCRETE WALL
X --- X	NEW WOOD FENCE
O --- O	SCREENOGRILL LOUVER RIGID PANEL FENCING SYSTEM
[Hatched Box]	BUILDING
[Solid Grey Box]	NEW CONSTRUCTION
[Solid Grey Box]	EXISTING BUILDING
[Triangle]	ACCESSIBLE PUBLIC ENTRANCE
[Inverted Triangle]	ACCESSIBLE ENTRANCE
[Cross-hatched Box]	PAVING (RE: CIVIL)
[Grid Box]	LINEAR UNIT PAVERS
[Stippled Box]	COLORLED CONCRETE SIDEWALK
[Stippled Box]	CONCRETE PAVING
[Stippled Box]	EXISTING ASPHALT PAVING (REPLACE)
[Stippled Box]	LANDSCAPE (RE: LANDSCAPE)
[Stippled Box]	LANDSCAPING
[Stippled Box]	BIOSWALE
[Stippled Box]	GRAVEL
[Stippled Box]	AREA DRAIN
[Square]	BIKE RACKS
[Circle]	ADA PARKING SIGN
[Dashed Line]	ONE HOUR RATED WALL

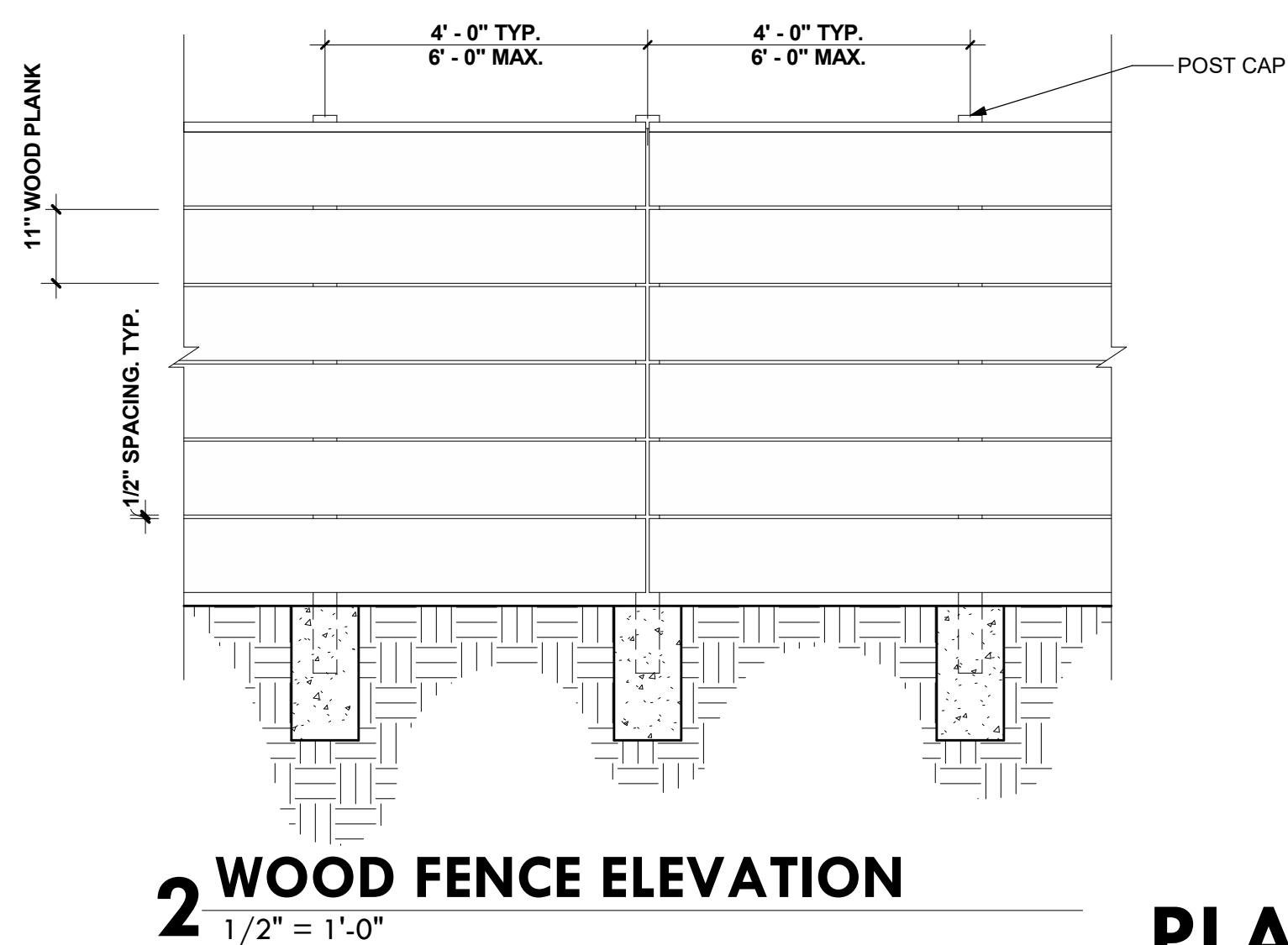
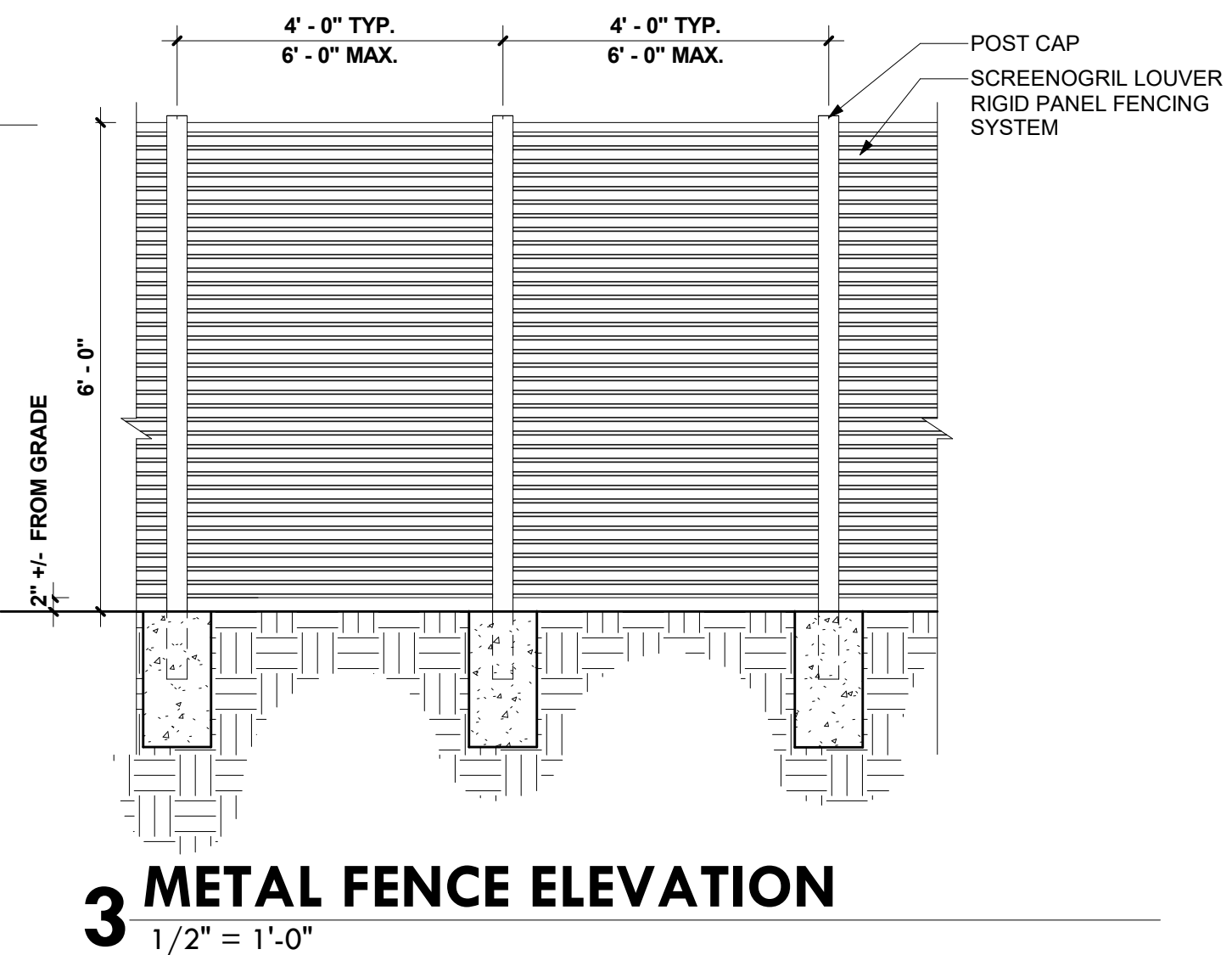
SITE AREA SCHEDULE		
Name	Area	
APPARATUS STORAGE	1,954 SF	
ASPHALT	3,013 SF	
BIOSWALE	1,997 SF	
CONCRETE	16,642 SF	
GRAVEL	1,113 SF	
GROSS BUILDING AREA	7,808 SF	
HYDROSEED AREA	11,049 SF	
LANDSCAPE	11,337 SF	
PAVERS	624 SF	
TRASH ENCLOSURE	227 SF	
	55,763 SF	

- GENERAL PLANNING NOTES**
- MOTOR FUEL-DISPENSING FACILITIES WILL CONFORM TO THE REQUIREMENTS OF CHAPTER 23 OF THE CALIFORNIA FIRE CODE.
 - THE FUEL DISPENSING DEVICES SHALL BE LOCATED AS FOLLOW:
 - 10'-0" OR MORE FROM LOT LINES
 - 10'-0" OR MORE FROM BUILDINGS WITH COMBUSTIBLE EXTERIOR WALL SURFACES
 - VEHICLES BEING FUELED MUST BE COMPLETELY ON PREMISES WHEN FUELING
 - THE NOZZLE AND HOSE WHEN FULLY EXTENDED ARE NOT WITHIN 5'-0" FROM BUILDING OPENINGS
 - 20'-0" FROM FIXED SOURCES OF IGNITION
 - FUEL DISPENSING DEVICES SHALL BE PROTECTED BY BOLLARDS CONFORMING TO 2303.1.1.
 - EMERGENCY DISCONNECT SWITCHES SHALL BE LOCATED WITHIN 100'-0" BUT NOT LESS THAN 20'-0". EMERGENCY DISCONNECT SHALL BE LABELED WITH A SIGN "EMERGENCY FUEL SHUTOFF" AND MOUNTED BETWEEN 42" AND 48" AFF.
 - DISPENSING OPERATIONS SHALL CONFORM TO SECTION 2304.
 - OPERATIONAL REQUIREMENTS SHALL CONFORM TO SECTION 2305 AND CHAPTER 57 OF THE CFC.
 - MOTOR FUEL-DISPENSING FACILITIES STORAGE SHALL CONFORM TO SECTION 2306.
 - ALL MOTOR FUEL STORAGE TANKS SHALL CONFORM TO CFC CHAPTER 57 AND CHAPTER 58.
 - EMERGENCY GENERATOR SHALL CONFIRM TO UL2000, NFPA 37, CBC CHAPTER 27, CFC CHAPTER 12 AND CHAPTER 57.
 - SOLAR PHOTOVOLTAIC POWER SYSTEM SHALL CONFORM TO CFC CHAPTER 12 SECTION 1205.
 - ELECTRICAL ENERGY STORAGE SYSTEMS (ESS) SHALL CONFORM TO CFC CHAPTER 12 SECTION 1207.

PLAN NORTH
TRUE NORTH

1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"
0' 8' 16' 32'

EXTERIOR LIGHTING FIXTURE SCHEDULE			
TYPE MARK	MANUFACTURER	MODEL	COUNT
L1	GARCO	PBL-42-14L-100-WW-G2-Type 5-UNV	11
L2	KUZCO	EW27907-BK	3
L4	GARCO	GCS-A02-830-T4M	11
L4R	TMSLIGHTING	SEAWIND SSW-15LED-35K-120V-F16-GX	1
L6	GARCO	PUREFORM PPT FIXTURE ON 4" DIA. LIGHT POLE	2



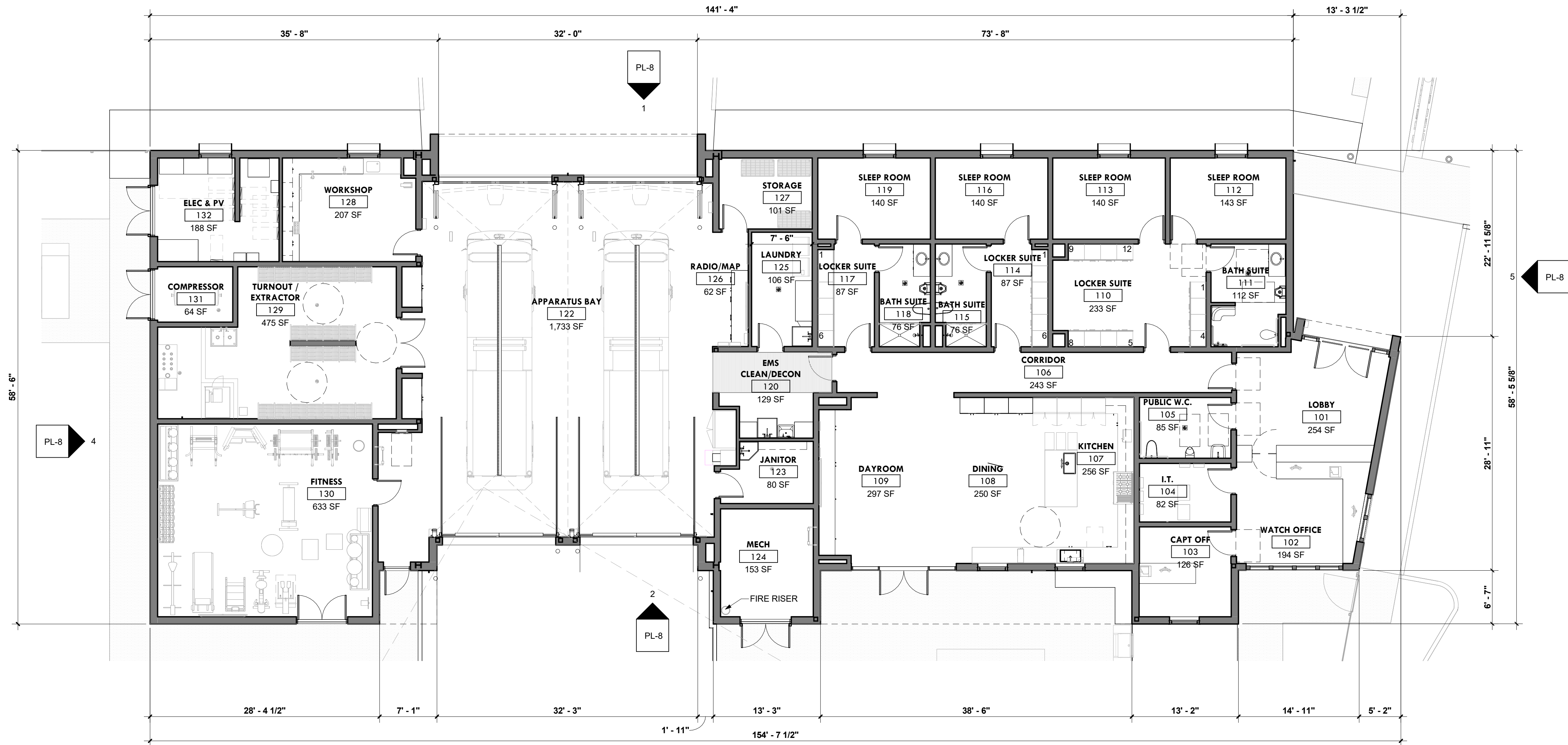
BRW ARCHITECTS
1620 MONTGOMERY STREET, SUITE 520
SAN FRANCISCO, CA 94111
415.749.2070
BRWARCH.COM

ALAMEDA C.F.D.
FIRE STATION 7
6855 VILLAREAL DR
CASTRO VALLEY, CA 94552
APN: 85A-6405-166

NO.	REVISION	DATE
1	PLANNING COMMENT	05/15/25

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DATE MAY 16, 2025
DRAWN BY OV
CHECKED BY FCF/JH
BRW PROJECT NUMBER 224133

ARCHITECTURAL SITE PLAN



1 FLOOR PLAN
1/8" = 1'-0"
0' 4' 8' 16'

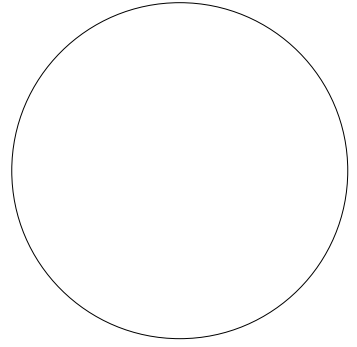
ROOM OCCUPANT SCHEDULE - OCCUPANT CALCULATIONS						
NO.	ROOM	AREA	OCCUPANCY	FUNCTION	OCCUPANT LOAD FACTOR	TOTAL OCCUPANT LOAD
101	LOBBY	254 SF	B	Assembly - Unconcentrated (tables and chairs)	15 SF	17
102	WATCH OFFICE	194 SF	B	Business area (gross)	150 SF	2
103	CAPT OFF	126 SF	B	Business area (gross)	100 SF	1
104	I.T.	82 SF	B	Accessory Storage gross area, mechanical equipment room (Gross)	300 SF	1
105	PUBLIC W.C.	85 SF	B	Unoccupied	0 SF	0
106	CORRIDOR	243 SF	B	Unoccupied	0 SF	0
107	KITCHEN	256 SF	R-2	Residential (Gross)	200 SF	2
108	DINING	250 SF	R-2	Residential (Gross)	200 SF	2
109	DAYROOM	297 SF	R-2	Residential (Gross)	200 SF	2
110	LOCKER SUITE	233 SF	R-2	Locker Rooms (Gross)	50 SF	5
111	BATH SUITE	112 SF	R-2	Unoccupied	0 SF	0
112	SLEEP ROOM	143 SF	R-2	Residential (Gross)	200 SF	1
113	SLEEP ROOM	140 SF	R-2	Residential (Gross)	200 SF	1
114	LOCKER SUITE	87 SF	R-2	Locker Rooms (Gross)	50 SF	2
115	BATH SUITE	76 SF	R-2	Unoccupied	0 SF	0
116	SLEEP ROOM	140 SF	R-2	Residential (Gross)	200 SF	1
117	LOCKER SUITE	87 SF	R-2	Locker Rooms (Gross)	50 SF	2
118	BATH SUITE	76 SF	R-2	Unoccupied	0 SF	0
119	SLEEP ROOM	140 SF	R-2	Residential (Gross)	200 SF	1
120	EMS CLEAN/DECON	129 SF	S-1	Accessory Storage gross area, mechanical equipment room (Gross)	300 SF	1
122	APPARATUS BAY	1,733 SF	S-1	Parking Garages (Gross)	200 SF	9
123	JANITOR	80 SF	B	Accessory Storage gross area, mechanical equipment room (Gross)	300 SF	1
124	MECH	153 SF	B	Accessory Storage gross area, mechanical equipment room (Gross)	300 SF	1
125	LAUNDRY	106 SF	R-2	Residential (Gross)	200 SF	1
126	RADIO/MAP	62 SF	S-1	Accessory Storage gross area, mechanical equipment room (Gross)	300 SF	1
127	STORAGE	101 SF	B	Accessory Storage gross area, mechanical equipment room (Gross)	300 SF	1
128	WORKSHOP	207 SF	S-1	Education Shop areas (Net)	50 SF	5
129	TURNOUT / EXTRACTOR	475 SF	B	Accessory Storage gross area, mechanical equipment room (Gross)	300 SF	2
130	FITNESS	633 SF	B	Exercise Rooms (Gross)	50 SF	13
131	COMPRESSOR	64 SF	B	Accessory Storage gross area, mechanical equipment room (Gross)	300 SF	1
132	ELEC & PV	188 SF	B	Accessory Storage gross area, mechanical equipment room (Gross)	300 SF	1
						77

PLANNING REVIEW

NO.	REVISION	DATE

ALAMEDA C.F.D.
FIRE STATION 7
6855 VILLAREAL DR
CASTRO VALLEY, CA 94552
APH: 854-6405-166

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BROWN REYNOLDS WATFORD ARCHITECTS, INC.
DATE MAY 16, 2025
DRAWN BY OV
CHECKED BY FCF/JH
BRW PROJECT NUMBER 224133

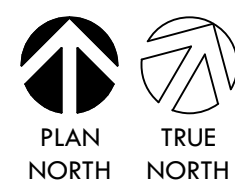
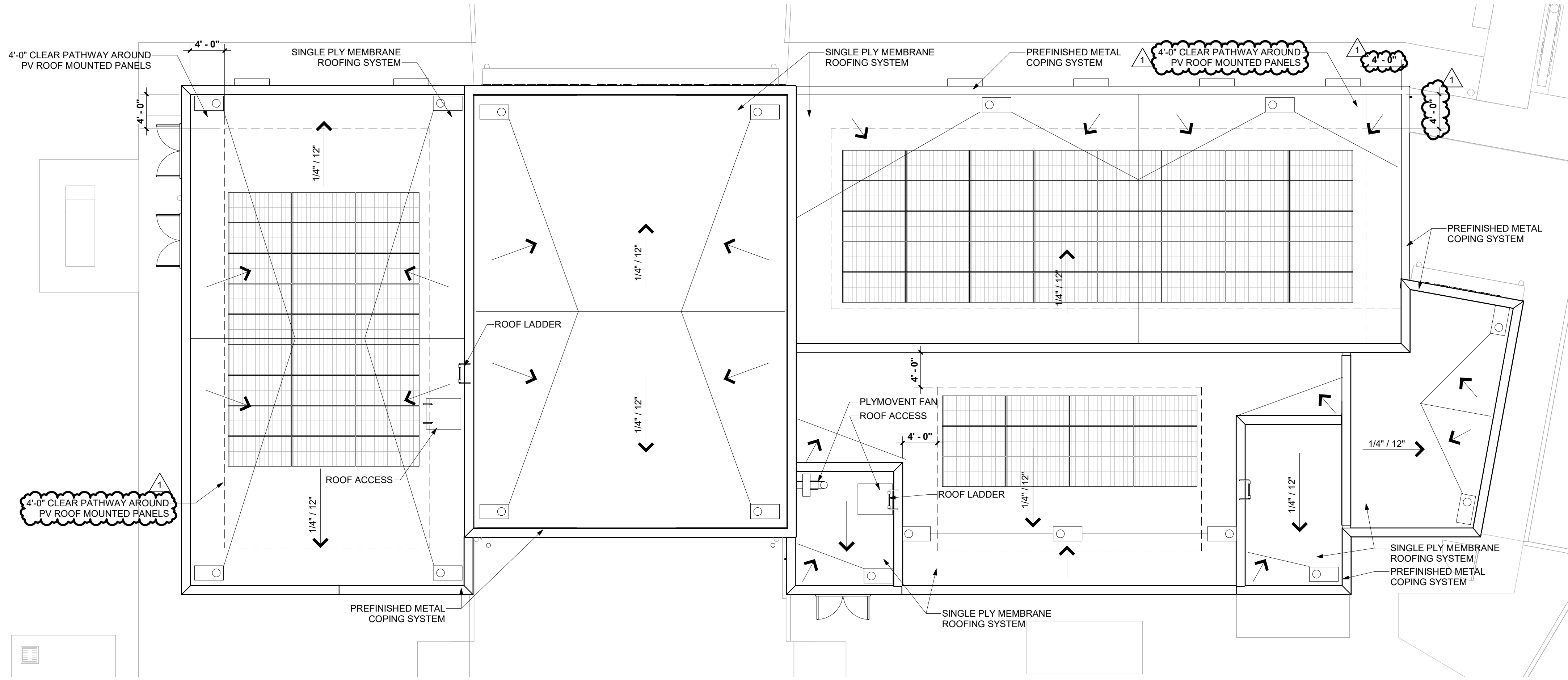


BRWARCHITECTS
1620 MONTGOMERY STREET
SUITE 520
SAN FRANCISCO, CA 94111
415.749.2070
BRWARCH.COM

INTERNAL REVIEW
DOCUMENTS
NOT FOR REGULATORY
APPROVAL
OR CONSTRUCTION
F. Christopher Ford
CA REG. #C-17582

PL-4

FLOOR PLAN



1 ROOF PLAN
1/8" = 1'-0"
0' 4' 8' 16'

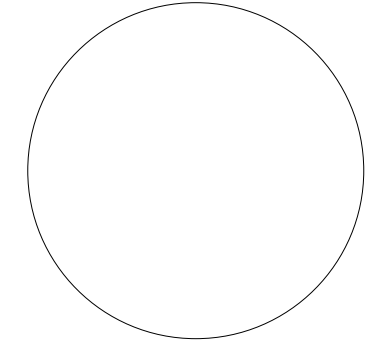
PV SYSTEM NOTES

- CBC 1205.3 - ROOF ACCESS AND PATHWAYS ARE REQUIRED
 - 1205.3.1 EXCEPTION - 4'-0" CLEAR PERIMETER AROUND EDGES OF ROOF
 - 1205.3.2 INTERIOR PATHWAYS
 - PATHWAYS SHALL BE PROVIDED AT INTERVALS NOT GREATER THAN 150 FEET (45 720 MM) THROUGHOUT THE LENGTH AND WIDTH OF THE ROOF
 - A PATHWAY NOT LESS THAN 4 FEET (1219 MM) WIDE IN A STRAIGHT LINE TO ROOF STANDPIPES OR VENTILATION HATCHES.
 - A PATHWAY NOT LESS THAN 4 FEET (1219 MM) WIDE AROUND ROOF ACCESS HATCHES, WITH NOT FEWER THAN ONE SUCH PATHWAY TO A PARAPET OR ROOF EDGE.
 - 1205.3.3 SMOKE VENTILATION
 - PATHWAY OF 48" MIN AT NON-GRAVITY SMOKE VENTS ON ALL SIDES
 - PATHWAY OF 48" ON ONE SIDE OF GRAVITY SMOKE AND HEAT VENTS
 - SMOKE VENTILATION BETWEEN ARRAY SECTIONS:
 - PATHWAY NOT LESS THAN 8'-0" WIDE
 - A PATHWAY NOT LESS THAN 4'-0" WIDE BORDERING 4-FOOT BY 8-FOOT VENTING CUTOUTS EVERY 20 FEET ON ALTERNATING SIDES OF THE PATHWAY.
 - 1205.3.4 LOCATIONS OF DC CONDUCTORS IN OCCUPANCIES OTHER THAN R-3 SHOULD BE LOCATED AS CLOSE AS POSSIBLE TO RIDGE OR HIP OR VALLEY

NO.	REVISION	DATE
1	PLANNING COMMENT	05/15/25

**ALAMEDA C.F.D.
FIRE STATION 7**
6855 VILLAREAL DR
CASTRO VALLEY, CA 94552
APH: 85A-6405-166

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SUITE 520
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OR CONSTRUCTION
F. Christopher Ford
CA REG. #C-17582

PL-6
ROOF PLAN



2 VIEW FROM WEST ALONG VILLAREAL



1 PUBLIC ENTRY LOKING WEST



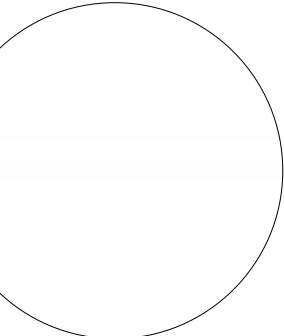
4 SOUTH ELEVATION



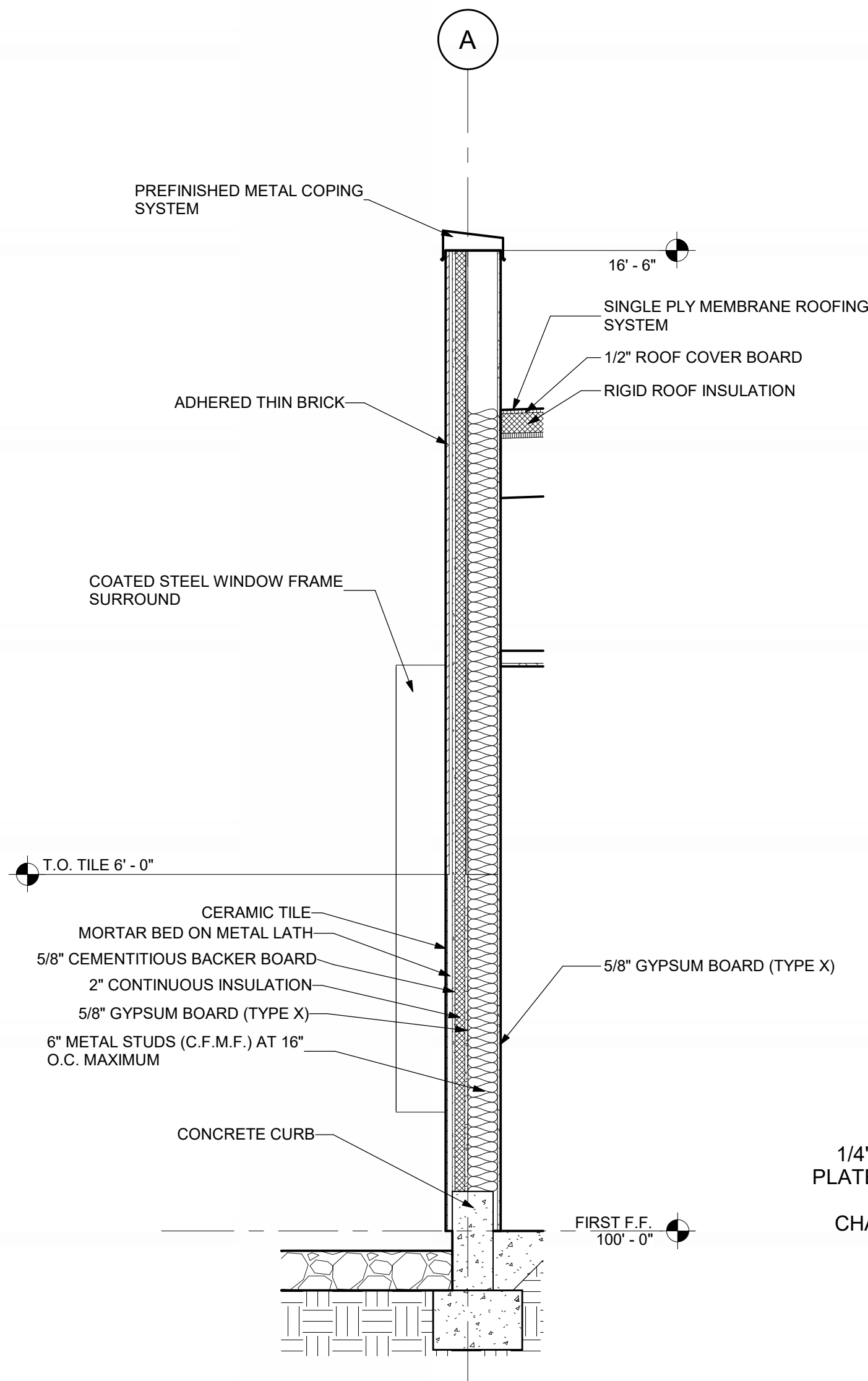
3 VIEW FROM EAST ALONG VILLAREAL



5 SOUTH ELEVATION AND RESERVE APPARATUS STORAGE BUILDING



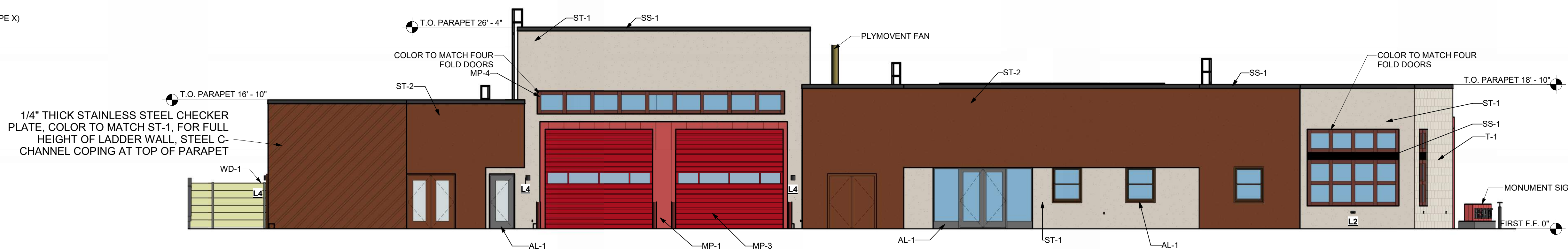
NO.	REVISION	DATE



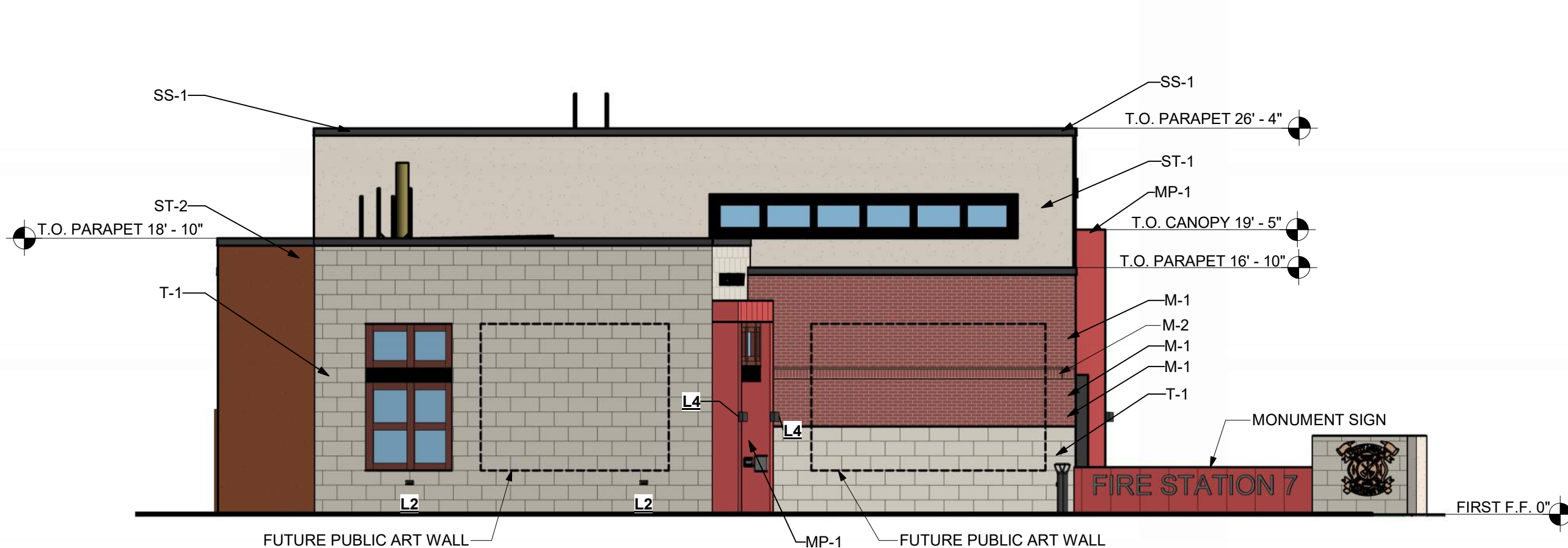
3 WALL SECTION
1/2" = 1'-0"



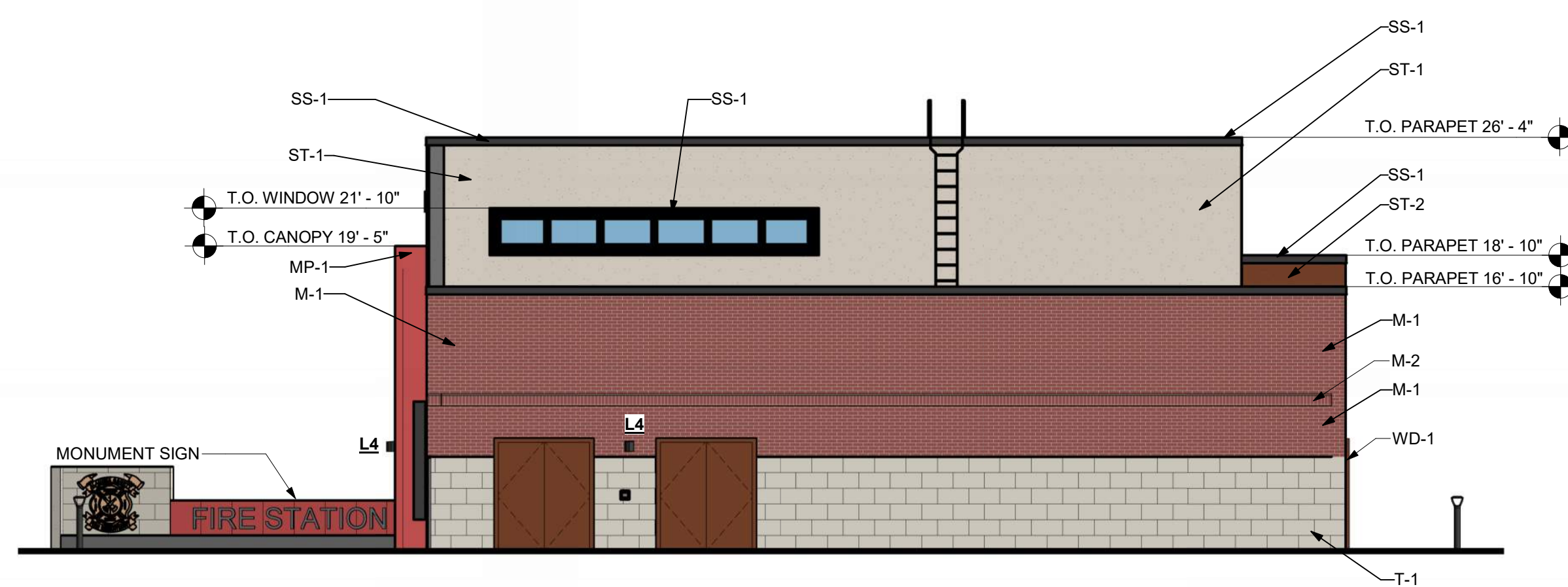
1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



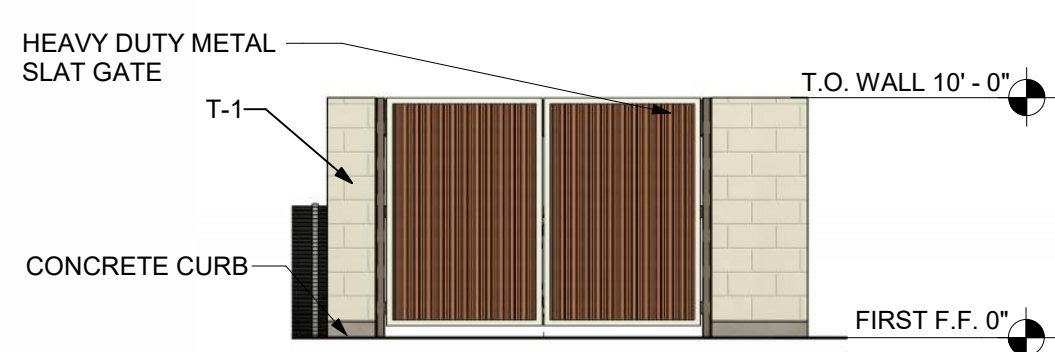
2 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



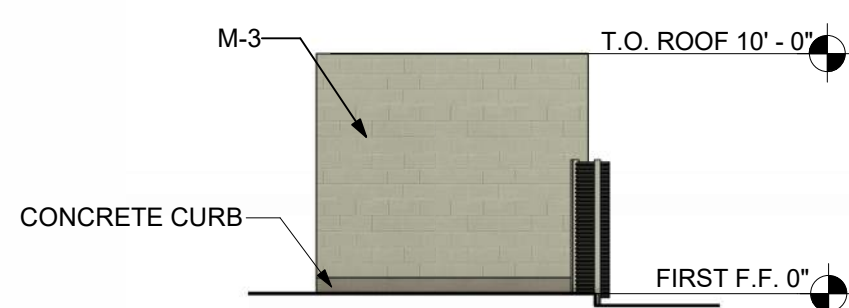
5 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



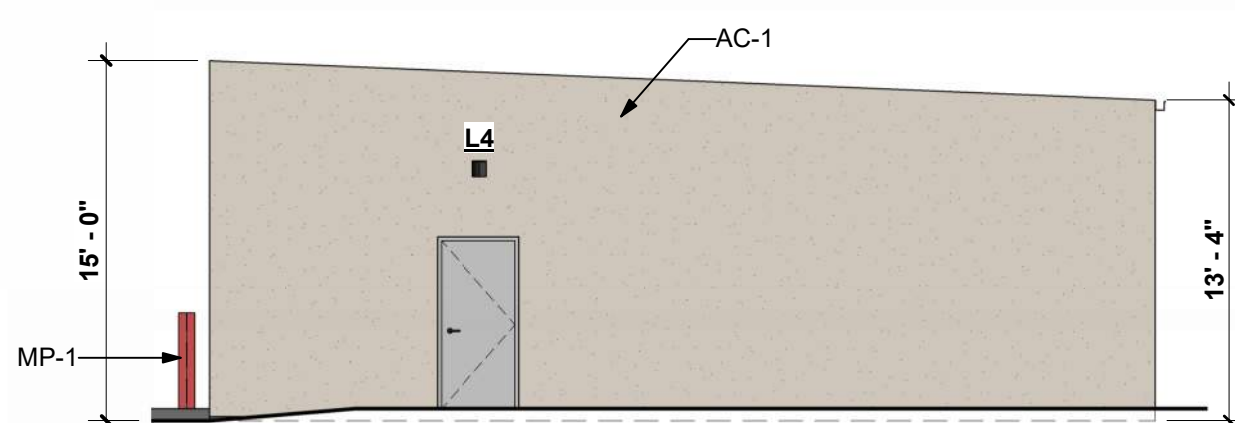
4 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



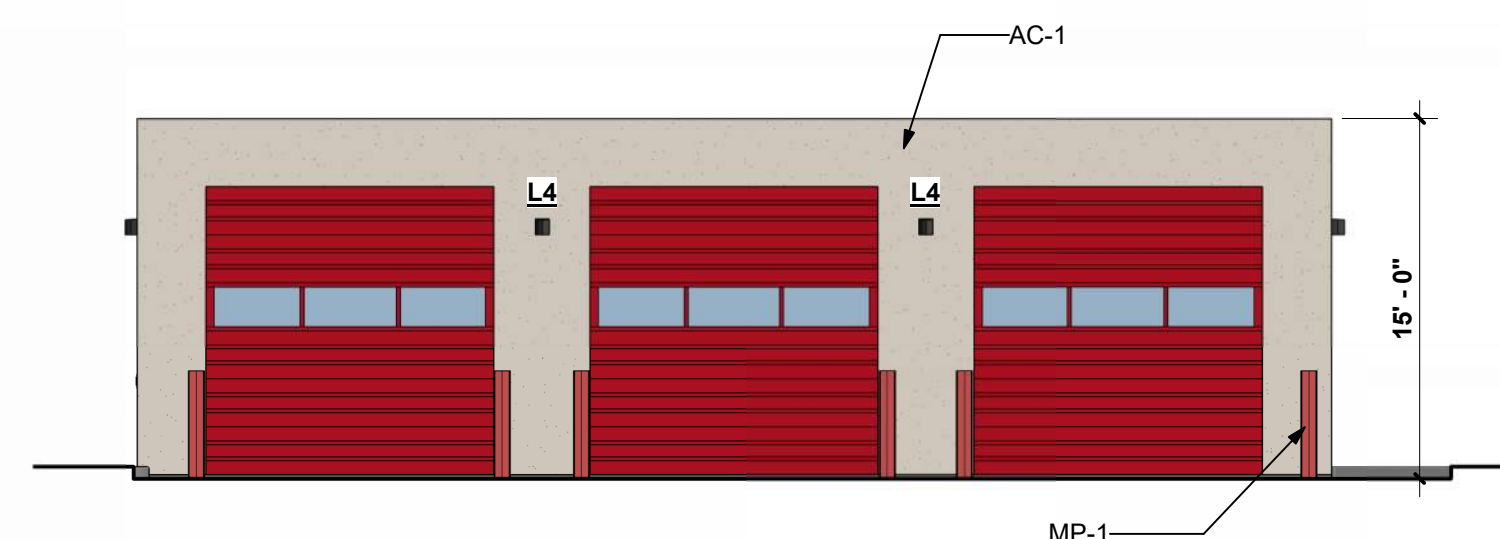
9 TRASH EAST ELEVATION
1/8" = 1'-0"



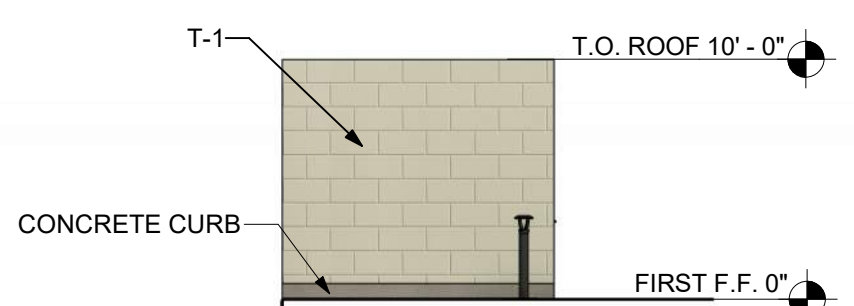
8 TRASH NORTH ELEVATION
1/8" = 1'-0"



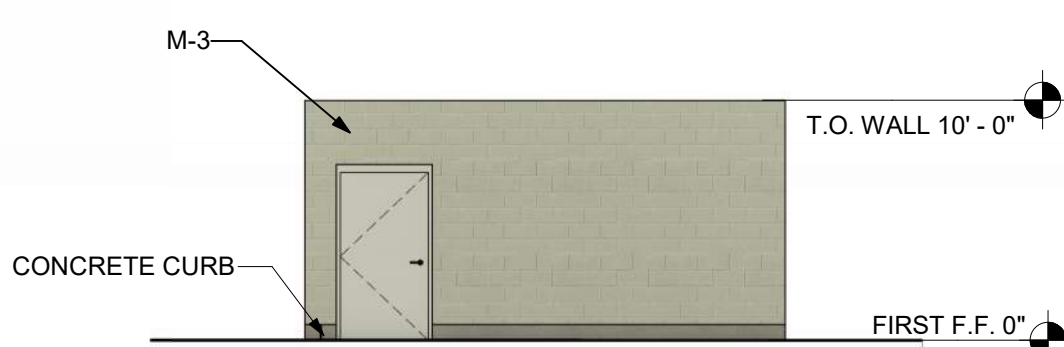
7 EXTERIOR ELEVATION APP STORAGE - WEST
1/8" = 1'-0"



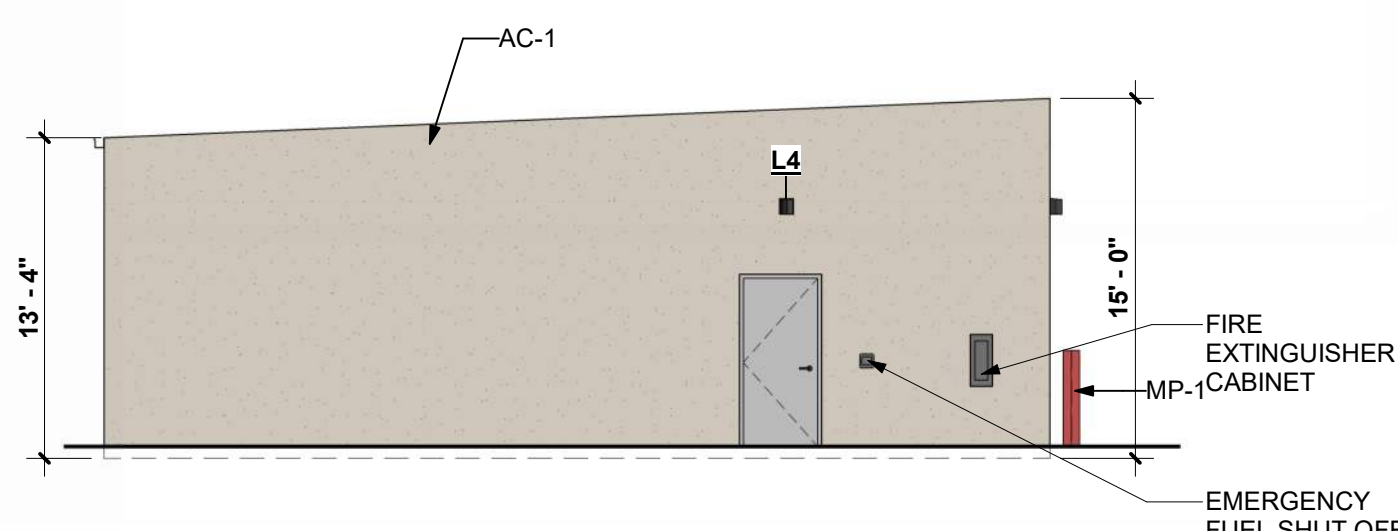
6 EXTERIOR ELEVATION APP STORAGE - NORTH
1/8" = 1'-0"



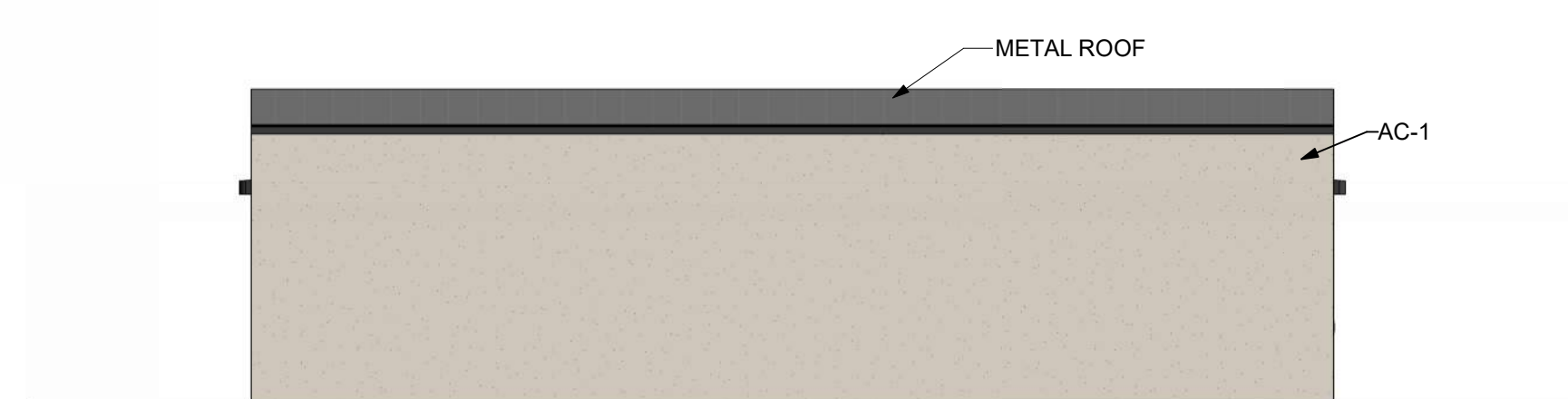
13 TRASH SOUTH ELEVATION
1/8" = 1'-0"



12 TRASH WEST ELEVATION
1/8" = 1'-0"



11 EXTERIOR ELEVATION APP STORAGE - EAST
1/8" = 1'-0"



10 EXTERIOR ELEVATION APP STORAGE - SOUTH
1/8" = 1'-0"

MATERIAL LEGEND

PATTERN	DESCRIPTION
AC AC-1	ARCHITECTURAL COATING CENTRIA - DURAGARD PLUS (INSTALLED OVER METAL WALL PANEL) COLOR: 992 LEE IVORY
M M-1	MASONRY ARMERED EXTERIOR THIN BRICK CENTURION, DARK VARIEGATED SURFACE, 3-5/8" x 2-1/4" x 8" GROUT COLOR: TBD
M-2	ARMERED EXTERIOR THIN SOLDIER BRICK VENEER CENTURION, DARK VARIEGATED SURFACE, 3-5/8" x 2-1/4" x 8" GROUT COLOR: TBD
M-3	CMU 8"x8"x16" UNITS BASALITE - STANDARD - LIGHTWEIGHT - GROUND FACE COLOR: 421 UNPAINTED
MP MP-1	METAL PANEL ARCHITECTURAL INSULATED METAL PANEL CENTRIA - TOTALCLAD - HEAVY EMBOSSED - 36" PANELS HORIZONTAL JOINT COLOR: 363TC BRITRE RED
MP-2	METAL PANEL BUTLER - BUTLER II WALL SYSTEM 28 GAUGE - 16" WIDE PANEL COLOR: WHITE - TO BE COORDINATED WITH ARCHITECT
MP-3	METAL DOORS BAKED ENAMEL FINISH COLOR: RED TO BE COORDINATED WITH ARCHITECT
MP-4	METAL FINISH / PAINT BAKED ENAMEL FINISH COLOR: DARK RED TO BE COORDINATED WITH ARCHITECT
AL AL-1	ALUMINUM DOUBLE-HUNG ALUMINUM WRAPPED WOOD WINDOWS ANDERSEN WINDOWS "DARK ASH" BAKED-ON ENAMEL ALUMINUM FINISH
SS SS-1	STEEL EXTERIOR PAINTED STEEL (AESS) DARK PAINTED STEEL, COLOR FIELD-PAINTED ARCHITECTURALLY EXPOSED STEEL HIGH PERFORMANCE COATING SYSTEM COLOR TO MATCH ANDERSEN WINDOWS "DARK ASH" (APV COATINGS NEVERFADE)
ST ST-1	STUCCO PORTLAND CEMENT PLASTER W/ ELASTOMERIC COATING PORTLAND CEMENT PLASTER WITH 3-STAGE ACRYLIC-MODIFIED FINISH COAT, STEEL TROWELED SMOOTH, FINISH: ELASTOMERIC, MATTE, COLOR: TO MATCH PORCELAIN TILE
ST-2	PORTLAND CEMENT PLASTER W/ ELASTOMERIC COATING PORTLAND CEMENT PLASTER WITH 3-STAGE ACRYLIC-MODIFIED FINISH COAT, STEEL TROWELED SMOOTH, FINISH: ELASTOMERIC, MATTE, COLOR: TO MATCH BRICK
T T-1	TILE PORCELAIN TILE VENEER 12"x24" PORCELAIN TILE VENEER, TYP.
T-2	PORCELAIN TILE VENEER 12"x48" PORCELAIN TILE VENEER, TYP.
WD WD-1	WOOD CEDAR FENCE WESTERN RED CEDAR - GRADE C 3/4" X 6" PLANKS CLEAR SEAL

Attachment “C”

Conditional Use Permit narrative

Design Narrative and Findings for Alameda County Fire Station 7

Alameda County Fire Station 7 is a new, single-story, approximately 7,800-square-foot fire station located in Castro Valley. Developed as part of Measure X—the voter-approved Fire Safety Bond—the project addresses the County’s goal of upgrading and replacing outdated emergency response infrastructure in unincorporated communities. The station includes two apparatus bays for Type 1 and Type 3 fire engines, four sleeping rooms, restrooms, kitchen, dining and dayroom, fitness space, and support areas for turnout gear, decontamination, and equipment storage. Designed for a full-time crew of nine firefighters, the facility also accommodates visiting and seasonal staff. The site includes a prefabricated apparatus storage building, training yard, and native fire-resilient landscaping. Sustainability is a key focus, with an all-electric design, EV charging, solar panels with battery storage, and a LEED Silver certification target. The design reflects a balance between civic presence and neighborhood compatibility, with materials and massing that integrate into the residential context.

1. The use is required by the public need.

This fire station directly responds to a documented public need for reliable fire protection and emergency medical services in Castro Valley. Funded through Measure X, which was passed by voters in 2020, the project is part of a countywide initiative to modernize essential facilities and ensure the safety and resilience of unincorporated communities.

2. The use will be properly related to other land uses, transportation, and service facilities in the vicinity.

Located on a County-owned parcel adjacent to the existing fire station, the project is well-integrated into the local street network with direct access to Villareal Drive. It includes on-site parking for staff and visitors, and all utilities—electricity, water, sewer, telecommunications—are coordinated with existing public infrastructure. The site layout has been carefully developed to preserve traffic flow, minimize disruptions to the neighborhood, and ensure efficient emergency response.

3. The use, if permitted, will not adversely affect health or safety, or be detrimental to public welfare or nearby property.

The facility enhances public health and safety by providing faster, more reliable emergency response. Its design includes visual and acoustic privacy measures, fire-safe and drought-tolerant landscaping, timed outdoor speakers, and an emergency vehicle warning system to protect pedestrians and motorists. The station has been developed in close coordination with community stakeholders, including the Castro Valley MAC and the Palomares Hills HOA, to address concerns related to noise, traffic, and visual impact.

4. The use will not be contrary to the character or performance standards of the district.

The building's massing, material palette, and architectural language reflect the residential character of the neighborhood while maintaining a clear civic identity. Building height is limited to one story, and landscaped setbacks, native plantings, and a subdued color palette support visual integration with the surrounding hillside. The facility meets or exceeds all applicable zoning, building, and fire code requirements, including standards for essential service facilities in wildfire hazard areas and high seismic zones.

Attachment “D”

PD-1527 Conditions of Approval

24-1529

C-5169

- (d) The use will not be contrary to the specific intent clauses or performance standards established for the District in which it is to be considered as the project will have larger lot sizes and fewer number of units than approved by the PD; although lot standards are more lax than those for "single family units" in the PD, the effected project area was not planned for single family units but for denser residential development on smaller lots.

BE IT FURTHER RESOLVED that the Zoning Administrator does hereby conditionally approve said application as shown by materials labelled Exhibit "A" on file with the Alameda County Planning Department, subject to the following conditions:

1. All residences designated as "duplex" on Exhibit "B", 1529th Zoning Unit, August 4, 1983 may be converted to single family residential lots subject to the standards for Single Family Residential lots as contained in Exhibit "C" of the 1529th Zoning Unit and:

- a) subject to Subdivision approval by the Planning Director and;
- * b) having a minimum median lot width of 40 ft. and a minimum lot depth of 100 ft.; and
- * c) allowing reduction of the rear yard setback to 15' in depth.

Pursuant to Section 8-60.7 of the Alameda County Zoning Ordinance said Conditional Use Permit shall be implemented within a term of three (3) years of its issuance or it shall be of no force or effect.

Said Conditional Use Permit shall remain revocable for cause in accordance with Section 8-90.3 of the Alameda County Zoning Ordinance.

STEPHEN F. RICHARDS - ZONING ADMINISTRATOR
ALAMEDA COUNTY PLANNING DEPARTMENT

EXHIBIT C

PROVISIONS OF RECLASSIFICATION
1529TH ZONING UNITADOPTED BY BOARD OF SUPERVISORS
AUGUST 4, 1965GENERAL/DESIGN

1. Final Maps shall be filed with the Alameda County Recorder, prior to commencement of any improvements in the project area with the exception of grading and improvements related thereto.
2. At 3 year intervals from the date of reclassification until completion of all construction, the Planning Director shall review these provisions of reclassification and report to the Planning Commission, who shall forward the report to the Board of Supervisors with its recommendations. The Board of Supervisors, upon recommendation of the Planning Commission, may hold a public hearing and, for cause, may impose additional provisions and modify or eliminate existing provisions at these times. This provision shall not apply to any dollar amounts specified in these provisions.
3. Administrative actions required in these provisions may be appealed to the Planning Commission, which may modify said actions at a public hearing pursuant to Section 8-92.0. Planning Commission action is appealable in the same manner to the Board of Supervisors.
4. The Land Use and Development Plan labelled Exhibit B, 1529th Zoning Unit, is endorsed as the basic site plan for the project, subject to the following qualifications and design changes:
 - a. Housing type, mixture and location may change provided that the maximum number of dwelling units permitted in the project not exceed 1,916.
 - b. Portions of Village Va immediately adjacent to properties along Jensen Road shall be redesigned to a lower density (approximately 1/2 acre lots) more in keeping with current zoning along Jensen Road.
 - c. A program and theme for landscape treatment within the project including commercial and residential areas, streets, intersections, entranceways and common landscape areas shall be prepared by a landscape architect and be approved by the Planning Director, prior to issuance of a Building Permit or filing of a Final Map. Said program shall be based on general landscape proposals indicated on Exhibit B, 1529th Zoning Unit, County Planning Department "Requirements and Performance Guidelines for Landscape Plans", shall utilize drought-resistant plant materials and automatic, energy-efficient irrigation systems, and shall include a general program for maintenance. Said program and theme shall be followed

Exhibit C - Provisions
1529th Zoning Unit
Page 2

in designing and implementing landscaping plans for the above noted areas.

- d. A program for business and residential signing and identification shall be approved by the Planning Director, prior to issuance of a Building Permit or filing of a Final Map. Said program shall include general requirements as to location, size, height, materials, colors, lighting, maintenance and be compatible with landscaping and architectural guidelines.
- e. Grading of future development shall be minimized to the maximum extent possible.
- f. Design of conventional single family detached residential areas will be reviewed through the Tentative Map process. Design of all other development shall be subject to Site Development Review (SDR), as specified in Section 8-95.0, et.seq., of the Alameda County Zoning Ordinance. SDR process shall regulate subsequent uses on the site to assure consistency with provisions of reclassification. In addition to standard SDR requirements, the following additional requirements shall be considered in reviewing the SDR and shall be shown on plans or imposed as conditions of SDR approval:
 - 1) All development shall be constructed and maintained in accordance with the approved SDR.
 - 2) Landscaping shall be installed and maintained in accordance with a precise landscaping plan prepared by a landscape architect based on the approved landscape program and theme noted above, County Planning Department "Requirements and Performance Guidelines for Landscape Plans", and shall be approved by the Planning Director.
 - 3) Parking of commercially owned or operated vehicles, and outdoor storage, trash or refuse areas shall be screened from public view. Screening may be by building, wall, fence, or landscaping.
 - 4) Walls, fences, signs, parking, landscaping and building exteriors shall be maintained in good condition at all times.
 - 5) Signing shall be consistent with the overall sign program approved by the Planning Director and compatible with the architecture and approved landscaping.
 - 6) Exterior building design and finishes shall complement and be compatible with landscaping and adjacent buildings.

Exhibit C - Provisions
1529th Zoning Unit
Page 3

- 7) All ducts, pipes, meters, air conditioning, and any other mechanical equipment, whether on a structure or on the ground, shall be effectively screened from public view with materials architecturally compatible with the main structures.
 - 8) All utilities required to serve permanent development shall be installed underground.
 - 9) Water conservation devices, such as low flow showerheads, faucets, dishwashers, and toilets, shall be installed and maintained in each unit.
 - 10) Street numbers of all buildings and units shall be posted so as to be easily seen at all times, day or night.
5. Recreational facilities in the Village Center shall be installed and operational, prior to occupancy of 500 units in the project. Convenience shopping facilities within the Village Center shall be developed and operated once they become economically feasible. Developer shall report annually to the Planning Director on status and feasibility.
6. With the exception of the development standards listed below, the lots designated for single family dwellings shall be subject to any and all restrictions of the Zoning Ordinance of the County of Alameda for single family residences.

Yards:

Front: 20 feet, minimum, except where swing drives are used, then 10 feet with 20 foot driveway length from street right of way

Side: 5 feet, minimum

Rear: 20 feet, minimum, except 10 foot minimum if an adjacent 20 foot x 25 foot minimum area is provided

Building Heights: 2 stories maximum, except custom lots. Roofs shall project no more than 12 feet above the finished elevations of the top plate of second story

Fences: Fences shall have a maximum height of 6 feet, except that no fence greater than 3 1/2 feet in height shall be constructed within 15 feet of a front lot line or within 5 feet of a side street lot line.

SEE ALSO
C- 5169

Exhibit C - Provisions
1529th Zoning Unit
Page 4

Variety and flexibility in housing siting is encouraged and thus exceptions to these standards that are in substantial conformance with the Board of Supervisors Guidelines of the PD District for Building Sites and these provisions of reclassification may be permitted by the Planning Director to achieve desirable visual and social relationships.

7. During the subdivision stage of the project, changes in the approved Land Use and Development Plan may be authorized through Zoning Approval to the extent listed below:
 - a. Grades may be changed a maximum of 10 feet.
 - b. Lot lines may be adjusted provided that overall number of lots remain the same or are reduced and lot sizes and configuration comply with provisions above.
 - c. Street alignment and design may be modified provided that the major access concept be retained, and revised street design is approved in subsequent tentative map actions. Detailed street grade or alignment may be modified as necessary to serve revised grading which may be authorized pursuant to above, or as may be necessary to adjust to field conditions as determined by the Director of Public Works.
8. Prior to occupancy of any dwelling units in the project, a letter, or letters, shall be submitted by the Project Civil Engineer stating that the project, as built to date, is in compliance with the applicable provisions of this District. Said letter, or letters, shall contain a report accompanied by a map indicating any authorized changes pursuant to Provision Number 7.
9. Bonds sold to finance improvements in Alameda County Assessment District 1975-1 shall be retired by the developer as individual lots are sold to buyers of dwelling units, except that buyers may be given the option of assuming the bonded indebtedness in exchange for an equivalent reduction in price.

GRADING/CONSTRUCTION

10. Prior to any grading of the site or filing the Final Map:
 - a. A detailed soil and geologic investigation report conforming to provisions of the Alameda County Grading Ordinance shall be submitted to, and be approved by, the Director of Public Works. Said report shall include a geologic map at the same scale as the grading plan.

Exhibit C - Provisions
1529th Zoning Unit
Page 5

- b. Detailed grading, drainage and erosion/sedimentation control plans, including mitigation of existing drainage and erosion problems within the entire project area shall be submitted for approval by the Director of Public Works and a Grading Permit conforming to the Alameda County Grading Ordinance shall be issued.
 - c. Independent, professional, soil, geologic and engineering consultant(s) shall be provided by the County of Alameda, as required, at the developer's expense to:
 - 1) review and advise the Director of Public Works on proposed grading and improvement plans; and
 - 2) inspect and monitor construction activities associated with the project as they affect drainage, erosion, sedimentation, dust, water quality, slope stability, compaction, vegetation and other pertinent matters as determined by the Director of Public Works.
- Said consultant, or consultants, shall have authority to advise the Director of Public Works on implementation of improvement plans and other related requirements and conditions.
- d. Compliance with the construction grading plan and assurance that grading will be completed satisfactorily (brought to a stable and erosion resistant state) in the event the project is prematurely terminated shall be guaranteed in an amount and manner determined suitable by the Director of Public Works. Said guarantee shall be provided to the County of Alameda, prior to issuance of a Grading Permit. Grading proposed to extend beyond the limits of a final subdivision map shall also be protected by the aforementioned guarantee.
 - e. The plan for protection and/or recovery of any paleontological resources found on site during construction operations, as approved by the Planning Director and the Director of the Museum of Paleontology at the University of California, Berkeley, shall be followed during any construction on site.
11. No grading of the site or access road area shall occur which is not in compliance with the Grading Permit required per Provision 10.b. Grading shall be completed under the supervision of the Project Soils Engineer and/or Engineering Geologist, or Project Civil Engineer who shall upon its completion submit a declaration to the Director of Public Works that all work was done in accordance with the recommendations contained in the soil and geologic investigation reports and the approved plans and specifications. Inspections that will satisfy final subdivision map requirements shall be arranged with the Director of Public Works, if grading is undertaken prior to filing the Final Map.

Exhibit C - Provisions
1529th Zoning Unit
Page 6

12. No significant concentration or augmentation of runoff above natural levels to natural drainage shall be permitted unless approved by the Director of Public Works.
13. Blasting and the use of explosives shall be kept to a minimum. Appropriate State and local permits and approval of the Director of Public Works shall be obtained, prior to use of explosives.
14. Dust control measures, as described on page 26 of the Draft EIR and as approved by the Director of Public Works, shall be followed at all times during grading and construction operations.
15. Cut and fill shall be balanced in the subdivision. No material shall be exported from the site. Import shall be limited to topsoil for vegetation or for non-expansive material, if required beneath slabs or building foundations, and only if implemented as a part of a Grading Permit issued by the Director of Public Works.
16. Stockpiling of topsoil and/or design of haul cycles so that topsoil is not lost or mixed with other materials in fills shall be required so that revegetation of graded areas can take place, as much as possible, and shall be implemented as a part of a Grading Permit issued by the Director of Public Works.
17. Developer shall be responsible for the improvement or replacement of any existing storm drainage facilities tributary to (but not including) Crow Creek or San Lorenzo Creek, which in the opinion of the Director of Public Works are deemed to be inadequate due to augmented storm runoff attributable to site development.
18. Trash, construction debris, or materials shall not be allowed off site, in creek areas, or near significant vegetation during any phase of the project. Subdivider shall clean up trash or construction debris, prior to acceptance of the project by the Board of Supervisors.
19. Developer shall clear brush and low limbs within an area of 15 to 20 feet behind perimeter lot property backing into timber or brush areas (consistent with erosion and sedimentation control requirements), shall utilize fire resistant construction in perimeter houses in areas designated by the Castro Valley Fire Protection District (such as tile roofs or sheetrock or asbestos paper under shingle and shake roofs), and shall distribute to homebuyers information concerning fire hazards. Fire hazard information shall be posted in a permanent manner in the garages of all perimeter houses.
20. All approved erosion control measures shall be installed on a lot before final inspection is requested for the residence on the lot. If erosion control measures include planting of vegetation, such vegetation shall be maintained by the lot owner.

Exhibit C - Provisions
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21. If during construction archaeological remains are encountered, construction in the vicinity shall be halted, an archaeologist consulted and the County Planning Department notified. If in the opinion of the archaeologist the remains are significant, measures, as may be required by the Planning Director, shall be taken to protect them.
22. Emergency access from Village III-A to Sunnyslope Avenue shall be graded and otherwise improved to an all-weather road to the satisfaction of the Director of Public Works. A breakaway gate or similar device shall be used to ensure no normal use of this road. Maintenance of this road and breakaway gate and existing emergency access and gate to Jensen Road shall be the responsibility of the developer for the duration of the development period and thereafter, the responsibility of the master homeowners association.
23. Automatic garage door openers shall be installed as a standard feature in all townhouse/condominium units.
24. The approved affirmative action program for the Palomares Hills project shall be followed for all construction and improvements.

HOMEOWNERS ASSOCIATIONS/MAINTENANCE

25. All development shall be consistent with and subject to the Declaration of Covenants, Conditions and Restrictions for the Community of Palomares Hills (master homeowners association), as recorded in the official records of Alameda County on February 17, 1981, and as said Declaration may be amended from time to time. Services or responsibilities of the master association which must be added, if not already included, and in any event may not be eliminated without approval of the Board of Supervisors include maintenance of the following:
 - a. the Village Center;
 - b. all landscaping not assigned elsewhere;
 - c. permanent drainage, erosion control and water quality facilities, whether on association property or not;
 - d. slopes (whether on association property or not) which, on occasion, present an actual or potential threat to established facilities or other properties (the Director of Public Works may be asked to mediate in the case of a dispute);
 - e. a program for formal inspection and maintenance of slopes and facilities, prior to October 1 of each year;
 - f. common areas and the project trail system;
 - g. street lighting;

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- h. augmented street sweeping;
 - i. emergency access road(s);
 - j. the shuttle system;
 - k. liability insurance;
 - l. provisions that the County of Alameda shall not be liable for any occurrence due to improper maintenance or other reasons;
 - m. provisions granting, authorizing and empowering the County to:
 - 1) determine that a special assessment is necessary to repair the common area or any part thereof, to the standard in the neighborhood and place a special assessment on the individual units for that purpose at the County's discretion. In furtherance of such grant, authority, or power, the County may place a lien on each unit in the project.
 - 2) perform any work at County's discretion in the common area, or any part thereof, to bring common area in compliance with the ordinances of the County in effect at the time of commencement of project construction. County may perform any work in common area, or any part thereof, necessary to prevent common area from becoming in violation or further violation of any ordinance of the County.
 - 3) enforce any of the covenants, conditions, and restrictions for the project at the County's discretion.
 - n. ultimate authority over all subordinate homeowners associations (those for townhouse/condominium areas) which are located within the boundaries of the 1529th Zoning Unit.
26. All new or changed conditions, covenants and restrictions applicable to any or all units or lots shall first be approved by the Planning Director to ensure conformity with these provisions, those placed on tentative map approval, and requirements of the master homeowners association.
27. A perpetual easement for access to all commonly owned areas shall be granted to the master homeowners association to perform its authorized functions.
28. Maintenance of common areas including ornamental landscaping, graded slopes, erosion control plantings and drainage, erosion and sedimentation control improvements, and emergency access roads shall be the responsibility of the developer during construction stages and for

one year after acceptance of improvements by Alameda County; thereafter maintenance shall be the responsibility of the master homeowners association, and in townhouse/condominium areas, a homeowners association subordinate to the master association, both of which automatically collect maintenance assessments from each owner and make the assessments a personal obligation of each owner and a lien against the assessed land.

29. Prior to filing of any Final Map, a detailed proposal of how maintenance is to be provided shall be submitted to the Planning Director for approval and shall, upon approval, become operable as a zoning provision. This detailed maintenance proposal shall include, but not be limited to: when the responsibility for maintenance will be transferred from the developer to the master or subordinate homeowners association; what the costs of maintenance will be; what assurances there will be that the associations will have the resources to maintain their portion of the project, once given the responsibility; and what assurances there will be that the project will be properly maintained. The project homeowners association, or associations, shall provide the County Planning Department with a current address or post office box number.
30. Maintenance of nonstandard equipment and facilities, such as street lights and street signs, shall not be at the expense of the County of Alameda. Such maintenance shall be assigned to the appropriate homeowners association, master or subordinate.
31. Augmented street cleaning within the project shall be financed through the master association. Street cleaning shall incorporate all practical techniques to improve water quality based on information in the County Surface Runoff Management Plan.
32. All landscaping installed by the developer outside private lots shall be maintained by the developer for one year after installation and shall thenceforth be the responsibility of the appropriate homeowners association, master or subordinate. Developer shall guarantee replacement of all 1-gallon and 5-gallon stock for an additional year. All landscaping installed by the developer on private lots shall be maintained by the developer until the lot is sold and occupied. Transfer of maintenance responsibility shall not occur until said landscaping complies with the approved landscaping plan.

CIRCULATION/TRANSPORTATION

33. Developer shall deposit a guarantee with the County, in a manner determined suitable by the Director of Public Works, in an amount as may be determined by the Board of Supervisors, to cover County maintenance of Villareal Drive and other project roads during the period determined necessary by the Director of Public Works. If all or any portion of the fund has not been used after this period ends, then all or any remaining

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portion shall be refunded to the developer. The intent of this provision is to provide funds to cover maintenance costs of construction haul routes.

34. Developer shall pay the entire cost of signalization and channelization of Villareal Drive and East Castro Valley Boulevard and one-sixth of the cost of signalization and channelization of Jensen Road and East Castro Valley Boulevard when those signals are warranted and shall enter into a written agreement with the County of Alameda to accomplish same. Said agreement shall include a provision that if the above improvements have not been installed or become warranted prior to occupancy of the last 50 units in the project that:
- 1) the developer shall submit a cash deposit with the County in an amount determined by the Director of Public Works equal to the project's share of improvements; and
 - 2) if improvements are still not warranted after 5 years from occupancy of the last unit in the project, said cash deposit shall be refunded to the developer.

In the event that substantial additional development off-site changes traffic characteristics of the area, the project's percentage share of improvement costs may be modified by the Planning Director so that the project's share is proportional to its contribution of traffic.

35. Developer's traffic consultant shall prepare a detailed traffic study of the two traffic circles proposed (at Villareal Drive and Village IV and within Village III), to include a.m. and p.m. peak operation, available sight distances, turning movement volumes, pedestrian walk layout, handicapped ramps, lighting, and signing. One or both circles may be redesigned, or deleted, if this study indicates potential operational or other problems.
36. To avoid significant deterioration in existing traffic service levels, no more than 475 dwelling units shall be occupied prior to completion and opening to traffic of scheduled I-580 improvements to the local street system, including Castro Valley Boulevard, Crow Canyon Road, Grove Way and Center Street.
37. Developer shall pay the cost of a traffic signal, if a plan for metering traffic on Crow Canyon Road involving the use of a traffic signal in the vicinity of Norris Canyon Road is developed by the County by August 4, 1984.
38. A shuttle system (bus or van) providing service between the development, the Castro Valley core, the Hayward BART Station and schools of the Castro Valley Unified School District serving the project shall be provided by the developer and its operation financed through the master

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homeowners association. The service shall be in operation no later than occupancy of 475 units. If requested by the master homeowners association, the service may be reviewed by the Board of Supervisors after a period of 12 months after issuance of the Building Permit for the final dwelling unit in the project. If, in the Board's judgment, patronage is so low as to render insignificant the contribution of the service to air quality, energy, and traffic flow, service may be terminated.

39. Developer shall ensure, subject to consultation with, and approval by, the State Department of Transportation and County Public Works Agency, that a parking area is made available for car pools and/or transit pickups at a suitable location near I-580. If necessary, acquisition and improvements shall be paid by the developer. A program detailing when the facility will be installed shall be prepared by the developer in coordination with CalTrans and approved by the Planning Director, prior to filing a Final Map for any village subsequent to Village IIa.

UTILITIES

40. Public utilities and facilities for the entire project site shall be upgraded to serve the increase in density over that approved in 1978, as determined appropriate by the respective utility agencies/companies.

FIRE PROTECTION

41. A fire station and equipment suitable to meet requirements of the Castro Valley Fire Protection District shall be provided by the developer or the development, according to the plan dated November 14, 1979, as amended December 3, 1981, which has been approved by the Board of Supervisors.

PARKS

42. Two park sites meeting requirements of the County Subdivision Ordinance and acceptable to the Hayward Area Recreation and Park District have been designated, graded and guaranteed to the District during the first phase of development (Village II). Project shall comply with park dedication requirements of the County Subdivision Ordinance with credit being given for these park sites.

Attachment “E”

**Castro Valley General Plan,
Chapter 9 Public Services and Utilities, 9.2 FIRE AND POLICE SERVICES**

9.2 FIRE AND POLICE SERVICES

Fire Protection

The Alameda County Fire Department (ACFD) provides fire and paramedic service to Castro Valley except for the Five Canyons area, which is within the Fairview Fire Protection District (FFPD). ACFD operates four fire stations in Castro Valley and FFPD operates one station in the planning area. ACFD Station 3, located outside the Castro Valley planning area at 1430 164th Avenue, provides fire protection services for Hillcrest Knolls, El Portal Ridge, and the Fairmont Area. Three of the fire stations need seismic retrofitting and ACFD Station 5, at 18770 Lake Chabot Road, has been identified as candidate for replacement.

Under the Alameda County Mutual Aid Plan, the ACFD may request mutual aid from other fire departments in the County. Mutual aid is a reciprocal agreement and practiced statewide among fire agencies for incidents that may exceed the response capabilities of a community such as wildland or interface fires.

The ratio of fire and paramedic personnel to general population is higher in Castro Valley than in Alameda County as a whole. However, Castro Valley has an average square mile coverage area per station of 7.6 square miles compared to the countywide median of 3.7 square miles per station. The ACFD responds to 81 percent of its calls for fire and medical emergencies in 3 minutes, or less, which is higher than the 4:53 minute median for all fire departments in the county and exceeds the National Fire Protection Association guideline of a 6-minute response at least 90 percent of the time.

Large parts of Castro Valley that border the East Bay Regional Park District and undeveloped resource conservation lands outside the Measure D boundary are particularly susceptible to wildland fires. In some of these areas access roads don't meet Uniform Fire Code standards and there is inadequate water pressure. Water pressure is also sub-standard in some areas closer to the Central Business District that are proposed for infill development where older water mains are not adequate to meet pressure requirements for fire protection.

Additional information about fire hazards and proposed policies and actions are in Section 10.1 of Chapter 10 (Natural Hazards and Public Safety).



The Alameda County Fire Department operates four fire stations in Castro Valley; a fifth is under the Fairview Fire Protection District.



The Alameda County Fire Department responds to fires as well as medical emergencies in Castro Valley.