



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY  
PLANNING DEPARTMENT**

**STAFF REPORT – INFORMATIONAL ITEM**

**TO: FAIRVIEW AREA MUNICIPAL ADVISORY COUNCIL**  
**HEARING DATE: June 04, 2026**

**GENERAL INFORMATION**

**APPLICATION TYPE & NUMBER:** Vesting Tentative Tract Map Subdivision, TR 8775, Site Development Review, Historical Assessment; PLN2025-00184

**OWNER/APPLICANT:** 94541 D LLC.

**PROPOSAL:** Application to subdivide one parcel by Vesting Tentative Tract Map 8775 for a 21-unit subdivision consisting of 14 detached single-family units with three (3) multi-family buildings each with two (2) attached units, plus one (1) building with three (3) attached units. The subdivision consists of 17 lots and three (3) private open space parcels. The project proposes a new private roadway, and separate open spaces parcels designated for wetland, and stream conservation.

**ADDRESS AND SIZE OF PARCEL:** 2492 D Street, north side, 100' west of Madeiros Avenue, Fairview area of unincorporated Alameda County, designated Assessor's Parcel Number: 416-0200-022-06. 135,517 square feet (3.11 acres).

**ZONING:** Fairview Area Residential 17 Housing Element (FA-R-17-HE) allowing residential uses as the primary use up to 17 units per acre.

**GENERAL PLAN DESIGNATION:** Small Lot Residential and subject to the policies and regulations of the *Fairview Area Specific Plan*, a part of the Alameda County General Plan, adopted by Alameda County Board of Supervisors on June 03, 2021.

**ENVIRONMENTAL REVIEW:** Pursuant to the California Environmental Quality Act (CEQA), an Addendum (as defined by CEQA Guidelines Section 15164) to a previously adopted Mitigated Negative Declaration (MND) for a previously approved project on the site, is proposed to be adopted as the applicable CEQA document for the proposed project. The Addendum finds that there are no substantial changes to the project as it was defined for the prior MND, changes in circumstances or new information that would result in a finding that a new significant impact would result which was not previously recognized in the prior MND. Changes to the project and in CEQA requirements make revisions to the prior MND necessary; however, none of these changes involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

**RECOMMENDATION**

Staff recommends that the Fairview Area Municipal Advisory Council review the staff analysis for the project, the Addendum to the prior Mitigated Negative Declaration, take testimony from the public and the applicant, and recommend approval to the Board of Supervisors, Site Development Review, Vesting Tentative Tract Map 8775. Staff will then relay the recommendations from the Fairview MAC to the decision-making entity.

## **PARCEL ZONING HISTORY**

February 21, 1948, 4<sup>th</sup> Zoning Unit established the R-1-A (Single Family Residence, limited agricultural uses) District.

May 1964, 600<sup>th</sup> Zoning Unit, *proposed but withdrawn* application to reclassify the majority of the site to the R-S-D-5 (Residential-Suburban, 2,500 square feet of building site area per dwelling unit) District.

March 30, 1968, 806<sup>th</sup> Zoning Unit reclassified the properties from the R-1-A (Single Family Residence, limited agricultural uses) District to the R-1 (Single Family Residence) District.

May 3, 1980, 1426<sup>th</sup> Zoning Unit reclassified the properties from the R-1 District to the PD (Planned Development) District, allowing 19 clustered single family dwelling units on 2.48 acres, under the concurrently approved Tract Map 5965.

April 1, 1989, 1850<sup>th</sup> Zoning Unit rezoned the property from the PD (Planned Development) District to the R-1 (Single Family Residence) District.

November 15, 1989, Variance, V-9878 (for prior APN 416-0200-019-05 at 2512 D Street), allowed the construction of a residence with a front yard setback of 10 feet where a 20-foot minimum is required and a rear yard setback of 5 feet where a 20-foot minimum is required.

September 4, 1997, *Fairview Area Specific Plan* adopted, designating the site and vicinity in the R-1 (Single Family Residence, 5,000 sq. ft. Minimum Building Site Area) District, subject to the policies and regulations of the *Plan*.

June 3, 2021, the *Fairview Area Specific Plan* was amended and adopted by the Alameda County Board of Supervisors.

December 12, 2024, Resolution No. 2024-643, of the Board of Supervisors adopted the Alameda County Housing Element 6<sup>th</sup> Cycle (2023-2031) General Plan Element, adopting the Initial Study and Mitigated Negative Declaration prepared for the project, and making general and specific plan text and map amendments to implement the Housing Element. The Resolution amended the Fairview Specific Plan language to add “Small Lot Residential” and created a new Zoning category “Residential 17” applicable to the subject property.

## **DEVELOPMENT PROPOSAL HISTORY SINCE 2001**

September 7, 2001, Tentative Tract Map TR-7337 approved by the Planning Commission, allowing a 16-lot subdivision with retention of one existing residence facing D Street.

October 23, 2001, minor modifications made to Tract Map TR-7337 by the Planning Director, to adjust several property lines internal to the approved map.

October 4, 2004, Modified Tentative Tract Map, MTR-7337 approved by the Planning Commission.

April 30, 2010, application submitted for Tract Map 8022, to subdivide two parcels 416-200-19-3 and 416-200-22-1 into 15 single family lots (including the existing single-family residence at 2512 D Street).

May 3, 2010, Boundary Adjustment PLN2010-00052 approved reconfiguration of APNs 416-200-19-3 (30,905 square feet) and 416-200-22-1 (113,224 square feet) into one larger parcel (135,517 square feet/ 3.11 acres, now APN 416-200-22-6, the project site, at 2492 D Street) and one small parcel (7,608 square feet, now APN 416-200-19-9, *not* part of the project site, at 2512 D Street).

April 7, 2014, Vesting Tentative Tract Map 8143, PLN2013-00104, approved the subdivision of one parcel to 12 lots.

April 14, 2021, Private Street application approved Living Water Place as the private street name for the Vesting Tentative Tract Map 8143.

## **SITE AND CONTEXT DESCRIPTION**

The property consists of one parcel totaling 3.11 acres of gently to steeply sloping terrain, characterized by a mixture of open meadows of mown native and non-native grasses over large areas of the property, a densely-wooded and steep-sided area of roughly 15,000 square feet, two small streams crossing the property from east to west, and one vacant, deteriorated single family house located about 350 feet from D Street. A compacted dirt access road extends northward from D Street through the site to the house, and crosses the stream closest to D Street. The northern stream is also divided into two segments, with a ponded wetland area on the northeast and a lower stream to the northwest.

Due to the boundary adjustment in 2010, the parcel now has an irregular shape, comprised of a relatively small semi-rectangular area directly north of D Street, with about 88 feet of street frontage and a depth of 92 feet (proposed as Lot 1 and a segment of the private street), bounded by the separate flag-lot shaped parcel (2512 D Street, established by the boundary adjustment, with a stem extending from its rear, northwest corner to connect in the future to the proposed private street). Behind and north of 2512 D Street is a moderately large rectangular portion of the parcel with dimensions of about 186 feet by 122 feet (the southeast area), while the remaining majority of the parcel (northwest area) extends west of that area and north of two adjacent lots on D Street to the rear property line, about 670 feet north of D Street. The northwest area widens from roughly 100 feet near D Street to nearly 290 feet along the rear property line.

Surrounding neighborhood uses are predominantly single family residential, but include a 20 lot development immediately to the east that is visually prominent throughout the site with moderately reduced lot widths (along Glenbrook Lane), a 16 lot development to the north (along Palazzo del Kayla), three deep lots with woodlands to the west, and older single family homes on widely varying lot sizes along both sides of D Street. Just beyond the three undeveloped deep lots to the west is a condominium complex of 43 dwelling units on nearly 9 acres. San Felipe Park is roughly 1,000 feet to the west of the site.

## **ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study and a Mitigated Negative Declaration (MND) was prepared and adopted in October 2004, for Modified Tentative Tract Map 7337, which was approved for development within the same project boundaries as the current project except that it also included an existing residence at 2512 D Street, which has since been separated from the project parcel by a Boundary Adjustment, PLN2010-00052. Although Modified Tract Map 7337 expired, and a new discretionary approval is required, CEQA Guidelines Section 15162 provides that “when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR [or negative declaration] shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record... that substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.” (15162(a)(1)). A new MND could be required if there are substantial changes to the circumstances in which the project is proposed, or the discovery of new information of substantial importance which would demonstrate the potential for one or more new significant effects or more severe effects, not discussed in the previous document, or new substantially different mitigation measures are introduced (e.g., previously considered infeasible but which became feasible, or which would substantially reduce one or more of the significant effects of the project).

The CEQA Guidelines (Section 15164) further provide that an Addendum to a previously adopted MND may be prepared if only minor technical changes and additions are necessary, or none of the above conditions (i.e., applicable under Section 15162) have occurred that necessitate the preparation of a new MND. In the case of the current project, the prior MND identified a broad range of potentially significant impacts on the environment, and feasible mitigation measures for each such impact that the applicant at that time agreed to adopt or implement as part of the project. The vast majority of the potential significant impacts of the 2004 project would be considered potential impacts of the current project, and almost all of the same mitigation measures are required to avoid those impacts, or reduce them to less-than-significant levels. More generally speaking with respect to Section 15162 of the CEQA Guidelines, *there are no new or more severe significant impacts not previously disclosed* that would result with the current Project, nor are there substantially different mitigation measures that could be considered that would substantially reduce the potential impacts, to a greater extent than the originally identified measures. The Addendum includes a comparative environmental analysis of each CEQA topic area determining whether changes in the current project, any changes in circumstances, or any new information since the prior 2004 MND was adopted require additional environmental review of the currently proposed project.

Because all of the potentially significant impacts of the project can be avoided or reduced to less-than-significant levels, there is no need to prepare an EIR. There is no other new information of substantial importance pertaining to the site, the Project or other matters that were not known and could not have been known with the exercise of reasonable diligence at the time the previous 2004 MND was adopted and that would result in a new significant environmental effect or a substantial increase in the severity of significant effects previously identified in the prior 2004 MND.

## **PROJECT DESCRIPTION**

The proposed Project would subdivide the Project site into seventeen (17) lots for future residential dwellings. Residential Lot 1 would contain two townhomes (Units 1A and 1B), Lot 2 would contain three townhomes (Units 2A, 2B and 2C) and Lot 3 would contain two townhomes (Units 3A and 3B). The remaining residential lots (Lots 4 through 17) would each contain one single-family residential home site. The total number of residential units would be 14 single-family dwellings and 7 townhomes, or 21 total residential dwelling units. The Vesting Tentative Map shows proposed single-family lot sizes that range from 3,420 square feet (Lot 5) to 6,180 square feet (Lot 10), with an average single family lot size of 4,610 square feet. The townhome lots range in size from 5,560 square feet to 10,850 square feet.

Site access to each parcel would be from a new private road intersecting with D Street west of Madeiros Avenue. This private road would be an approximately 630-foot-long road (Parcel A) ending in a 'hammerhead' type of cul-de-sac designed to accommodate the turning movements of emergency fire equipment.

Three additional lots (Parcels B, C and E) would be retained as private open space, inclusive of the eucalyptus grove, the non-culverted portions of the southerly creek, and a small passive open space at the end of the private road cul-de-sac. The non-culverted portions of the northerly stream would be retained within easements across Lots 12 and 13 (to the west) and across Lots 7 and 8 (to the east). A small additional parcel (Parcel D) would consist of an easement dedicated to the neighboring property on D Street to accommodate the existing fence line between these two properties, which currently encroaches into the Project site.

The 21-unit project would have a net density of 10 units per acre, as permitted by the newly created Residential 17 Zoning District under the *Fairview Area Specific Plan*. The proposed density is based on a developable site area of 2.09 acres, as that term is defined in the *Specific Plan* (3.4.3((e))), obtained by subtracting from the total site area (3.11 acres): 1) the area of 30% or greater slope; 2) Any area within a

street or access easement; and 3) any area within riparian zones or required creek setbacks; 4) other portions of the lot that may be unserviceable or unbuildable.

## **REFERRAL COMMENTS**

**City of Hayward Fire Department.** In a Preliminary Approval Letter dated March 18, 2020, the City of Hayward Fire Department provided 17 Conditions of Approval, four (4) General Requirements and two (2) additional permits required comments.

### Conditions of Approval

1. Submit plans for building construction to the ALCO Building Department. The plan set will be routed to the Hayward Fire Department for Fire Department review/comments.
2. All structures shall be provided with an NFPA 13D (modified) Fire Sprinkler System per the California Fire Code (CFC), NFPA 13D Standards and City of Hayward Ordinance. The minimum water meter size shall be a minimum of 1". Installation of individual fire sprinkler systems will be a deferred submittal by a C16 to the Hayward Fire Department.
3. A minimum of fire hydrants shall be installed the California Fire Code and Local Fire Ordinance at a location approved by the AHJ. (EBMUD water purveyor).
4. Spacing and locations of fire hydrants shall be subject to review and approval by the Hayward Fire Department. The type of fire hydrant shall be Modified Steamer Hydrant (Clow Valve Co. Model LB 614 with one 2-1/2" outlet and one 4-1/2" outlet) in single-family residential area, capable of flowing a minimum of 1,500 gallons per minute unless otherwise specified by the AHJ based on the onsite demand. The design and layout of the hydrants shall be reviewed and approved by the Fire Department prior to installation.
5. Blue reflective pavement markers shall be installed at fire hydrant locations. If fire hydrants are located to be subjected to vehicle impacts as determined by the Hayward Fire Department, crash posts shall be installed around the fire hydrant(s).
6. Provide "Fire Lane No Parking" signage and red curbing are required by the authority having jurisdiction (AHJ) and shall be maintained in an approved manner.
7. Design of the public streets and private streets and courts shall be consistent with Nationally Recognized standards. All public streets, private streets and private courts shall be designed and engineered to withstand 75,000 lbs. gross vehicle weight of fire apparatus. Such standard is also applicable to pavers or decorative concrete.
8. All public private streets and private courts shall be designed with an all-weather pavement surface and shall meet the CFC and City of Hayward Fire Department, turning radii requirements.
9. Fire lane of 20 to 26 feet wide shall be posted on both sides as a fire lane; 26 feet to 32 feet shall be posted on one side of the road as a fire lane.
10. An unobstructed vertical clearance of not less than 13 feet 6 inches shall be maintained at all time for fire apparatus road.

11. All buildings shall have a minimum 4 inch self-illuminated address installed on the front of the building so as to be visible from the street. A decorative address monument sign shall be installed at each court entrance, indicating the building addresses for the units served by such court. Minimum size numbers shall be 6” inches in height on a contrasting background.
12. Design and installation of the fire service line shall meet NFPA 24 Standards and East Bay MUD standards.
13. All bedrooms and hallway areas shall be equipped with smoke detectors, hard-wired with battery backup. Installation shall conform to the California Building Code (CBC).
14. CO detectors should be placed near the sleeping area on a wall about 5 feet above the floor. The detector may be placed on the ceiling. Each floor needs a separate detector.
15. Materials and Construction Method for Exterior Wildfire Exposure - The lot is located within the Fairview Fire Protection District which is classified as an Urban/Wildland Interface Area and the building construction shall comply with the requirements contained in the California Residential Code Section R327. Roofs shall comply with a Class A roof rating and exterior non-combustible siding materials (stucco), double-pane windows. Do not use wood shake or treated wood shake roofs.
16. Spark Arrestor Required - Provide spark arrestors with 1/4” metal mesh screens on all chimneys. Homeowners should inspect spark arrestors every year to ensure mesh screen integrity.(if applicable).
17. Outdoor Storage - Restrict outdoor storage of firewood, kindling, or compost material within 30 feet of any structure, unless the material is stored in an approved bin or enclosure.

#### General Requirements

1. The developer or contractor shall not work on a project without approved plans, unless otherwise specifically allowed by the Fire Chief.
2. Inspection requests shall be made by calling the Fire Marshal’s Office at (510) 583-4900 to schedule either a morning inspection (10:00 a.m. to 12:00 p.m.) or an afternoon inspection (1:00 p.m. to 4:00 p.m.). The job copy of APPROVED plans and the job card shall be available on the job site during a scheduled inspection.
3. A permanent water source capable of supplying the required fire flow shall be made available as soon as combustible materials accumulate at the site. Hydrants shall be maintained clear of obstructions and accessible for fire protection during construction.
4. Permanent access to the immediate job site by a heavy fire fighting apparatus shall be provided at the start of construction. The all-weather road shall be at least twenty (20) feet in width, shall have an unobstructed vertical clearance of at least thirteen feet six inches (13’ 6”), and shall be capable of supporting the imposed load of a fire apparatus weighing at least 75,000 pounds (gross vehicle weight).

#### Additional Permits Required

1. Fire Sprinkler System Installation NFA 13/13D (deferred to HFD).

2. Underground Fireline Installation (if private hydrant system to HFD)

**Alameda County Public Works Agency, Surveyor's Office.** In a referral response dated December 01, 2025, the Surveyor's Office provided seven (7) comments.

- 1) The Subdivision survey and map shall comply with provisions of the Professional Land Surveyor's Act (Bus. and Prof. Code § 8700 et. seq.), the Subdivision Map Act (Government Code §66410 et. seq.), the Subdivision Ordinance of Alameda County (Alameda County Code of Ordinances Title 16) and all other applicable laws and ordinances.
- 2) In particular, the relationship of the subdivided parcel with adjacent tracts shall be clearly noted on the subdivision map and evidence of occupation or improvements existing near the property lines shown.
- 3) Any existing easements shall be clearly shown on the map. New easements for emergency vehicle access, utilities, storm drain, water lines, etc. must be clearly shown on the map and supported by separately, concurrently recorded agreements, covenants, conditions, and restrictions.
- 4) Dedications for public street purposes are presumed to be made in fee simple unless alternative arrangements that are acceptable to the Director of Public Works are otherwise approved. Dedications for public streets shall be irrevocable. Acceptance of dedications shall be rejected unless the associated street improvements are completed and approved prior to the time of map recording.
- 5) The boundary and proposed lot lines of the subdivision must be monumented in compliance with Alameda County Subdivision Ordinance §16.24 and must be permanent, durable and sufficient to enable any point or line in the subdivision to be easily retraced in the future.
- 6) Monuments shall be set prior to recording the Subdivision unless adequate security is filed with the County Surveyor prior to recording. After recording, adjoining landowners share equally in the responsibility for maintaining the boundaries and monuments between them (Civ. Code § 841). At the time of inspection pursuant to §16.24.130, the County Surveyor will place the following tag with the monuments to the extent practicable (see tag in referral comment response).
- 7) A first Checkprint of the Subdivision Map shall be submitted 30 days prior to submittal of the 100% improvement plans for this project. An updated title report shall be provided which reflects the correct names of the Subdivider(s) and correctly reflects any encumbrances shown on the Subdivision Map;
- 8) Timing for setting monuments. Upon approval of the Subdivision Map for printing on Mylar, the surveyor will set the monuments shown on the map and will provide written notice to the County Survey that the monuments have been set and are ready for field inspection by County Survey Crews (Gov. Code §66497(a)). Prior to delivering signed mylars for recording, the surveyor shall provide written notice that final payment to surveyor for his or her work has been received;
- 9) The County Surveyor will provide instructions for submitting the final signed mylar Subdivision Map. Required with this package are a current Subdivision Guarantee (no more than 30 days old) and current certificate showing all tax liabilities are paid.

**Alameda County Public Works Agency, Development Engineering Department.** The Alameda County Public Works Agency, Development Engineering Department provided the following Conditions based on their preliminary review of the application:

Specific Comments

1. Wetlands are present on the site, and the applicant is required to mitigate any impacts resulting from development activities. Permits or agreements from other related state and federal agencies, i.e. the California State Department of Fish and Wildlife, San Francisco Bay Regional Water Quality Control Board and the U.S. Army Corps of Engineers should be obtained in accordance with their guidelines and requirements for the proposed work near/in the waters of the U.S. Evidence of compliance with those agencies' requirements will be required prior to Alameda County's issuance of any permit.
2. The Public Works Agency will retain the 10-foot-wide strip along the property frontage for future street improvements. If the applicant wishes to landscape this area, they must obtain a license agreement from the Alameda County Public Works Agency. The condition(s) must be clarified in the appropriate documents, requiring the HOA to maintain this area at no cost to the County. This maintenance obligation will remain in effect until the County will have to use the frontage for public street improvement project; at that time, the HOA will also be responsible for removing any landscaping or improvements area at no cost to the County.
3. The plans should clearly indicate that a license agreement will be required for any temporary landscaping or improvements within the 10-foot-wide strip of public right of-way fronting the project site.
4. The submitted preliminary review package does not contain all pertinent information for a Preliminary Grading Plan as required under Chapter 15.36.240 of the Grading Ordinance. Notable items missing include, but are not limited to, the following:
  - a. Location and nature of known or suspected soil or geologic hazard areas.
  - b. Contour lines of the existing terrain and proposed approximate finished grade (e.g., proposed contour lines for Lot 1 and 10 are not shown on Sheet C-13).
  - c. Approximate location of cut and fill lines and the limits of grading for all the proposed grading work, including borrow and stockpile areas.
5. Submit a current (less than six months old) Preliminary Title Report showing the legal owners at the time of filing the tentative map. Submit copies of all backup documentation (DOCUMENT NO. 2001381734, 2005499735, SURVEY NO. 2127, GRANT DEED #2025-036606), including maps that are referenced in legal descriptions.
6. Show the tentative map all easements existing and proposed, including vehicle access easements and access easements for the stormwater treatment areas.
7. The existing bus stop serving the Alameda-Contra Costa Transit Agency (AC Transit) Route#95, located on "D" Street in front of the proposed subdivision, shall be retained at the frontage of the site or relocated to an approved location within the

immediate area. It is the responsibility of the Subdivider to secure approval of the location with the Public Works Agency and AC Transit.

8. There is an existing utility pole right next to the proposed entrance. The applicant's engineer should evaluate sight distance and recommend appropriate measures to ensure that the required intersection sight distance is provided.
9. Indicate on the plans whether the existing driveway currently serving Parcel 4116-200-19-9 (fronting D Street) will be removed and replaced. If removed, the driveway shall be replaced with County-standard Portland cement concrete curb, gutter, and sidewalk.
10. The developer shall comply with all requirements of Fairview Fire District, City of Hayward Fire Department, Pacific Gas and Electric Company, Oro Loma Sanitary Sewer District, East Bay Municipal Utility District, and AT&T.
11. Sheet C-1 (Cover Sheet & Notes):
  - a. Provide information of the Geotechnical Engineer, Surveyor, and professional team whose services will be required in the preparation of the tentative map
  - b. Update '2512 D Street Fairview' to '2512 D Street Hayward' as the address is located in the unincorporated area of Hayward.
12. Sheet C-2
  - a. Update relevant standards and references from the City of Hayward to Alameda County
13. Sheet C-18
  - a. Divide the entire site into separate Drainage Management Areas (DMAs), with each area identified as self-treating, self-retaining, draining to a self-retaining area, or draining to an IMP. Show the provided treatment area; this value must be larger than the minimum required treatment area. Show ponding depth of retention facilities, if applicable, for storage and flow control purposes.
14. Sheet C-20, Section A-A
  - a. The Alameda County Public Works Agency will retain the 10-foot-wide frontage along the property for future street improvements. Remove the lines and callouts associated with the 10' proposed road vacation.

General Comments

15. Developer shall establish a Homeowners' Association (HOA), and record CC&Rs containing specific language which defines private ownership and financial responsibilities of all the subdivision's infrastructures, including but not limited to storm drain facilities, private roadway accesses, parking areas, common areas, wetland conservation easement, water treatment/detention pond, and all its auxiliary

structures. The CC&Rs shall clearly specify an acceptable funding mechanism for all onsite common improvements.

16. Any right-of-way dedication, road improvements, and any necessary relocation of utility facilities shall be at no cost to the County.
17. 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.
18. Acquire an encroachment permit from Alameda County for all work within the roadway right-of-way.
19. Before any demolition or grading, destroy known water wells that do not have documented intent of future use. Obtain a destruction permit from Alameda County Public Works Agency for any water well. For additional information, the owner or other responsible party should call the Alameda County Public Works Agency at (510) 670-5554.
20. Designate all parcels intended for sale by number, not by letter designations.
21. The referral of the Tentative Tract Map did not include a Geotechnical and Geological Investigation Report. A report should be reviewed by the Public Works Agency before approval of the Tentative Map.

#### Public Street Improvements

22. Install Portland cement concrete curb, gutter and sidewalk, and pavement tie-in along the entire street frontage of the property. Portland cement concrete improvements exist on adjacent and/or nearby properties on this street.
23. Note on the plans: "The proposed street structural section is to be designed by a Registered Civil Engineer and approved by the County Engineer." The minimum public road pavement section, including conform pavement tie-in, shall consist of 3 inches of asphalt concrete over 8 inches of aggregate base.
24. Improvement plans shall conform to the County's concerns with regard to tie-in, angle of approach, steepness, and sight distance for any driveway connection to the road. Design the driveway entrances to intersect the road right-of-way at a perpendicular angle. A minimum length of 20 feet behind the curb face must be relatively flat (6 percent maximum) to ensure safe access to the road. Also, there should be no parking spaces within this 20-foot area.

#### Driveways/Private Streets

25. Parcel 416-200-19-9 relies on vehicular access on the proposed private street of the project site (Parcel 416-200-22-6). Provide documents or agreements that demonstrate whether Parcel 416-200-19-9 has or will have legal access across Parcel 416-200-22-6, and that the access will be protected from future development in perpetuity

26. County design requirements control access points to a County road. Improvement plans shall conform to the County's concerns with regard to tie-in, angle of approach, steepness, and sight distance for any driveway connection to the road. Design the driveway entrances to intersect the road right-of-way at a perpendicular angle. A minimum length of 20 feet behind the curb face must be relatively flat (6 percent maximum) to ensure safe access to the road. Also, there should be no parking spaces within this 20-foot area.
27. Design the private street to conform to County private street criteria.
28. 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.
29. Existing and proposed landscaping and embankment along the public street frontage should not create sight obstructions at the driveway. Provide adequate sight distance for vehicles exiting and entering the site. Grading and trimming of landscaping may be required, or the proposed driveway may need to be placed at another location.
30. All paved slopes should have a minimum 0.5 percent grade.
31. The maximum driveway grade should not exceed 15 percent. Grades up to 20 percent may be allowed if use of this grade is consistent with good engineering practice and County Fire Department concerns are satisfied.
32. Provide a County Fire Department approved turnaround for each driveway and/or private street.
33. Adjacent driveways shall have minimum separation of 3 feet from edge of flare to edge of flare.
34. Provide a driveway type entrance. High density residential development may use a driveway approach width equal to that of the driveway access width up to a maximum of 30 feet. The maximum driveway approach width is 20 feet for single family residential development and 35 feet for commercial projects.
35. Set back any retaining wall or building a minimum of 2.5 feet from the face of curb of the private street.
36. Show Portland cement concrete curbs, gutters, and sidewalks in front of the residential units. Concrete improvements should run along the length of the driveway for safe pedestrian passage.
37. Parking space sizes should conform to the County minimum of 9' x 18' for compact vehicles, 9' x 20' for standard vehicles, and 14' x 20' for handicapped parking.

#### Utilities/Signs

38. Fire hydrants are required to be located a minimum of 2.5 feet to their centerline from the face of curb.
39. Show the fire hydrant and electrolier on the roadway typical section, and a passage way consistent with ADA requirements provided around these facilities. If there is inadequate space within the sidewalk for the utilities, locate them behind the sidewalk within a public services easement.
40. The private access way will need traffic safety signs in accordance with Alameda County standards, including the private street name, stop, and parking restriction signs

#### Streetlights

41. Streetlights on private streets shall be privately owned and maintained. Ownership, maintenance, and responsible party for payment of the streetlight energy bills shall be clarified in appropriate documents such as C.C.&R.'s, Joint Maintenance Agreement, Improvement and Streetlight Plans, and Final Map.
42. Streetlights on public streets shall meet County standards and upon acceptance by the Board of Supervisors, they shall be owned and maintained by the County. These lights shall be energized at the PG&E LS-2 rate schedule.
43. All electroliers shall be anchored to a concrete footing and must comply with the County's grounding requirement.

#### On-site Storm Drain Design

44. Catch basins deeper than 3 feet must have a minimum top opening of 2' x 3' and must have steps for access.
45. No sheet flow of drainage shall flow over the sidewalk area. Collect all drainage on the property and discharge to the road gutter using the County's Standard Sidewalk Drain SD-527 or to the storm drain culvert in the roadway.
46. Do not block the runoff from the adjacent properties. The drainage area map created for the project drainage design calculations shall clearly indicate all areas tributary to the project site.
47. Do not augment or concentrate or divert runoff to the adjacent properties. Install a storm drainage system to pick up the site runoff.
48. No structure or load is to be placed over the storm drainage pipe. Prove with plans and calculations that the proposed building will not place any loads on the storm drain pipes or the channel wall.
49. Develop a drainage study using the Alameda County Hydrology & Hydraulic Manual to determine the drainage patterns, points of concentration, amounts of runoff, and existing storm drainage facilities . It must include the existing and the ultimate situations. Considering the development being proposed, we anticipate an augmentation of stormwater runoff to the existing storm drain system. Unless the

adequacy of that line can be proven, runoff augmentation 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.

### Grading

50. No grading shall be permitted on this site until a grading plan and an erosion and sedimentation control plans have been reviewed by the County and a grading permit is issued in accordance with the Alameda County Grading Ordinance.
51. 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.
52. If grading occurs on land with a slope of more than 10 percent, it will be necessary to undergo environmental impact review at the grading permit phase. Any grading for this project should be required to be a balanced cut and fill.
53. Graded slopes shall not be steeper than 2 horizontal to 1 vertical.
54. Setback graded slopes from the property lines in accordance with the Uniform Building Code. Setbacks from the property lines and all grading shall be based on recent survey data. Graded slopes shall not exceed 2 horizontal to 1 vertical.
55. All retaining walls are to be concrete. Safety fencing shall be provided on all retaining walls exceeding 30” in height located in the right-of-way, and in accordance with Building Requirements within lots. Safety fencing shall be wrought iron, unless otherwise approved by the Alameda County Planning Department.

### Storm Water Quality Measures

56. The applicant shall provide for stormwater protection design solution which conform to the current version of the C.3 Technical Guidance as published by the Alameda County Clean Water Program.
57. Sites with land disturbance greater than one (1) acre must file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) per the regulations of the General Construction Activities NPDES permit. The SWRCB will require that the developer prepare a Storm Water Pollution Prevention Plan (SWPPP). Copies of the NOI & the SWPPP must be submitted to the Development Engineering Division prior to issuance of a grading permit.

**East Bay Municipal Utilities District.** In a referral response dated December 01, 2025, the East Bay Municipal Utilities District provided the following comments.

Effective January 1, 2018, water service for new multiunit structures shall be individually metered or sub-metered in compliance with Section 537 of California's Water Code & Section

1954.201-219 of California's Civil Code, which encourages conservation of water in multifamily residential and mixed-use multi-family and commercial buildings by requiring metering infrastructure for each dwelling unit, including appropriate water billing safeguards for both tenants and landlords. EBMUD water services shall be conditioned for all development projects that are subject to these metering requirements and will be released only after the project sponsor has satisfied all requirements and provided evidence of conformance with Section 537 of California's Water Code & Section 1954.201-2019 of California's Civil Code. Once the property is subdivided, separate meters for each lot will be required

A main extension at the project sponsor's expense will be required to serve the proposed development. Please see the attached EBMUD documents for California (Waterworks Standards) Code of Regulations, Title 22, Section 64572 (Water Main Separation) and EBMUD requirements for placement of water mains. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Engineering and installation of water mains and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought

## **PLANNING CONSIDERATIONS**

### **Historical Assessment**

The subject property is described as vacant with a one-story ranch style single-family house with an attached garage, constructed sometime in 1944, and over 50 years old. The architect is unknown. the single-family house includes single pane windows, asphalt shingle roof, and stucco exterior walls with a raised foundation. It is served by private sewer cistern and leach field. No other detached structures are located on the subject property. The property is vacant and exhibits extensive signs of neglect, disrepair, and long-term lack of maintenance. The overall fabric of the building appears compromised, with deterioration consistent with prolonged vacancy and exposure to the elements.

The single-family house is over 50 years old, it is not located on the county register, nor is it identified in a historical survey as potentially significant. In addition, the following criteria under Sect. 17.62.060 do **not** apply to the single-family house on the subject property:

- a. It is associated with any events that have been made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- b. It is associated with the lives of persons significant in the county's past;
- c. It retains distinctive characteristics of a type, period, region, or construction method;
- d. It represents the work of an important creative individual or master;
- e. It possesses high artistic value; or
- f. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The building's lack of association with significant persons or events does not appear to make this property eligible for preservation. In addition, the Housing Element identifies the subject property on the sites inventory list to meet the county's Regional Housing Needs Assessment (RHNA). Therefore, per the Alameda County Historic Preservation Ordinance, the California Environmental Quality Act (CEQA) Guidelines, and consistent with the Housing Element, Staff find that the structure (single-family dwelling and garage) located on the subject property are not considered a "historical resource". Therefore, the proposed demolition would not cause a substantial adverse change to any historical resource, and no further analysis is required.

### **2023-2031 Housing Element (6<sup>th</sup> Cycle)**

The Project site was identified in the Alameda County 2023-2031 Housing Element Update as one of the Housing Element's inventory of sites where increased maximum allowable densities were needed to help accommodate the County's Regional Housing Needs Assessment, and the Project site was zoned to permit these greater residential densities.

### **General Plan Designation**

Prior to adoption of Alameda County's 2023-2031 Housing Element Update (2024), the Project site had a land use map designation of Low-Density Residential, as identified in the 2021 Fairview Area Specific Plan. The Low-Density Residential category corresponds to areas that are single family residential in character and with a variety of lot sizes. The maximum allowable density ranges from 7.2 to 8.7 units per net acre and no minimum density applies. Most Fairview neighborhoods are in this land use category. As part of the 6<sup>th</sup> Cycle Housing Element Update, the "Small Lot Residential" land use destination was added as a Specific Plan text amendment. The Small Lot Residential land use designation is applied to sites to implement the 2023-2031 Housing Element and can include a variety of attached housing types including but not limited to apartments, townhomes, and flats. Many of the parcels with this designation are vacant, lot zoned for residential use at a density ranging from 9 to 17 units per acre. Lot sizes can range but should not be smaller than 1,200 square feet. Projects 10 units and less built on vacant land can benefit from a streamlined ministerial approval process and are encouraged (see SB 1123).

### **Zoning**

Prior to adoption of Alameda County's 2023-2031 Housing Element Update (2024), the Project site was zoned as Single Family Residence (R-1) with a 5,000 square-foot minimum building site area. Per County Resolution No. 2024-634, zoning for the Project site was amended from R-1 to Fairview Area Specific Plan to Residential 17, which allows residential uses as the primary use up to 17 units per acre. This designation is a medium low density residential designation that allows attached housing types to achieve the desired densities. Objective development and design standards will apply to these projects.

### **Administrative Modification Request pursuant to 2023-2031 Housing Element Update (2024)**

To facilitate projects achieving maximum densities within the HE Overlay, an Administrative Modification is available. Administrative Modification is a no-cost request to modify development standards. It applies to lot dimensions, height, setbacks, open space, landscaping and parking. Administrative Modification is available to applicants and projects covered under Section 17.31.030, Applicability, and can only be appealed under findings of adverse specific impact described in the Housing Accountability Act (Government Code section 65589.5 (a)(3)). The applicant requests the following administrative modifications:

- Setbacks
- Height
- Landscaping.

## **Procedures and Permit Streamlining**

Prior to adoption of Alameda County’s 2023-2031 Housing Element Update (2024), a Tract Map would require approval from the Planning Commission and a Site Development Review would be approved by the Planning Director. As part of the Housing Element Update, the discretionary process has been streamlined and the current project would be approved as outlined in [Section 17.54.210 – Site Development Review](#). In addition, projects that require a Site Development Review are limited to two (2) hearings at the Municipal Advisory Council. After the conclusion of the maximum number of hearings, the Planning Director would approve the project.

## **RECOMMENDATION**

Staff recommends that the Fairview Area Municipal Advisory Council review the staff analysis for the project, the CEQA Addendum to the prior Mitigated Negative Declaration, take testimony from the public and the applicant, and recommend approval to the Board of Supervisors of the Site Development Review and Vesting Tentative Tract Map 8775. If the Council recommends approval to the Board of Supervisor’s, the following Conditions of Approval should be considered.

## **GENERAL CONDITIONS**

1. All conditions must be accomplished prior to or concurrent with filing the Final Map, unless another time of compliance is specified below or on the face of Exhibit “D.” Installation of improvements shall be guaranteed under a County-Developer Tract Contract, as approved by the Director of Public Works. All improvements guaranteed under this contract shall be completed by the land divider and accepted by the Board of Supervisors, prior to release of improvement guarantees.
2. 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 Fairview Fire Protection District, through its contract with the City of Hayward Fire Department.
3. 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” including road location, grade, alignment, width and intersection design; design and grading of lots; location and design of storm drainage facilities; and location and design of frontage improvements.
4. All required plans, specifications, and technical data necessary to complete the Final Map shall be filed with the Director of Public Works. Requirements for filing the map, review fees, improvements and inspections of work shall be determined by the Director.
5. A current title report and copies of the recorded deeds of all parties having record title interest in the property to be divided and if necessary, copies of deeds for adjoining properties, shall be submitted to and accepted by the Director of Public Works.
6. Where easements are not obtained, rights of entry and drainage releases shall be acquired by the land divider in writing from the adjoining property owners for use of improvement of drainage ways outside the boundary of the tract map. Original copies of right of entry shall be provided to the Director of Public Works.

7. Subdivider or its successors shall defend, indemnify, and hold harmless Alameda County or its agents, officers, or employees from any claim, action, or proceeding against Alameda County, or its agents, officers, or employees to attack, set aside, void, or annul this tentative map, including any amendments thereto, or underlying environmental documents and actions taken pursuant to the California Environmental Quality Act, Alameda County Zoning Ordinance, other State and County code and ordinance requirements, and any combination thereof. Such indemnification shall include but not be limited to any such proceeding. Alameda County shall promptly notify the subdivider of any such claim, action, or proceeding and shall cooperate fully in the defense. If subdivider or its successors shall fail to adequately defend the County of Alameda, the County may provide its own legal defense and subdivider or its successors shall be responsible for the County's reasonable attorneys' fees.
8. 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.
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. Permittee shall comply with all Federal, State and Local Laws Regulations and Alameda County Ordinances.
11. Any right-of-way dedication, road improvements, and any necessary relocation of utility facilities shall be at no cost to the County.
12. 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.
13. Acquire an encroachment permit from Alameda County for all work within the roadway right-of-way.
14. Before any demolition or grading, destroy known water wells that do not have documented intent of future use. Obtain a destruction permit from Alameda County Public Works Agency for any water well. For additional information, the owner or other responsible party should call the Alameda County Public Works Agency at (510) 670-5554.
15. Designate all parcels intended for sale by number, not by letter designations.
16. The permittee or its successor shall meet the requirements of the following agencies:
  - a. Alameda County Public Works Agency, Building Inspection Department;
  - b. Alameda County Public Works Agency, Development Engineering memorandum dated December 03, 2025, or as otherwise approved by the County Engineer or other designee;
  - c. City of Hayward Fire Department conditions of approval letter dated March 18, 2026 or as otherwise approved by Fire Marshall or other designee;

- d. Alameda County Surveyor's Office;
  - e. Alameda County Public Works Agency Traffic;
  - f. Alameda County Zoning Enforcement ;
  - g. Alameda County Sheriff's Department;
  - h. California State Department of Fish and Wildlife;
  - i. San Francisco Bay Regional Water Quality Control Board;
  - j. The U.S. Army Corps of Engineers;
17. The referral of the Tentative Tract Map did not include a Geotechnical and Geological Investigation Report. A report should be reviewed by the Public Works Agency before approval of the Tentative Map.
18. Secure approval from the Planning Director of Draft Covenants, Conditions and Restrictions (CC&R's) for a homeowners association (HOA) prior to submittal to the Department of Real Estate (DRE). Final CC&R's as approved by the DRE shall be approved by the Planning Director prior to recordation. The CC&Rs private ownership and financial responsibilities of all infrastructure in the subdivision including but not limited to storm drain facilities, private roadway access, parking areas, common areas, wetland conservation easement, water treatment/bioretenion areas, detention structures, and related auxiliary structures. The CC&Rs shall clearly specify an acceptable funding mechanism for all onsite common improvements.. CC&R's shall be recorded prior to release of improvement guarantees by the Board of Supervisors. Prior to approval of the Final Map, Subdivider shall grant the HOA an irrevocable cash deposit in an amount to be determined by the Planning Director in the review of the Draft CC&Rs for the maintenance of all on-site common improvements. CC&R's shall require the following:
- a. Payment of dues and assessments shall be both a lien against the assessed land and a personal obligation of each property owner within the subdivision.
  - b. Each purchaser of property in the subdivision shall be provided with complete disclosures of the CC&Rs including obligations for dues and assessments necessary to maintain the common infrastructure on the site including the street, parking areas, bioretention areas, detention facilities, stream and wetland areas and conservation parcels, and to prohibit damage of or alteration to any such facilities or features, including those located within easements inside individual properties.
  - c. The association shall maintain in good repair all fences, walls, and common areas, including parking bays and vehicle turnarounds, and any common utility services and storm drainage easements serving or crossing more than one parcel.
  - d. The association shall maintain in perpetuity the bioretention areas, stormwater detention pipes and structures and all pertinent infrastructure installed for the purpose of treating and detaining stormwater runoff.
  - e. The association shall maintain any pathways required for maintenance access to all seven bioretention areas shown on Exhibit "B" (Sheet 4, Grading and Drainage Plan), and related stormwater detention and outflow facilities.
  - f. Parking within the development shall be permitted in designated locations only; the private street shall be so posted; and the association shall enforce parking restrictions.
  - g. All garage parking spaces shall be kept accessible for parking purposes as required by Section 17.52.770 of the Alameda County Zoning Ordinance.
  - h. No recreational vehicles, as defined by Section 17.04.010 of the Alameda County Zoning Ordinance, or trailer-hauled boats shall be parked or stored within the project boundaries,

and specify that vehicles parked contrary to this provision shall be removed by the homeowners association.

- i. Common landscaped areas, project entry, and parking areas shall be maintained consistent with the approved Landscape Plan for the project.
  - j. The association shall review the architecture of any proposed modifications or additions to homes, fences, or other structures within the development, and removal of any trees shown on the approved Landscape Plan.
  - k. The association shall be responsible for maintaining the four conservation parcels B, C, D and E in accordance with the approved Landscape Plan and with Bay-Friendly landscaping principles and guidelines as promulgated by the Alameda County Waste Management Authority, and to remove any severe hazards.
  - l. The association shall be responsible for bi-annual inspections of the eucalyptus trees within conservation parcel B and removal of any large limbs deemed at risk of falling onto adjacent properties, and removing excess eucalyptus leaves when determined to be hazardous by the Fairview Fire Protection District.
19. In the event that archaeological resources are unexpectedly encountered during ground disturbing activities associated with the 2023-2031 Housing Element, work within 50 feet of the find shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) shall be contacted immediately to evaluate the resource. If the resource is determined by the qualified archaeologist to be prehistoric, then a Native American representative shall also be contacted to participate in the evaluation of the resource. If the qualified archaeologist and/or Native American representative determines it to be appropriate, archaeological testing for CRHR eligibility shall be completed. If the resource proves to be eligible for the CRHR and significant impacts to the resource cannot be avoided via project redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of California Code of Regulations (CCR) Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods, measurable objectives, and data thresholds to reduce any significant impacts to cultural resources related to the resource. Pursuant to the data recovery plan, the qualified archaeologist and Native American representative, as appropriate, shall recover and document the scientifically consequential information that justifies the resource's significance. The County of Alameda shall review and approve the treatment plan and archaeological testing as appropriate, and the resulting documentation shall be submitted to the regional repository of the California Historical Resources Information System, per CCR Guidelines Section 15126.4(b)(3)(C).
20. Paleontological Resources Assessment. Prior to initial ground disturbance on sites on geologic units with high or undetermined paleontological sensitivity (including Pleistocene alluvial fan and fluvial deposits, undivided Miocene sedimentary rocks, Undivided sedimentary rocks of Great Valley Complex, and Knoxville Formation), the project applicant shall retain a Qualified Professional Paleontologist, as defined by SVP (2010), to conduct a paleontological resources assessment (PRA). The PRA shall determine the paleontological sensitivity of geologic formation(s) underlying the proposed disturbance area, consistent with SVP (2010) guidelines and assess the potential for the project to impact those formations. If the PRA concludes that the project could have a significant impact on paleontological resources, the Qualified Professional Paleontologist shall create a Paleontological Mitigation and Monitoring Program, which will be approved by the County.

21. The County shall establish the following Standard Condition of Approval for projects on rezone sites requiring County approval: Individual projects should be consistent with one of the following measures:
22. The project should not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development); and the project shall achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.
23. Be consistent with the future Alameda County Climate Action Plan if it meets the criteria under State CEQA Guidelines Section 15183.5(b).
24. Wetlands are present on the site, and the applicant is required to mitigate any impacts resulting from development activities. Permits or agreements from other related state and federal agencies, i.e. the California State Department of Fish and Wildlife, San Francisco Bay Regional Water Quality Control Board and the U.S. Army Corps of Engineers should be obtained in accordance with their guidelines and requirements for the proposed work near/in the waters of the U.S. Evidence of compliance with those agencies' requirements will be required prior to Alameda County's issuance of any permit.
25. In the event that archaeological resources of Native American origin are identified during implementation of the proposed project, all earth-disturbing work within 50 feet of the find shall be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find as a cultural resource and an appropriate local Native American representative is consulted. If Alameda County, in consultation with local Native Americans, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with local Native American group(s). The plan shall include avoidance of the resource or, if avoidance of the resource is infeasible, the plan shall outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery. The Alameda County Community Development Director or designee shall review and approve the plan prior to implementation.

#### **ALAMEDA COUNTY SURVEYOR'S OFFICE CONDITIONS OF APPROVAL**

26. The Subdivision survey and map shall comply with provisions of the Professional Land Surveyor's Act (Bus. and Prof. Code § 8700 et. seq.), the Subdivision Map Act (Government Code §66410 et. seq.), the Subdivision Ordinance of Alameda County (Alameda County Code of Ordinances Title 16) and all other applicable laws and ordinances.
27. In particular, the relationship of the subdivided parcel with adjacent tracts shall be clearly noted on the subdivision map and evidence of occupation or improvements existing near the property lines shown.
28. Any existing easements shall be clearly shown on the map. New easements for emergency vehicle access, utilities, storm drain, water lines, etc. must be clearly shown on the map and supported by separately, concurrently recorded agreements, covenants, conditions, and restrictions.

29. Dedications for public street purposes are presumed to be made in fee simple unless alternative arrangements that are acceptable to the Director of Public Works are otherwise approved. Dedications for public streets shall be irrevocable. Acceptance of dedications shall be rejected unless the associated street improvements are completed and approved prior to the time of map recording.
30. The boundary and proposed lot lines of the subdivision must be monumented in compliance with Alameda County Subdivision Ordinance §16.24 and must be permanent, durable and sufficient to enable any point or line in the subdivision to be easily retraced in the future.
31. Monuments shall be set prior to recording the Subdivision unless adequate security is filed with the County Surveyor prior to recording. After recording, adjoining landowners share equally in the responsibility for maintaining the boundaries and monuments between them (Civ. Code § 841). At the time of inspection pursuant to §16.24.130, the County Surveyor will place the following tag with the monuments to the extent practicable (see tag in referral comment response).
32. A first Checkprint of the Subdivision Map shall be submitted 30 days prior to submittal of the 100% improvement plans for this project. An updated title report shall be provided which reflects the correct names of the Subdivider(s) and correctly reflects any encumbrances shown on the Subdivision Map;
33. Timing for setting monuments. Upon approval of the Subdivision Map for printing on Mylar, the surveyor will set the monuments shown on the map and will provide written notice to the County Survey that the monuments have been set and are ready for field inspection by County Survey Crews (Gov. Code §66497(a)). Prior to delivering signed mylars for recording, the surveyor shall provide written notice that final payment to surveyor for his or her work has been received;
34. The County Surveyor will provide instructions for submitting the final signed mylar Subdivision Map. Required with this package are a current Subdivision Guarantee (no more than 30 days old) and current certificate showing all tax liabilities are paid.

#### **CITY OF HAYWRD FIRE DEPARTMENT CONDITIONS OF APPROVAL**

35. Submit plans for building construction to the ALCO Building Department. The plan set will be routed to the Hayward Fire Department for Fire Department review/comments.
36. All structures shall be provided with an NFPA 13D (modified) Fire Sprinkler System per the California Fire Code (CFC), NFPA 13D Standards and City of Hayward Ordinance. The minimum water meter size shall be a minimum of 1". Installation of individual fire sprinkler systems will be a deferred submittal by a C16 to the Hayward Fire Department.
37. A minimum of fire hydrants shall be installed the California Fire Code and Local Fire Ordinance at a location approved by the AHJ. (EBMUD water purveyor).
38. Spacing and locations of fire hydrants shall be subject to review and approval by the Hayward Fire Department. The type of fire hydrant shall be Modified Steamer Hydrant (Clow Valve Co. Model LB 614 with one 2-1/2" outlet and one 4-1/2" outlet) in single-family residential area, capable of flowing a minimum of 1,500 gallons per minute unless otherwise specified by the AHJ based on the onsite demand. The design and layout of the hydrants shall be reviewed and approved by the Fire Department prior to installation.

39. Blue reflective pavement markers shall be installed at fire hydrant locations. If fire hydrants are located to be subjected to vehicle impacts as determined by the Hayward Fire Department, crash posts shall be installed around the fire hydrant(s).
40. Provide "Fire Lane No Parking" signage and red curbing are required by the authority having jurisdiction (AHJ) and shall be maintained in an approved manner.
41. Design of the public streets and private streets and courts shall be consistent with Nationally Recognized standards. All public streets, private streets and private courts shall be designed and engineered to withstand 75,000 lbs. gross vehicle weight of fire apparatus. Such standard is also applicable to pavers or decorative concrete.
42. All public private streets and private courts shall be designed with an all-weather pavement surface and shall meet the CFC and City of Hayward Fire Department, turning radii requirements.
43. Fire lane of 20 to 26 feet wide shall be posted on both sides as a fire lane; 26 feet to 32 feet shall be posted on one side of the road as a fire lane.
44. An unobstructed vertical clearance of not less than 13 feet 6 inches shall be maintained at all time for fire apparatus road.
45. All buildings shall have a minimum 4-inch self-illuminated address installed on the front of the building so as to be visible from the street. A decorative address monument sign shall be installed at each court entrance, indicating the building addresses for the units served by such court. Minimum size numbers shall be 6" inches in height on a contrasting background.
46. Design and installation of the fire service line shall meet NFPA 24 Standards and East Bay MUD standards.
47. All bedrooms and hallway areas shall be equipped with smoke detectors, hard-wired with battery backup. Installation shall conform to the California Building Code (CBC).
48. CO detectors should be placed near the sleeping area on a wall about 5 feet above the floor. The detector may be placed on the ceiling. Each floor needs a separate detector.
49. Materials and Construction Method for Exterior Wildfire Exposure - The lot is located within the Fairview Fire Protection District which is classified as an Urban/Wildland Interface Area and the building construction shall comply with the requirements contained in the California Residential Code Section R327. Roofs shall comply with a Class A roof rating and exterior non-combustible siding materials (stucco), double-pane windows. Do not use wood shake or treated wood shake roofs.
50. Spark Arrestor Required - Provide spark arrestors with 1/4" metal mesh screens on all chimneys. Homeowners should inspect spark arrestors every year to ensure mesh screen integrity.(if applicable).
51. Outdoor Storage - Restrict outdoor storage of firewood, kindling, or compost material within 30 feet of any structure, unless the material is stored in an approved bin or enclosure.

#### General Requirements

52. The developer or contractor shall not work on a project without approved plans, unless otherwise specifically allowed by the Fire Chief.
53. Inspection requests shall be made by calling the Fire Marshal's Office at (510) 583-4900 to schedule either a morning inspection (10:00 a.m. to 12:00 p.m.) or an afternoon inspection (1:00 p.m. to 4:00 p.m.). The job copy of APPROVED plans and the job card shall be available on the job site during a scheduled inspection.
54. A permanent water source capable of supplying the required fire flow shall be made available as soon as combustible materials accumulate at the site. Hydrants shall be maintained clear of obstructions and accessible for fire protection during construction.
55. Permanent access to the immediate job site by a heavy fire fighting apparatus shall be provided at the start of construction. The all-weather road shall be at least twenty (20) feet in width, shall have an unobstructed vertical clearance of at least thirteen feet six inches (13' 6"), and shall be capable of supporting the imposed load of a fire apparatus weighing at least 75,000 pounds (gross vehicle weight).

#### **ACCESS/STREET IMPROVEMENTS**

56. Access road and easements shall be improved as shown on Exhibit "B" and as specified herein below. Said improvements shall be guaranteed under the County-Developer Tract Contract, as approved by the Director of Public Works.
57. The plans should clearly indicate that a license agreement will be required for any temporary landscaping or improvements within the 10-foot-wide strip of public right of-way fronting the project site.
58. The Board of Supervisors, under Ordinance No. 1018 N.S., on May 3, 1966, established a future width line for an 80-foot right-of-way. The property owner shall dedicate 10 feet of right-of-way to the County, as shown on Exhibit B. All property dedication to the County will be done in a form and a manner acceptable to the Real Estate Division, Public Works Agency. Dedications of right-of-way shown on the Tract Map and dedications to the Alameda County Flood Control & Water Conservation District (ACFC&WCD) are by separate instrument.
59. Install Portland Concrete Cement (PCC) curb, gutter, sidewalk and pavement tie-in along the entire street frontage of "D" Street and along the access road as shown on Exhibit "D." Such improvements shall extend fully to and match or align with the curb, gutter and sidewalk on D Street bordering the adjacent subdivision to the east (on Glenbrook Lane), on the frontage of 2512 D Street (APN 416-0200-019-09). The Director of Public Works shall have the discretion to require or allow use of asphaltic concrete improvements along D Street. Improvements to the curb and gutter bordering 2512 D Street (APN 416-0200-019-09) shall provide for a red-painted curb consistent with California Vehicle Code, Section 22514 due to the existing fire hydrant.
60. Provide a street-type entrance to access road from "D" Street.
61. A non-exclusive right-of-access easement shall be granted to the owner of the lot at 2512 D Street (APN 416-0200-019-09, outside the subdivision) bordering lots 1 and 2, for access on the private street generally between that property's narrow western stem and D Street. Granting of such an access easement shall not obligate the owner of the lot at 2512 D Street to be a member of the HOA, nor shall such access easement allow the owner to park vehicles (or any trailer, structure or object)

owned or controlled by the owner (including guests' vehicles) in the easement or on designated parking spaces on the private street or elsewhere in the subdivision.

62. The existing bus stop serving Alameda-Contra Costa Transit Agency (AC Transit) Route #95 located on "D" Street in front of the proposed subdivision shall be retained at the frontage of the site or relocated to an approved location within the immediate area. It shall be the responsibility of the Subdivider to secure approval of the relocation with the Public Works Agency and AC Transit.
63. The existing utility pole in the proposed private street intersection area may require relocation. It is the responsibility of the Subdivider to secure approval of the new location with affected utility companies and property owners if it is not relocated within the project site or in the public right-of-way. Relocation of the utility pole shall be accomplished at no expense to the County.
64. Note on the plans: "The proposed street structural section is to be designed by a Registered Civil Engineer and approved by the County Engineer." The minimum public road pavement section, including conform pavement tie-in, shall consist of 3 inches of asphalt concrete over 8 inches of aggregate base.
65. Improvement plans shall conform to the County's concerns with regard to tie-in, angle of approach, steepness, and sight distance for any driveway connection to the road. Design the driveway entrances to intersect the road right-of-way at a perpendicular angle. A minimum length of 20 feet behind the curb face must be relatively flat (6 percent maximum) to ensure safe access to the road. Also, there should be no parking spaces within this 20-foot area.

#### Driveways/Private Streets

66. Parcel 416-200-19-9 relies on vehicular access on the proposed private street of the project site (Parcel 416-200-22-6). Provide documents or agreements that demonstrate whether Parcel 416-200-19-9 has or will have legal access across Parcel 416-200-22-6, and that the access will be protected from future development in perpetuity
67. County design requirements control access points to a County road. Improvement plans shall conform to the County's concerns with regard to tie-in, angle of approach, steepness, and sight distance for any driveway connection to the road. Design the driveway entrances to intersect the road right-of-way at a perpendicular angle. A minimum length of 20 feet behind the curb face must be relatively flat (6 percent maximum) to ensure safe access to the road. Also, there should be no parking spaces within this 20-foot area.
68. Design the private street to conform to County private street criteria.
69. 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.
70. Existing and proposed landscaping and embankment along the public street frontage should not create sight obstructions at the driveway. Provide adequate sight distance

for vehicles exiting and entering the site. Grading and trimming of landscaping may be required, or the proposed driveway may need to be placed at another location.

71. All paved slopes should have a minimum 0.5 percent grade.
72. The maximum driveway grade should not exceed 15 percent. Grades up to 20 percent may be allowed if use of this grade is consistent with good engineering practice and County Fire Department concerns are satisfied.
73. Provide a County Fire Department approved turnaround for each driveway and/or private street.
74. Adjacent driveways shall have minimum separation of 3 feet from edge of flare to edge of flare.
75. Provide a driveway type entrance. High density residential development may use a driveway approach width equal to that of the driveway access width up to a maximum of 30 feet. The maximum driveway approach width is 20 feet for single family residential development and 35 feet for commercial projects.
76. Set back any retaining wall or building a minimum of 2.5 feet from the face of curb of the private street.
77. Show Portland cement concrete curbs, gutters, and sidewalks in front of the residential units. Concrete improvements should run along the length of the driveway for safe pedestrian passage.
78. Parking space sizes should conform to the County minimum of 9' x 18' for compact vehicles, 9' x 20' for standard vehicles, and 14' x 20' for handicapped parking.

#### **UTILITIES/SIGNS**

79. Fire hydrants are required to be located a minimum of 2.5 feet to their centerline from the face of curb.
80. Show the fire hydrant and electrolier on the roadway typical section, and a passage way consistent with ADA requirements provided around these facilities. If there is inadequate space within the sidewalk for the utilities, locate them behind the sidewalk within a public services easement.
81. The private access way will need traffic safety signs in accordance with Alameda County standards, including the private street name, stop, and parking restriction signs

#### **STREETLIGHTS**

82. Streetlights on private streets shall be privately owned and maintained. Ownership, maintenance, and responsible party for payment of the streetlight energy bills shall be clarified in appropriate documents such as C.C.&R.'s, Joint Maintenance Agreement, Improvement and Streetlight Plans, and Final Map.

83. Streetlights on public streets shall meet County standards and upon acceptance by the Board of Supervisors, they shall be owned and maintained by the County. These lights shall be energized at the PG&E LS-2 rate schedule.
84. All electroliers shall be anchored to a concrete footing and must comply with the County's grounding requirement.

#### **ON-SITE STORM DRAIN DESIGN**

85. Catch basins deeper than 3 feet must have a minimum top opening of 2' x 3' and must have steps for access.
86. No sheet flow of drainage shall flow over the sidewalk area. Collect all drainage on the property and discharge to the road gutter using the County's Standard Sidewalk Drain SD-527 or to the storm drain culvert in the roadway.
87. Do not block the runoff from the adjacent properties. The drainage area map created for the project drainage design calculations shall clearly indicate all areas tributary to the project site.
88. Do not augment or concentrate or divert runoff to the adjacent properties. Install a storm drainage system to pick up the site runoff.
89. No structure or load is to be placed over the storm drainage pipe. Prove with plans and calculations that the proposed building will not place any loads on the storm drain pipes or the channel wall.
90. Develop a drainage study using the Alameda County Hydrology & Hydraulic Manual to determine the drainage patterns, points of concentration, amounts of runoff, and existing storm drainage facilities . It must include the existing and the ultimate situations. Considering the development being proposed, we anticipate an augmentation of stormwater runoff to the existing storm drain system. Unless the adequacy of that line can be proven, runoff augmentation 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.

#### **GRADING**

91. No grading shall be permitted on this site until a grading plan and an erosion and sedimentation control plans have been reviewed by the County and a grading permit is issued in accordance with the Alameda County Grading Ordinance.
92. 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.

93. If grading occurs on land with a slope of more than 10 percent, it will be necessary to undergo environmental impact review at the grading permit phase. Any grading for this project should be required to be a balanced cut and fill.
94. Graded slopes shall not be steeper than 2 horizontal to 1 vertical.
95. Setback graded slopes from the property lines in accordance with the Uniform Building Code. Setbacks from the property lines and all grading shall be based on recent survey data. Graded slopes shall not exceed 2 horizontal to 1 vertical.
96. All retaining walls are to be concrete. Safety fencing shall be provided on all retaining walls exceeding 30" in height located in the right-of-way, and in accordance with Building Requirements within lots. Safety fencing shall be wrought iron, unless otherwise approved by the Alameda County Planning Department.

### **STORM WATER QUALITY MEASURES**

97. The applicant shall provide for stormwater protection design solution which conform to the current version of the C.3 Technical Guidance as published by the Alameda County Clean Water Program.
98. Sites with land disturbance greater than one (1) acre must file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) per the regulations of the General Construction Activities NPDES permit. The SWRCB will require that the developer prepare a Storm Water Pollution Prevention Plan (SWPPP). Copies of the NOI & the SWPPP must be submitted to the Development Engineering Division prior to issuance of a grading permit.

### **ENVIRONMENTAL MITIGATION MEASURES**

99. Lighting Design Plan. The Applicant shall design lighting to be sensitive to neighboring land uses and to minimize energy use, according to standard County lighting guidelines. The Alameda County Planning Department shall review the design plans to ensure compatibility of the Project with all applicable guidelines. The general lighting guidelines for County projects include the following items:
  - a. Applicant shall design public area lighting so as to evenly illuminate areas of concern but so as not to intrude upon private areas any more than necessary. Public areas that are not essential to security should be illuminated only when necessary for occupation by use of timers or motion detector circuits.
  - b. Applicant shall use the lowest wattage lamps reasonable for illumination of the area of concern.
  - c. Applicant shall install only full cutoff-shielded lights for illumination of public areas. Non-shielded lighting presently in place shall be replaced when required only with shielded fixtures.
  - d. Applicant shall design and place night time lighting and security lighting so that it is no higher than necessary to illuminate the area of concern for security or visual comfort, and that the lighting is directed toward the area of concern, and always below the horizontal.

- e. Applicant shall not position night lighting to illuminate areas beyond the site boundaries, nor shall the applicant position general lighting to radiate above the horizontal but shall place lights or install shielded lights to illuminate only the area of concern.
  - f. Residents shall extinguish any light not required for onsite security reasons.
  - g. For any lighting on areas non-essential for security or active operations, applicant shall place lights on a motion detector circuit so that illumination only occurs when required for occasional visibility.
  - h. The Homeowners Association shall enforce these conditions through CC&Rs for the Project.
  - i. Applicant shall submit a lighting plan for review and approval by the Planning Director prior to issuance of building permits.
100. Basic Construction Mitigation Measures Based on BAAD recommendations for all projects, the following Basic Construction Mitigation Measures are required of the Project:
- a. exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
  - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
  - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
  - d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
  - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
  - f. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
  - g. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
  - h. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
  - i. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations
101. Diesel Reduction Programs: The following Standard Conditions of Approval, as applicable to all projects on 2023-2031 HEU re-zone sites, shall apply to the Project. Prior to issuance of construction permit(s), the County shall confirm that the applicable construction plans stipulate that the measure listed below will be implemented by the construction contractor during construction:
- a) mobile off-road equipment (wheeled or tracked) used during construction activities shall meet the U.S. EPA Tier 4 final standards and/or be electrically powered.
  - b) Tier 4 certification can be for the original equipment or equipment that is retrofitted to meet the Tier 4 Final standards.

- c) In the event that Tier 4 or electric-powered engines are not commercially available, use of alternatively fueled equipment or other control technology (i.e., diesel particulate filters) may suffice, as long as emissions during construction can be demonstrated by a qualified air quality consultant to not exceed BAAQMD health risk thresholds.

102. Biological Resources

- a. **Mitigation Measure Bio-1, Raptor Survey and Buffer Zones** (as amended to include tree-trimming and assign responsibility for compliance): If tree removal or major trimming activities (i.e., including removal of large limbs with a diameter of 6" or more at the point of cutting, or as determined by a qualified wildlife biologist) occurs in the months between February and August (inclusive), a qualified wildlife biologist shall conduct a survey to determine the presence or absence of nesting raptors.
  - i. *If occupied nests are observed, the tree or limb removal activity will not proceed until the biologist has confirmed that the nest is no longer in use and the young have fledged.*
  - ii. Tree removal or other tree-trimming activities would be prohibited within a 500-foot buffer zone around the nest tree while the nest is in use.
  - iii. The Applicant or future homeowner's association shall be responsible for procuring a qualified wildlife biologist to conduct such surveys.
- b. **Mitigation Measure Bio-2** (per the HEU MND for housing projects on rezone sites), **Pre-construction Surveys for Birds**: For projects that would involve native or naturalized vegetation or tree removal, a general pre-construction nesting bird survey shall be conducted by a qualified biologist within 14 days prior to the initiation of construction activities. If construction is stopped for more than 14 days during the nesting season, a pre-construction survey shall be conducted prior to the re-start of construction activities.
  - i. Surveys shall include the disturbance area plus a 50-foot buffer for passerine species, and a 500-foot buffer for raptors.
  - ii. If active nests are located, an appropriate avoidance buffer shall be established within which no work activity would be allowed that would impact these nests. The avoidance buffer shall be established by the qualified biologist on a case-by-case basis based on the species and site conditions. Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest.
  - iii. The buffer area(s) shall be closed to all construction personnel and equipment until juveniles have fledged and/or the nest is inactive. A qualified biologist shall confirm that breeding/nesting is complete, and the nest is no longer active prior to removal of the buffer.
  - iv. If work within a buffer area cannot be avoided, then a qualified biologist shall be present to monitor all project activities that occur within the buffer. The biological monitor shall evaluate the nesting avian species for signs of disturbance and shall have the ability to stop work.
- c. **Mitigation Measure Bio-3** (per the HEU MND for housing projects on rezone sites), **Pre-construction Surveys for Bats**: For projects that involve demolition of uninhabited buildings or removal of mature trees large enough to contain crevices and hollows that could support bat roosting, focused surveys to determine the presence/absence of roosting bats shall be conducted prior to demolition or tree removal.

- i. If active maternity roosts are identified, a qualified biologist shall establish avoidance buffers applicable to the species, the roost location and exposure, and the proposed construction activity in the area.
  - ii. If active non-maternity day or night roosts are found on the project site, measures shall be implemented to passively relocate bats from the roosts prior to the onset of construction activities. Such measures may include removal of roosting site during the time of day the roost is unoccupied or the installation of one-way doors, allowing the bats to leave the roost but not to re-enter.
  - iii. The measures shall be presented in a Bat Passive Relocation Plan that shall be submitted to and approved by CDFW.
- d. Mitigation Measure Bio-4, Survey for CNPS-Listed Plant Species: The Applicant shall provide for two additional focused surveys of the Project site by a qualified botanist to determine the presence or absence of CNPS-listed plant species during the blooming periods of the remaining potentially occurring target species. These focused surveys should be conducted in early-spring (March) and mid-spring.
  - i. *If the plants are found, construction in that portion of the Project area will be delayed until the plants reach the appropriate point in their growth, phenologically and physiologically, to be re-located.*
  - ii. *Either the plants would set seed that would be collected, or in the case of a species that is a bulb, the bulbs would be collected when the plants reach dormancy.*
  - iii. *Plants would be moved to a suitable location on-site or off-site for planting.*
- e. *The Project shall obtain determinations from the US Army Corps of Engineers and Regional Water Quality Control Board's San Francisco Bay office (RWQCB) prior to any on-site grading or other construction activity.*
  - i. *If an updated jurisdictional determination concludes that the Project may result in the discharge of fill material within the jurisdiction of Waters of the US, the Project would require Department of the Army authorization and the issuance of a permit under Section 404 of the Clean Water Act.*
  - ii. *If an updated jurisdictional determination concludes that the Project may result in the discharge of fill material within the jurisdiction of Waters of the State, the Project would require RWQCB authorization and the issuance of a permit under Section 401 of the Clean Water Act.*
  - iii. *If these updated jurisdictional determinations conclude that the Project would not have any new direct adverse effects on waters of the US or waters of the State, the following requirements of the prior 2006 RWQCB Water Quality Certification - General Waste Discharge Requirements for Dredge and Fill Discharges That Have Received State Water Quality Certification " remain applicable, as will any additional requirements pursuant to these updated jurisdictional determinations.*
    - 1. *No debris, rubbish, creosote-treated wood, soil, silt, sand, cement, concrete, or washings thereof, or other construction-related materials or wastes, oil or petroleum products or other organic or earthen material shall be allowed to enter into or be placed where it may be washed by rainfall or runoff, into waters of the State.*

2. *Any of these materials placed within or where they may enter waters of the State by the Applicant, or any party working under contract or with the permission of the Applicant, shall be removed immediately.*
3. *When construction is completed, any excess material shall be removed from the work area and any areas adjacent to the work area where such material may be washed into waters of the State.*
4. *During construction, neither the Applicant nor any party working under contract, shall dump any litter or construction debris within waters of the State. All such debris and waste shall be picked up daily and properly disposed of at an appropriate site.*
5. *No equipment shall be operated in areas of flowing or standing water. No fueling, cleaning or maintenance of vehicles or equipment shall take place within any areas where an accidental discharge to the drainages may occur. Construction materials and heavy equipment must be stored outside of the creek channel.*
6. *Prior to the start of the rainy season, the Applicant shall ensure that disturbed areas of the creek banks and disturbed areas that drain to the creeks are protected with correctly installed erosion control measures (jute, straw, coconut fiber erosion control fabric, coir logs, straw, etc.), and revegetated with propagules (seeds, cuttings, divisions) of locally collected native plants.*
7. *Where areas of bare soil are exposed during the rainy season, silt control measures shall be used where silt and/or earthen fill threaten to enter waters of the State. Silt control structures shall be monitored for effectiveness and shall be repaired or replaced as needed. Build-up of soil behind silt fences shall be removed promptly and any breaches or undermined areas repaired at once.*

103. Culture Resources

- a. If human remains are found within the Project site, State law (CEQA Section 15064.5 and the Health and Safety Code Section 7050.5) requires the following steps to be taken:
  - i. There shall be no further excavation or disturbance of the site or any nearby areas reasonably suspected to overlie adjacent human remains until the County Coroner is contacted;
  - ii. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours;
  - iii. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent;
  - iv. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods.
- b. Mitigation Measure Cultural-1, Unanticipated Discoveries of Archaeological Resources: The following practices shall be implemented in the event that archaeological resources are unexpectedly encountered during ground-disturbing activities related to the Project:
  - i. Work within 50 feet of the find shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology

(National Park Service 1983) shall be contacted immediately to evaluate the resource.

- ii. If the resource is determined by the qualified archaeologist to be prehistoric, then a Native American representative shall also be contacted to participate in the evaluation of the resource.
- iii. If the qualified archaeologist and/or Native American representative determines it to be appropriate, archaeological testing for CRHR eligibility shall be completed.
- iv. If the resource proves to be eligible for the CRHR and significant impacts to the resource cannot be avoided via project redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of California Code of Regulations (CCR) Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods, measurable objectives, and data thresholds to reduce any significant impacts to cultural resources related to the resource. Pursuant to the data recovery plan, the qualified archaeologist and Native American representative, as appropriate, shall recover and document the scientifically consequential information that justifies the resource's significance.
- v. The County of Alameda shall review and approve the treatment plan and archaeological testing as appropriate, and the resulting documentation shall be submitted to the regional repository of the California Historical Resources Information System, per CCR Guidelines Section 15126.4(b)(3)(C).

#### 104. Geology and Soils

- a. Mitigation Measure Geo-1: Conformance with Geotechnical Report. The Project shall incorporate the recommendations of the Geotechnical Report into the design and construction of the Project.
- b. Mitigation Measure Geo-2: Site Plan Review. The final site plan for the Project shall be reviewed by the appropriate regulatory agencies to ensure that the applicant has incorporated the recommendations of the Geotechnical Report into the design and construction of the Project

#### 105. Noise

- a. Mitigation Measure Noise - Construction Hours. The Project should limit the operation of excessively noisy tools or equipment used during construction to the period between 7 a.m. and 7 p.m. on weekdays (except legal holidays) and between 8 a.m. and 5 p.m. on weekends.
- b. Mitigation Measure Noise-2, Construction-Period Noise Reduction (per the HEU MND for housing projects on rezone sites): As a project within 500 feet of noise sensitive land uses and that involves excavation and the use of heavy-duty construction equipment, the Project applicant shall include the following measures for demolition, grading and construction plans submitted to the County. The Alameda County Building Department shall verify that grading, demolition, and/or construction plans submitted to the County include these notations prior to issuance of demolition, grading and/or building permits.
  - i. Mufflers. During excavation and grading construction phases, all construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers' standards.

- ii. Stationary Equipment. All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receivers.
- iii. Equipment Staging Areas. Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise sensitive receivers.
- iv. Smart Back-up Alarms. Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction in compliance with applicable safety laws and regulations.
- v. Electric Powered Tools and Facilities. Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities, where feasible.
- vi. Noise Disturbance Coordinator. The project applicant shall designate a “noise disturbance coordinator” responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of any noise complaint and shall require that reasonable measures be implemented to correct the problem. A telephone number for the disturbance coordinator and the County shall be posted at the construction site.

106. Transportation

- a. Mitigation Measure Transportation-1, Routing Plan: The Applicant shall develop and submit a precise route of access to the property for construction vehicles for the term of construction. Alternative routes that minimize traffic past local residences and passive recreation area should be used if available.
- b. Mitigation Measure Transportation-2, Conformance with County Construction Traffic Policy: The Applicant shall conform with all County requirements with regard to construction traffic, such as warning signage and flag-person controls, as well as pilot cars / escorts for large loads.

107. Expiration. A Building Permit shall be secured for building improvements hereon indicated and construction shall commence within three years of approval of Site Development Review, PLN2025-00184 or said approval shall be void.

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DATE: DECEMBER 18, 2025

**RE: 2492 D St - Objective Standards Checklist**

Please accept this document as a response to comments for the D St. project, addressing compliance of the Townhomes with the County's Objective Standards Checklist.

*A.1 For two-story townhomes, does the project comply with minimum building site width of sixty-five (65) feet?*

**Response: Complies. Entire site is +/-267'-5 ½". (See A.01)**

*A.3 Does the project comply with the minimum lot width requirement of twenty-five (25) feet?*

**Response: Complies. Lot 1 = 52'-8", Lot 2 = 73'-5", Lot 3 = 71'-4". (See A.23, A.33, A.43)**

*B.1 For two-story townhomes, does the project comply with the maximum building height limit of twenty-five (25) feet?*

*B.2 If the project is a two-story townhome with a pitched roof and a portion of the roof is over twenty-five (25) feet in height that is at least twenty-five (25) feet away from the property line, does the project comply with the maximum building height requirement of thirty (30) feet?*

**Response: Does not Comply. This is due to the 5' side yard setbacks for the two-story townhomes. However, these height encroachments would not result in visual impacts from the surrounding neighborhood as they occur close to the roof ridge.**

**On Lot 1 (Unit D), the southern elevation has a 5' setback from the property line and the roof pitch exceeds 25' at +/-15'-3" from the site property line. (See 1 / A.20 & 1 / A.22).**

**On Lot 2 (Unit E2), the western elevation has a 5' setback from the property line and the roof pitch exceeds 25' at +/-14'-2" from the site property line. (See 1 & 2 / A.41).**

**On Lot 3 (Unit E1), the northeastern corner has a 5' setback from the property line and the roof pitch exceeds 25' at +/-16'-10" from the site property line. The southeastern corner has a 12' setback and the roof pitch exceeds 25' at +/-21'-2" from the site property line. (See 1 & 2 / A.31).**

*B.5 For two-story townhomes, does the project comply with the maximum floor area of eighty (80) percent?*

**Response: Does not Comply. The building, however, incorporates porches and protrusions to provide building articulation to comply with the spirit of the regulation.**

**Lot 1 has a 95% second story FAR coverage (1,094 SF Upper Floor / 1,151.7 SF Ground Floor, see A.20), which is due to the small development footprint and setbacks.**

**Lot 2 & 3 are fully compliant with a 43% second story FAR coverage (513.2 SF Upper Floor / 1,188.6 SF Main Level)**

*B.7 Does the project comply with maximum building length of one hundred and fifty (150) feet?*

**Response: Complies. Lot 1 = 61'-7", Lot 2 = 81'-0", Lot 3 = 57'-7", (See A.22, A.34)**

*C.1 Does the project comply with maximum percentage for front yard paving of fifty (50) percent?*

**Response: Complies. Lot 1 = 10.1%, Lot 2 = 16.3%, Lot 3 = 15.2% (See A.23, A.33, A.43)**

*C.2 Does the project comply with required street facing façade design that states street facing facades must be designed to orient towards the public street, or private street if lot does not abut a public street. Windows, entry door, and other elements.*

*C.3 Does the project comply with required building entrance requirements on streets that states that principal entries shall be located in a visible location facing the public street, or private street if lot does not abut a public street?*

**Response: Complies. Lot 1 entrance faces D St. Lot 2 & Lot 3 entrances face private access lane. (See A.23, A.33, A.43)**

*C.4 Is there a covered front porch or covered recessed entry?*

**Response: Complies. All townhomes have a covered front porch. (See A.23, A.33, A.43)**

*C.5 Does the project comply with the minimum depth of five (5) feet for covered front porch or covered recessed entries?*

**Response: Complies. Covered Front Porch measures six (6) feet. (See A.23, A.33, A.43)**

*C.6 Does the project comply with the minimum area of five (5) percent of the first story building footprint area with a maximum of seventy-five (75) square feet for covered front porch or covered recessed entries?*

**Response: Complies. Lot 1, 2 & 3 Porch areas are 6.1% of footprint area (69.4 SF Porch / 1,132 SF Footprint). (See A.20, A.30, A.40)**

*D.1 Does the project comply with the front setback of twenty (20) feet for the building site?*

*D.2 Does the project comply with the minimum side setback of five (5) feet for the building site?*

*D.4 Does the project comply with the minimum rear setback of twenty (20) feet for the building site?*

**Response: Complies. All Building Site setbacks met. (See A.01).**

*D.5 Does the project comply with the minimum front setback of ten (10) feet for the lot?*

*D.6 Does the project comply with the minimum side setback of five (5) feet for the lot?*

*D.7 Does the project comply with the minimum rear setback of fifteen (15) feet for the lot?*

**Response: Complies. All Lot setbacks met. (See A.01).**

*D.8 Does the project comply with minimum front to front or rear distance of forty (40) feet between buildings?*

**Response: Complies. Front to Front distance between Lot 2 & 3 measures +/- 87'-8". No other building separations exist. (See A.01).**

*D.10 Does the project comply with minimum side to front or rear distance of twenty (20) feet between buildings?*

**Response: Complies. Side to Rear distance between Lot 1 & 2 measures +/-38'-3". No other building separations exist. See A.01).**

*D.12 Does the project comply with the minimum setback of ten (10) feet from the access driveway?*

**Response: Does not Comply. The setback cannot be widened on Lot 2 due to site constraints such as the steep grading and the wetland.**

**Lot 2 has a +/-7' setback from the access driveway. (See A.43)**

**Lot 3 would comply as it has a 10'-2" setback from the access driveway. (See A.33)**

**Lot 1 would be not applicable as it is <70' in width, see D.13.**

*D.13 For building sites with a width less than seventy (70) feet and greater than six (6) feet, does the project comply with the applicable exception to the minimum setback of seven and one-half (7.5) feet from the access driveway?*

**Response: Complies. Lot 1 has a +/- 10'-1" setback from the private drive. (See A.23)**

*E.1 Does the project comply with the minimum access driveway/private street width of twenty (20) feet?*

**Response: Complies. (See A.01 & Civil Drawings)**

*E.2 Does the project comply with applicable exception to the minimum access driveway/private street width of twelve (12) feet?*

**Response: Complies. Lot 1 has access to a 20' private Street. Lot 2 & 3 both have minimum 12' driveways (See A.23, A.33, A.43).**

*E.3 Does the project comply with maximum curb cuts (number per building site) of one (1) per building site?*

**Response: Complies. Lots 1, 2 & 3 all have a single curb cut. (See A.23, A.33, A.43 & Civil Drawings).**

*F.1 Does the project comply with the maximum garage width of twenty (20) feet?*

**Response: Complies. Garages measure 16'-0" typical. (See A.23, A.33, A.43).**

*F.3 Does the project comply with the maximum garage width facing access driveway/private street of sixty (60) percent for two-story townhomes and seventy (70) percent for three-story townhomes?*

**Response: Complies. Lot 1 & 3 have a 55% garage width (16' garage / 28'-9" façade width). Lot 2 has a 59% garage width (16' garage / 27'-0" façade width). (See A.23, A.33, A.43).**

*F.5 Does the project comply with the maximum driveway apron width that shall not exceed the garage door width by more than one (1) foot in either direction?*

**Response: Complies. Driveway aprons measures max 18' wide. (See A.23, A.33, A.43).**

*F.7 For projects greater than one thousand (1,000) square feet, does the project comply with the requirement of one-half (0.5) guest parking spaces per unit as specified for the size of unit?*

**Response: Complies. There are thirteen (13) on-site guest parking spaces. (See A.01)**

*G.1 Does the project comply with the minimum of ten (10) percent for decorative driveway paving?*

**Response: Complies. Lot 1 has a 5' sidewalk and two units. Decorative paving on each apron accounts for +/- 15.2% & 12.2%. (See A.23).**

*G.2 For projects where there is no pedestrian walkway/sidewalk provided along the access driveway/private street, does the project comply with exception to the minimum of twenty-five (25) percent for decorative driveway paving?*

**Response: Complies. Lot 2 & Lot 3 do not have walkways along the access driveway and have decorative paving of +/-25%. (A.33, A.43).**

*G.3 Does the project comply with requirement for the inclusion of a pedestrian walkway next to driveway/private street for developments composed of five (5) or more units?*

**Response: Complies.** The entire project is greater than five units, and a pedestrian walkway is provided next to the private street that serves the development. Lot 2 & 3, which have less than five units, do not have a pedestrian walkway adjacent to their access driveways. (See A.01)

*G.4 Does the project comply with minimum four (4) foot width for pedestrian walkway?*

**Response: Complies.** The pedestrian sidewalk along the private drive is 5' wide. (See A.01 & Civil Drawings)

*H.1 Does the project comply with the minimum site landscaping requirement of thirty-five (35) percent?*

**Response: Complies.** Site Landscaping exceeds 35% for Lots 1, 2, & 3 and shown with hatch on floor plans (See A.23, A.33, A.43).

*H.2 Does the project comply with the minimum landscaped buffer between pedestrian walkway and access driveway/private street width of three (3) feet?*

**Response: Does Not Comply.** The site does not have enough space to include a landscape buffer and is proposing an attached sidewalk. (See A.01)

*H.3 Does the project comply with the minimum side landscaping width for driveway/private street/parking area of five (5) feet?*

**Response: Complies.** All driveways have at least five (5) feet of landscape buffer between them. (See A.01)

*H.4 For projects where the building site width is less than seventy-five (75) feet, does the project comply with exception to the minimum side landscaping width for driveway/private street/parking area of three (3) feet?*

**Response: Complies.** All driveways have at least five (5) feet of landscape buffer between them. (See A.01)

*I.1 Does the project comply with the minimum total usable open space of six hundred (600) square feet per unit?*

**Response: Complies.** (See A.20, A.30, A.40).

**Lot 1** has two units with ground floor private usable open space of 645.3 SF and 703.2 SF respectively.

**Lot 2** has three units with a +/- 303.4 SF balcony each, and ground floor common open space of +/- 949.9 SF for an average of 620.0 SF per unit.

**Lot 3** has two units with a +/- 338.6 SF balcony each, and ground floor common open space of +/- 736.1 SF for an average of 706.6 SF per unit.

*I.2 Does the project comply with the minimum common usable open space of one thousand (1,000) feet per; no less than two hundred (200) square feet per unit?*

**Response: Complies. Lot 1, 2, & 3 have a combined 7 units, with a minimum common usable open space of 1,400 SF.**

**+/-1,081 SF of Common usable space provided at south-east corner of the site. Additionally, Lot 2 & Lot 3 have 949.9 SF & 736.1 SF of ground floor common open space for a total of 2,767 SF. (See A.01, A.30, A.40).**

*1.3 Does the project comply with the minimum dimension of twenty-five (25) feet for common usable open space?*

**Response: Complies. Smallest dimension of common usable space is 25'-2 ½". (See A.01).**

*1.4 Does the project comply with the minimum private usable open space of three hundred (300) square feet per unit?*

**Response: Complies. (See A.20, A.30, A.40).**

**Lot 1 has two units with ground floor private usable open space of 645.3 SF and 703.2 SF respectively.**

**Lot 2 has three units with a +/- 303.4 SF balcony each.**

**Lot 3 has two units with a +/- 338.6 SF balcony each.**

*1.5 Does the project comply with the minimum ground floor dimension of ten (10) feet for private usable open space?*

**Response: Complies. (See A.20, A.30, A.40).**

**Lot 1 has a minimum ground floor dimension of 13'.**

**Lot 2 has a minimum ground floor dimension of 18.9'.**

**Lot 3 has a minimum ground floor dimension of 10.4'.**

*1.6 Does the project comply with the minimum balcony dimension of seven (7) feet for private usable open space?*

**Response: Complies. Lot 1 has no balconies. Lot 2 & 3 has balconies that are 14'-6" and 16'-4" wide respectively (See A.35, A.45).**

*2.1 Does the project comply with the requirement no more than twenty (20) percent of the required site landscaping (per RDSG Figure 2.4-1) shall be non-vegetation material or hardscape material, which includes mulch, decorative gravel, and stone? Does the project incorporate Alameda County stormwater management requirements as specified under the Clean Water Act Permit and the Alameda County Engineering Design Guidelines?*

**Response: Complies. Pavement accounts for 0.64 AC out of a total site area of 3.143 AC, for a total 20% landscaping (See C3 Table on C-18).**

*2.2. Does the project comply with the maximum five (5)-foot height requirement for fences or walls that delineate private open spaces for individual residential units?*

**Response: Complies. Note added to Landscape Plans (See L-1.0.)**

*3.1 Does the project comply with the requirement of locating common usable open space(s) so that they are accessible by all buildings in the parcel and connected to the internal pedestrian pathway network?*

**Response: Complies. Common Usable Open Space located along pedestrian network. (See A.01.)**

*4.1 Does the project comply with the prohibition of open-air parking lots in the front setback area between the public right-of-way and on-site buildings?*

**Response: Complies. Only Lot 1 Front Yard and Private Road apron are in the front setback area between the public ROW and the buildings (See A.01 & Civil Drawings).**

*4.2 Does the project comply with the requirement of locating open-air parking lots to the side or rear of buildings?*

**Response: Complies. All parking areas are parallel or perpendicular stalls adjacent to the Private Roadway or otherwise tucked in the corner of the project (See A.01 & Civil Drawings).**

*4.3 Does the project comply with the requirement for locating individual residential unit garage entrances and driveways to a side of the front building façade and the maximum garage door width of sixteen (16) feet that accommodates two (2) vehicle parking spaces per residential unit and a maximum driveway width of twenty (20) feet?*

**Response: Complies. On Lot 1, garages do not face the Public frontage. On Lot 2 & 3, garages face private driveways and are perpendicular to the Private Road. (See A.01 & Civil Drawings).**

*5.1 For building facades facing a public frontage, does the project comply with the requirement for locating utility equipment including electrical panels and air conditioning equipment not on the façade that faces a public frontage.*

**Response: Complies. On Lot 1, panels and HVAC are shown in side or rear yards. Lot 2 & 3 do not have a public frontage. (See A.23)**

*1.1 Does the project comply with the minimum offset of two (2) feet between attached units for ground-floor façade planes?*

**Response: Does Not Comply. This exception is necessary to meet the minimum density under the Housing Element Rezone and due to site size constraints. Ground Floor façade plane is continuous and building articulation is achieved through bay window overhangs and covered porch entries. (See A.20)**

1.2 For a ground-floor façade on which the residential entry and the garage door(s) are adjacent components, do they comply with the minimum two (2)-feet offset requirement?

**Response: Does Not Comply. This exception is necessary to meet the minimum density under the Housing Element Rezone and due to site size constraints. Ground Floor façade plane is continuous and building articulation is achieved through bay window overhangs and covered porch entries. (See A.20)**

1.3 Does the project comply with the required upper floor massing reductions on any daylight-facing façade

**Response: Does Not Comply. This exception is necessary to meet this minimum density under the Housing Element due to small size of Lot 1.**

**Lot 1 has a 95% upper floor massing reductions (1,094 SF / 1,151.7 SF) due to the small buildable footprint. (See A.20)**

**Lot 2 complies for a second floor ratio of +/- 43% (513.2 SF / 1,188.6 SF).**

**Lot 3 complies for a second floor ratio of +/- 46% (551.2 SF / 1,188.2 SF).**

2.1 For a townhouse building greater than sixty (60) feet in length, does the project comply with introducing a change in roof form every forty (40)-feet by introducing a gable, hipped roof, or dormers or implement required reductions in upper story mass and square footage?

**Response: Complies. Lot 2 has the only building with façade greater than 60' in length on both the front and rear elevations. The front elevation features a reduction in upper story mass. The rear elevation features an eave line that is broken up protruding bay window elements. (See 1 / A.40 & 1 / A.42)**

3.1 For building facades facing a public street, private street, or on-site parking areas, does the project comply with implementing a minimum of two materials, each of which shall be a minimum of thirty (30) percent of the total façade for building facades?

**Response: Complies. The Street-facing façade of Lot 1 has a base material of +/-58% stucco, and accent materials 26.5% vertical siding and 15.4% stone veneer wainscoting. No other building facades face a public street. (See 1 / A.20).**

3.2 Does the project comply with including one or more individual residential entries on the façade of a townhome building on a parcel frontage?

**Response: Complies. Lot 1 has an entry directly facing D St. (See 1 / A.20).**

3.3 Does the project comply with prohibition on scored plywood and aluminum siding as materials?

**Response: Complies. The project features stucco siding as a primary material, vertical siding at upper stories, and veneer brick at the base.**

3.4 Does the project comply with locating changes in building materials at interior corners of the building facades?

**Response: Does Not Comply. While material changes do occur at interior corners for the most part, the primary material changes occurs on the vertical wall plane to express a base, middle and top as congruent with the overall architectural style. (See Elevations)**

3.5 For any new building within ten (10) feet of an existing building on an adjacent property, does the project comply with the minimum offset distance of 8 feet between the centerline of any windows from the centerline of the existing buildings windows?

**Response: N/A. There are no buildings within ten (10) feet of an existing building. The closest buildings are Lot 1, which is +/- 10'-6" from the single family home at 2512 D St, and Lot 3, which is +/- 13' from a single-family home at 23701 Glenbrook Lane. (See A.01)**

3.6 For any new building within twenty (20) feet of an existing residential building on an adjacent property, does the project comply with the minimum offset distance of no closer than six (6) feet between the balcony to the centerline of any of the existing building's upper-floor windows?

**Response: N/A. Lot 1 doesn't have any balconies. Lot 3 is within twenty (20) feet of a single-family home at 23701 Glenbrook Lane, however there are no balconies facing that direction. Lot 2 has no existing residential buildings within 20'. (See A.01)**

Best wishes,



Hayes Shair,  
Principal Architect  
Envisuality Group



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**Project Address:** 2492 'D' Street  
**Parcel No.:** APN 416-0200-022-06  
**Business Name:** (21-unit subdivision) TTM, SDR  
**Applicant Name:** Sumita Somani  
**Review Date:** 3/18/26  
**Reviewed by:** A. Westfield  
**Project Planner:** William Chin  
**Request:** Tentative Tract Map and Site Development Review for a 21-unit subdivision consisting of (14) Single Family Dwellings (2) duplex units and (1) triplex

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### **PROJECT DESCRIPTION**

Improvement plan approval for (8775) (14) single family residential lots (2) duplex units and (1) triplex unit, with a new private roadway that begins on D Street and continues to the termination of the development into a hammerhead emergency vehicle turnaround. Plan also reflects in the installation of (1) private fire hydrant along the newly created private road with a CFC Appendix D approved 26ft. bump-out.

### **CONDITIONS**

1. Submit plans for building construction to the ALCO Building Department. The plan set will be routed to the Hayward Fire Department for Fire Department review/comments.
  2. All structures shall be provided with an NFPA 13D (modified) Fire Sprinkler System per the California Fire Code (CFC), NFPA 13D Standards and City of Hayward Ordinance. The minimum water meter size shall be a minimum of 1". Installation of individual fire sprinkler systems will be a deferred submittal by a C16 to the Hayward Fire Department.
  3. A minimum of fire hydrants shall be installed the California Fire Code and Local Fire Ordinance at a location approved by the AHJ. **(EBMUD water purveyor)**
  4. Spacing and locations of fire hydrants shall be subject to review and approval by the Hayward Fire Department. The type of fire hydrant shall be Modified Steamer Hydrant (Clow Valve Co. Model LB 614
-

- with one 2-1/2" outlet and one 4-1/2" outlet) in single-family residential area, capable of flowing a minimum of 1,500 gallons per minute unless otherwise specified by the AHJ based on the onsite demand. The design and layout of the hydrants shall be reviewed and approved by the Fire Department prior to installation.
5. Blue reflective pavement markers shall be installed at fire hydrant locations. If fire hydrants are located to be subjected to vehicle impacts as determined by the Hayward Fire Department, crash posts shall be installed around the fire hydrant(s).
  6. Provide "Fire Lane No Parking" signage and red curbing are required by the authority having jurisdiction (AHJ) and shall be maintained in an approved manner.
  7. Design of the public streets and private streets and courts shall be consistent with Nationally Recognized standards. All public streets, private streets and private courts shall be designed and engineered to withstand 75,000 lbs. gross vehicle weight of fire apparatus. Such standard is also applicable to pavers or decorative concrete.
  8. All public private streets and private courts shall be designed with an all-weather pavement surface and shall meet the CFC and City of Hayward Fire Department, turning radii requirements.
  9. Fire lane of 20 to 26 feet wide shall be posted on both sides as a fire lane; 26 feet to 32 feet shall be posted on one side of the road as a fire lane.
  10. An unobstructed vertical clearance of not less than 13 feet 6 inches shall be maintained at all time for fire apparatus road.
  11. All buildings shall have a minimum 4 inch self-illuminated address installed on the front of the building so as to be visible from the street. A decorative address monument sign shall be installed at each court entrance, indicating the building addresses for the units served by such court. Minimum size numbers shall be 6" inches in height on a contrasting background.
  12. Design and installation of the fire service line shall meet NFPA 24 Standards and East Bay MUD standards.
  13. All bedrooms and hallway areas shall be equipped with smoke detectors, hard-wired with battery backup. Installation shall conform to the California Building Code (CBC).
  14. CO detectors should be placed near the sleeping area on a wall about 5 feet above the floor. The detector may be placed on the ceiling. Each floor needs a separate detector.
  15. Materials and Construction Method for Exterior Wildfire Exposure - The lot is located within the Fairview Fire Protection District which is classified as an Urban/Wildland Interface Area and the building construction shall comply with the requirements contained in the California Residential Code Section R327. Roofs shall comply with a Class A roof rating and exterior non-combustible siding materials (stucco), double-pane windows. Do not use wood shake or treated wood shake roofs.
  16. Spark Arrestor Required - Provide spark arrestors with 1/4" metal mesh screens on all chimneys. Homeowners should inspect spark arrestors every year to ensure mesh screen integrity. (if applicable)
  17. Outdoor Storage - Restrict outdoor storage of firewood, kindling, or compost material within 30 feet of any structure, unless the material is stored in an approved bin or enclosure.

### General Requirements

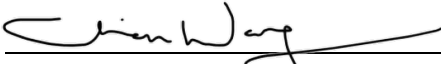
1. The developer or contractor shall not start work on a project without approved plans, unless otherwise specifically allowed by the Fire Chief.
2. to schedule an inspection. Inspection requests shall be made by calling the Fire Marshal's Office at (510) 583-4900 to schedule either a morning inspection (10:00 a.m. to 12:00 p.m.) or an afternoon inspection (1:00 p.m. to 4:00 p.m.). The job copy of APPROVED plans and the job card shall be available on the job site during a scheduled inspection.
3. A permanent water source capable of supplying the required fire flow shall be made available as soon as combustible materials accumulate at the site. Hydrants shall be maintained clear of obstructions and accessible for fire protection during construction.
4. Permanent access to the immediate job site by a heavy fire fighting apparatus shall be provided at the start of construction. The all-weather road shall be at least twenty (20) feet in width, shall have an unobstructed vertical clearance of at least thirteen feet six inches (13' 6"), and shall be capable of supporting the imposed load of a fire apparatus weighing at least 75,000 pounds (gross vehicle weight).

**ADDITIONAL PERMITS REQUIRED**

- Fire Sprinkler System Installation NFPA 13/13D (**deferred to HFD**)
- Underground Fireline Installation (**If private hydrant system to HFD**)



## REVIEW OF AGENCY PLANNING APPLICATION

<b>THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES</b>			
The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY			
DATE: 12/01/2025		EBMUD MAP(S): 1548B432	EBMUD FILE:S-11845
AGENCY: Alameda County Community Development Agency Attn: William Chin 224 West Winton Ave. Room 111 HAYWARD, CA 94544		AGENCY FILE: PLN2025-00184	FILE TYPE: Tentative Map
APPLICANT: 94541 D LLC 15374 Madrone Hill Rd Saratoga, CA 95070		OWNER: 94541 D LLC 15374 Madrone Hill Rd Saratoga, CA 95070	
<b>DEVELOPMENT DATA</b>			
ADDRESS/LOCATION: 2492 D ST City:HAYWARD Zip Code: 94541			
ZONING: Small Lot Residential PREVIOUS LAND USE: Low Density Residential			
DESCRIPTION: 21-unit subdivision consisting of 14 detached single family units with three multi-family structures consisting of two (2) two-unit attached project and one (1) three unit attached project.			TOTAL ACREAGE:3.11 ac.
TYPE OF DEVELOPMENT: Single Family Residential:14 UnitsMulti Family Residential:7 Units			
<b>WATER SERVICES DATA</b>			
PROPERTY: in EBMUD		ELEVATION RANGES OF STREETS: 300-335	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 300-335
Part of development may be served from existing main(s) Location of Main(s):D Street		Part of development must be served from main extension(s) Location of Existing Main(s):D Street	
PRESSURE ZONE	SERVICE ELEVATION RANGE	PRESSURE ZONE	SERVICE ELEVATION RANGE
C2B	200-400	C2B	200-400
<b>COMMENTS</b>			
See attachment.			
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.			
 12/1/25 Chien Wang, Associate Civil Engineer; DATE WATER SERVICE PLANNING SECTION			

**Attachment**  
**Review of Agency Planning Application**

**City File:** PLN2025-00184  
2492 D St, Hayward, Ca 94541

**EBMUD File:** S-11845

Effective January 1, 2018, water service for new multiunit structures shall be individually metered or sub-metered in compliance with Section 537 of California's Water Code & Section 1954.201-219 of California's Civil Code, which encourages conservation of water in multifamily residential and mixed-use multi-family and commercial buildings by requiring metering infrastructure for each dwelling unit, including appropriate water billing safeguards for both tenants and landlords. EBMUD water services shall be conditioned for all development projects that are subject to these metering requirements and will be released only after the project sponsor has satisfied all requirements and provided evidence of conformance with Section 537 of California's Water Code & Section 1954.201-2019 of California's Civil Code. Once the property is subdivided, separate meters for each lot will be required.

A main extension at the project sponsor's expense will be required to serve the proposed development. Please see the attached EBMUD documents for California (Waterworks Standards) Code of Regulations, Title 22, Section 64572 (Water Main Separation) and EBMUD requirements for placement of water mains. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Engineering and installation of water mains and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.

TH



## **Applicant Pipeline Design Criteria**

EBMUD values applicant pipeline projects and is committed to providing a thorough and efficient design. To ensure an efficient design process and to avoid significant delays the design criteria below should be adhered to when submitting improvement plans.

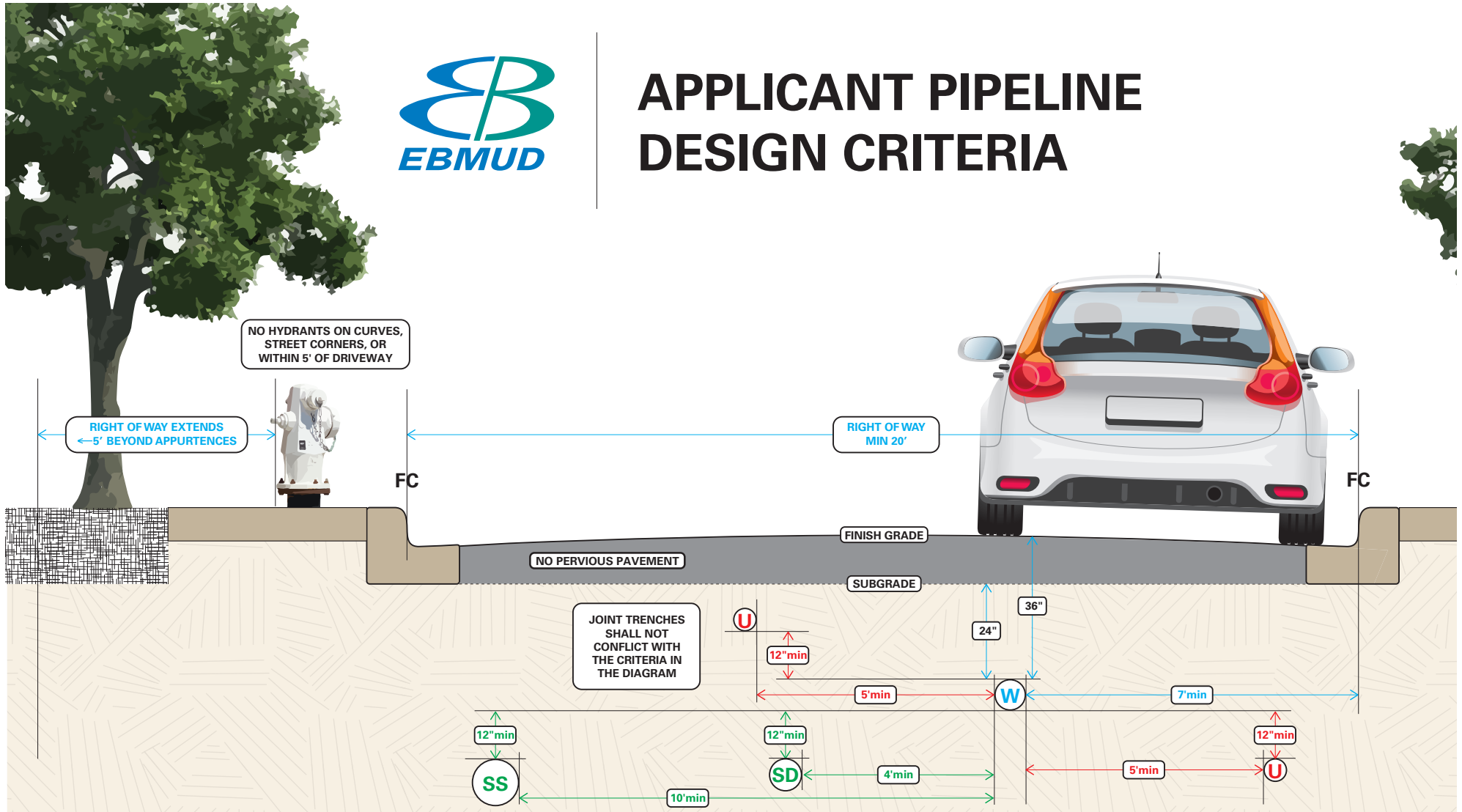
### Design Criteria

- Water mains shall be seven (7) feet from face of curb.
- Water mains shall maintain a minimum one (1) foot vertical and five (5) foot horizontal clearance from other utilities.
- Gas mains shall meet the one (1) foot vertical separation requirement by installing the gas main below the water main only.
- Water mains shall maintain a minimum ten (10) foot horizontal clearance (O.D. to O.D.) and be located a minimum one (1) foot above any sewer main. Title 22 CCR
- Water mains shall maintain a minimum four (4) feet horizontal clearance (O.D. to O.D.) and be located a minimum one (1) foot above any storm drain. Title 22 CCR
- Water mains shall have a 36-inch cover to final grade and 24-inch cover to pavement subgrade.
- Joint trenches that are in conflict with the criteria above may delay the project. Submit to EBMUD final joint trench plans (no intent plans) which include the size of the joint trench and the utilities located inside.
- Water mains shall not be installed under pervious pavement.
- Water mains installed under decorative pavement, pavers, or stamped concrete will require an additional paving agreement.
- Hydrants shall not be located on curved sections of street, street corners, or within five feet of a driveway.
- Right of ways for 6-inch and 8-inch water mains shall be a minimum of 20 feet wide and extend five (5) feet past the water main centerline.
- Right of ways for 12-inch to 24-inch water mains shall be a minimum of 20 feet wide and extend eight (8) feet past the water main centerline.

Please contact the New Business Office representative assigned to your project if there are any questions regarding the requirements listed above. Meeting this criteria will enable the most efficient design possible.



# APPLICANT PIPELINE DESIGN CRITERIA



NO HYDRANTS ON CURVES, STREET CORNERS, OR WITHIN 5' OF DRIVEWAY

RIGHT OF WAY EXTENDS ← 5' BEYOND APPURTENANCES

RIGHT OF WAY MIN 20'

FC

FC

FINISH GRADE

NO PEROVIOUS PAVEMENT

SUBGRADE

JOINT TRENCHES SHALL NOT CONFLICT WITH THE CRITERIA IN THE DIAGRAM

U

12" min

24"

36"

5' min

W

7' min

12" min

SS

12" min

SD

4' min

12" min

U

5' min

10' min

**W = WATER**

24" cover to subgrade  
36" cover to final grade  
7' inset from face of curb

**U = UTILITY**

min 12" vertical clearance  
min 5' horizontal clearance

**SS = SANITARY SEWER**


min 12" below water  
min 10' horizontal clearance

**SD = STORM DRAIN**

min 12" below water  
min 4' horizontal clearance

**FC= FACE OF CURB**

**MEMORANDUM**

**DATE:** December 3, 2025  
**TO:** William Chin, Development Planning Division  
**FROM:** Zee Huang, Development Engineering and Permits   
**SUBJECT:** PLN2025-00184 (Tract 8775)

We received and reviewed your exhibit and transmittal letter dated November 17, 2025, regarding Tentative Tract Map Subdivision (TR-8775), located at 2512 D St. Hayward, in the unincorporated area of Alameda County, bearing County Assessor's designation: APN 416-0200-022-06. This project application proposes a 21-unit subdivision consisting of 14 detached single family units with three multi-family structures consisting of two (2) two-unit attached project and one (1) three unit attached project; proposed improvements also include a new private roadway, utilities, stormwater treatment, and storm and sewer systems.

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

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

### SPECIFIC COMMENTS

1. Wetlands are present on the site, and the applicant is required to mitigate any impacts resulting from development activities. Permits or agreements from other related state and federal agencies, i.e. the California State Department of Fish and Wildlife, San Francisco Bay Regional Water Quality Control Board and the U.S. Army Corps of Engineers should be obtained in accordance with their guidelines and requirements for the proposed work near/in the waters of the U.S. Evidence of compliance with those agencies' requirements will be required prior to Alameda County's issuance of any permit.
2. The Public Works Agency will retain the 10-foot-wide strip along the property frontage for future street improvements. If the applicant wishes to landscape this area, they must obtain a license agreement from the Alameda County Public Works Agency. The condition(s) must be clarified in the appropriate documents, requiring the HOA to maintain this area at no cost to the County. This maintenance obligation will remain in effect until the County will have to use the frontage for public street improvement project; at that time, the HOA will also be responsible for removing any landscaping or improvements area at no cost to the County.
3. The plans should clearly indicate that a license agreement will be required for any temporary landscaping or improvements within the 10-foot-wide strip of public right-of-way fronting the project site.
4. The submitted preliminary review package does not contain all pertinent information for a Preliminary Grading Plan as required under Chapter 15.36.240 of the Grading Ordinance. Notable items missing include, but are not limited to, the following:
  - a. Location and nature of known or suspected soil or geologic hazard areas.
  - b. Contour lines of the existing terrain and proposed approximate finished grade (e.g., proposed contour lines for Lot 1 and 10 are not shown on Sheet C-13).
  - c. Approximate location of cut and fill lines and the limits of grading for all the proposed grading work, including borrow and stockpile areas.
5. Submit a current (less than six months old) Preliminary Title Report showing the legal owners at the time of filing the tentative map. Submit copies of all backup documentation (DOCUMENT NO. 2001381734, 2005499735, SURVEY NO. 2127,

- GRANT DEED #2025-036606), including maps that are referenced in legal descriptions.
6. Show on the tentative map all easements existing and proposed, including vehicle access easements and access easements for the stormwater treatment areas.
  7. The existing bus stop serving the Alameda-Contra Costa Transit Agency (AC Transit) Route#95, located on "D" Street in front of the proposed subdivision, shall be retained at the frontage of the site or relocated to an approved location within the immediate area. It is the responsibility of the Subdivider to secure approval of the location with the Public Works Agency and AC Transit.
  8. There is an existing utility pole right next to the proposed entrance. The applicant's engineer should evaluate sight distance and recommend appropriate measures to ensure that the required intersection sight distance is provided.
  9. Indicate on the plans whether the existing driveway currently serving Parcel 4116-200-19-9 (fronting D Street) will be removed and replaced. If removed, the driveway shall be replaced with County-standard Portland cement concrete curb, gutter, and sidewalk.
  10. The developer shall comply with all requirements of Fairview Fire District, City of Hayward Fire Department, Pacific Gas and Electric Company, Oro Loma Sanitary Sewer District, East Bay Municipal Utility District, and AT&T.
  11. Sheet C-1 (Cover Sheet & Notes):
    - a. Provide information of the Geotechnical Engineer, Surveyor, and professional team whose services will be required in the preparation of the tentative map
    - b. Update '2512 D Street Fairview' to '2512 D Street Hayward' as the address is located in the unincorporated area of Hayward.
  12. Sheet C-2
    - a. Update relevant standards and references from the City of Hayward to Alameda County
  13. Sheet C-18
    - a. Divide the entire site into separate Drainage Management Areas (DMAs), with each area identified as self-treating, self-retaining, draining to a self-retaining area, or draining to an IMP. Show the provided treatment area; this value must be larger than the minimum required treatment area. Show ponding depth of retention facilities, if applicable, for storage and flow control purposes.

14. Sheet C-20 , Section A-A
  - a. The Alameda County Public Works Agency will retain the 10-foot-wide frontage along the property for future street improvements. Remove the lines and callouts associated with the 10' proposed road vacation.

### **GENERAL COMMENTS**

15. Developer shall establish a Homeowners' Association (HOA), and record CC&Rs containing specific language which defines private ownership and financial responsibilities of all the subdivision's infrastructures, including but not limited to storm drain facilities, private roadway accesses, parking areas, common areas, wetland conservation easement, water treatment/detention pond, and all its auxiliary structures. The CC&Rs shall clearly specify an acceptable funding mechanism for all onsite common improvements.
16. Any right-of-way dedication, road improvements, and any necessary relocation of utility facilities shall be at no cost to the County.
17. 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.
18. Acquire an encroachment permit from Alameda County for all work within the roadway right-of-way.
19. Before any demolition or grading, destroy known water wells that do not have documented intent of future use. Obtain a destruction permit from Alameda County Public Works Agency for any water well . For additional information, the owner or other responsible party should call the Alameda County Public Works Agency at (510) 670-5554.
20. Designate all parcels intended for sale by number, not by letter designations.
21. The referral of the Tentative Tract Map did not include a Geotechnical and Geological Investigation Report. A report should be reviewed by the Public Works Agency before approval of the Tentative Map.

### Public Street Improvements

22. Install Portland cement concrete curb, gutter and sidewalk, and pavement tie-in along the entire street frontage of the property. Portland cement concrete improvements exist on adjacent and/or nearby properties on this street.
23. Note on the plans: “The proposed street structural section is to be designed by a Registered Civil Engineer and approved by the County Engineer.” The minimum public road pavement section, including conform pavement tie-in, shall consist of 3 inches of asphalt concrete over 8 inches of aggregate base.
24. Improvement plans shall conform to the County’s concerns with regard to tie-in, angle of approach, steepness, and sight distance for any driveway connection to the road. Design the driveway entrances to intersect the road right-of-way at a perpendicular angle. A minimum length of 20 feet behind the curb face must be relatively flat (6 percent maximum) to ensure safe access to the road. Also, there should be no parking spaces within this 20-foot area.

### Driveways/Private Streets

25. Parcel 416-200-19-9 relies on vehicular access on the proposed private street of the project site (Parcel 416-200-22-6). Provide documents or agreements that demonstrate whether Parcel 416-200-19-9 has or will have legal access across Parcel 416-200-22-6, and that the access will be protected from future development in perpetuity
26. County design requirements control access points to a County road. Improvement plans shall conform to the County’s concerns with regard to tie-in, angle of approach, steepness, and sight distance for any driveway connection to the road. Design the driveway entrances to intersect the road right-of-way at a perpendicular angle. A minimum length of 20 feet behind the curb face must be relatively flat (6 percent maximum) to ensure safe access to the road. Also, there should be no parking spaces within this 20-foot area.
27. Design the private street to conform to County private street criteria.
28. 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.
29. Existing and proposed landscaping and embankment along the public street frontage should not create sight obstructions at the driveway. Provide adequate sight distance for vehicles exiting and entering the site. Grading and trimming of landscaping may be required, or the proposed driveway may need to be placed at another location.
  30. All paved slopes should have a minimum 0.5 percent grade.
  31. The maximum driveway grade should not exceed 15 percent. Grades up to 20 percent may be allowed if use of this grade is consistent with good engineering practice and County Fire Department concerns are satisfied.
  32. Provide a County Fire Department approved turnaround for each driveway and/or private street.
  33. Adjacent driveways shall have minimum separation of 3 feet from edge of flare to edge of flare.
  34. Provide a driveway type entrance. High density residential development may use a driveway approach width equal to that of the driveway access width up to a maximum of 30 feet. The maximum driveway approach width is 20 feet for single family residential development and 35 feet for commercial projects.
  35. Set back any retaining wall or building a minimum of 2.5 feet from the face of curb of the private street.
  36. Show Portland cement concrete curbs, gutters, and sidewalks in front of the residential units. Concrete improvements should run along the length of the driveway for safe pedestrian passage.
  37. Parking space sizes should conform to the County minimum of 9' x 18' for compact vehicles, 9' x 20' for standard vehicles, and 14' x 20' for handicapped parking.

#### Utilities/Signs

38. Fire hydrants are required to be located a minimum of 2.5 feet to their centerline from the face of curb.

39. Show the fire hydrant and electrolier on the roadway typical section, and a passage way consistent with ADA requirements provided around these facilities. If there is inadequate space within the sidewalk for the utilities, locate them behind the sidewalk within a public services easement.
40. The private access way will need traffic safety signs in accordance with Alameda County standards, including the private street name, stop, and parking restriction signs.

#### Streetlights

41. Streetlights on private streets shall be privately owned and maintained. Ownership, maintenance, and responsible party for payment of the streetlight energy bills shall be clarified in appropriate documents such as C.C.&R.'s, Joint Maintenance Agreement, Improvement and Streetlight Plans, and Final Map.
42. Streetlights on public streets shall meet County standards and upon acceptance by the Board of Supervisors, they shall be owned and maintained by the County. These lights shall be energized at the PG&E LS-2 rate schedule.
43. All electroliers shall be anchored to a concrete footing and must comply with the County's grounding requirement.

#### On-Site Storm Drain Design

44. Catch basins deeper than 3 feet must have a minimum top opening of 2' x 3' and must have steps for access.
45. No sheet flow of drainage shall flow over the sidewalk area. Collect all drainage on the property and discharge to the road gutter using the County's Standard Sidewalk Drain SD-527 or to the storm drain culvert in the roadway.
46. Do not block the runoff from the adjacent properties. The drainage area map created for the project drainage design calculations shall clearly indicate all areas tributary to the project site.

47. Do not augment or concentrate or divert runoff to the adjacent properties. Install a storm drainage system to pick up the site runoff.
48. No structure or load is to be placed over the storm drainage pipe. Prove with plans and calculations that the proposed building will not place any loads on the storm drain pipes or the channel wall.
49. Develop a drainage study using the Alameda County Hydrology & Hydraulic Manual to determine the drainage patterns, points of concentration, amounts of runoff, and existing storm drainage facilities . It must include the existing and the ultimate situations. Considering the development being proposed, we anticipate an augmentation of stormwater runoff to the existing storm drain system. Unless the adequacy of that line can be proven, runoff augmentation 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.

### Grading

50. No grading shall be permitted on this site until a grading plan and an erosion and sedimentation control plans have been reviewed by the County and a grading permit is issued in accordance with the Alameda County Grading Ordinance.
51. 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.
52. If grading occurs on land with a slope of more than 10 percent, it will be necessary to undergo environmental impact review at the grading permit phase. Any grading for this project should be required to be a balanced cut and fill.
53. Graded slopes shall not be steeper than 2 horizontal to 1 vertical.

54. Setback graded slopes from the property lines in accordance with the Uniform Building Code. Setbacks from the property lines and all grading shall be based on recent survey data. Graded slopes shall not exceed 2 horizontal to 1 vertical.
55. All retaining walls are to be concrete. Safety fencing shall be provided on all retaining walls exceeding 30” in height located in the right-of-way, and in accordance with Building Requirements within lots. Safety fencing shall be wrought iron, unless otherwise approved by the Alameda County Planning Department.

#### Storm Water Quality Measures

56. The applicant shall provide for stormwater protection design solution which conform to the current version of the C.3 Technical Guidance as published by the Alameda County Clean Water Program.
57. Sites with land disturbance greater than one (1) acre must file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) per the regulations of the General Construction Activities NPDES permit. The SWRCB will require that the developer prepare a Storm Water Pollution Prevention Plan (SWPPP). Copies of the NOI & the SWPPP must be submitted to the Development Engineering Division prior to issuance of a grading permit.

If you have any questions, please contact Zee Huang at (510) 670-5496 or [zhiehongh@acpwa.org](mailto:zhiehongh@acpwa.org).



December 1, 2025

**RE: Case No: PLN2025-00184**  
**Tract Map 8775, 21-Unit Subdivision**

Based on a review of the record documentation and maps for the above referenced project, the County Surveyor's Office provides the following comments:

- 1) The Subdivision survey and map shall comply with provisions of the Professional Land Surveyor's Act (Bus. and Prof. Code § 8700 et. seq.), the Subdivision Map Act (Government Code §66410 et. seq.), the Subdivision Ordinance of Alameda County (Alameda County Code of Ordinances Title 16) and all other applicable laws and ordinances;
- 2) In particular, the relationship of the subdivided parcel with adjacent tracts shall be clearly noted on the subdivision map and evidence of occupation or improvements existing near the property lines shown.
- 3) Any existing easements shall be clearly shown on the map. New easements for emergency vehicle access, utilities, storm drain, water lines, etc. must be clearly shown on the map and supported by separately, concurrently recorded agreements, covenants, conditions, and restrictions;
- 4) Dedications for public street purposes are presumed to be made in fee simple unless alternative arrangements that are acceptable to the Director of Public Works are otherwise approved. Dedications for public streets shall be irrevocable. Acceptance of dedications shall be rejected unless the associated street improvements are completed and approved prior to the time of map recording.
- 5) The boundary and proposed lot lines of the subdivision must be monumented in compliance with Alameda County Subdivision Ordinance §16.24 and must be permanent, durable and sufficient to enable any point or line in the subdivision to be easily retraced in the future.
- 6) Monuments shall be set prior to recording the Subdivision unless adequate security is filed with the County Surveyor prior to recording. After recording, adjoining landowners share equally in the responsibility for maintaining the boundaries and monuments between them (Civ. Code § 841). At the time of inspection pursuant to §16.24.130, the County Surveyor will place the following tag with the monuments to the extent practicable:

**CAUTION ⚠ SURVEY ⚠ MARK ⚠**

**CHECKED BY ALAMEDA COUNTY PUBLIC WORKS - DO NOT DISTURB!  
THIS MARKER DEFINES YOUR PROPERTY BOUNDARY AND IS A  
CONDITION OF SUBDIVISION \_\_\_\_\_. IF DISTURBED OR  
THREATENED BY CONSTRUCTION, CONTACT THE ALAMEDA COUNTY  
SURVEYOR. TO MOVE OR REPLACE, REFER TO B & P CODE § 8771.  
IT IS A CRIME TO MOVE OR DESTROY THIS MARK (PENAL CODE § 405).**

- 7) A first Checkprint of the Subdivision Map shall be submitted 30 days prior to submittal of the 100% improvement plans for this project. An updated title report shall be provided which reflects the correct names of the Subdivider(s) and correctly reflects any encumbrances shown on the Subdivision Map;
- 8) Timing for setting monuments. Upon approval of the Subdivision Map for printing on Mylar, the surveyor will set the monuments shown on the map and will provide written notice to the County Survey that the monuments have been set and are ready for field inspection by County Survey Crews (Gov. Code §66497(a)). Prior to delivering signed mylars for recording, the surveyor shall provide written notice that final payment to surveyor for his or her work has been received;
- 9) The County Surveyor will provide instructions for submitting the final signed mylar Subdivision Map. Required with this package are a current Subdivision Guarantee (no more than 30 days old) and current certificate showing all tax liabilities are paid.

Sincerely,

Paul Mabry, PLS  
Alameda County Surveyor



Cc: William Chin, Planner  
Alameda County Planning Department  
file

## Chin, William, CDA

---

**From:** Meghan Tiernan <tiem@haywardrec.org>  
**Sent:** Monday, November 17, 2025 5:04 PM  
**To:** Chin, William, CDA  
**Subject:** PROJECT REFERRAL Case No: PLN2025-00184

Hi William,

HARD has no comments related to **Planning Case No.:** PLN2025-00184



So much to do,  
So close to  
home!

### **Meghan Tiernan**

Capital Planning & Development Director  
Hayward Area Recreation & Park District  
1099 "E" Street | Hayward, CA | 94541  
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# ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

## PLANNING DEPARTMENT

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Planning Director

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January 9, 2026

Sumita Sumani  
2492 D Street  
Fairview, CA 94541

**RE: Demolition Permit Application - 2492 D Street, Fairview;  
Application No. PLN2025-00184; APN: 416-200-22-6; Zoning: RSL**

Dear Sumita Sumani,

The Planning Department has received a demolition permit application as part of Site Development Review application, PLN2025-00184 (“application”). The proposal includes demolition of an existing vacant single-family house with an attached garage located on the subject property at 2492 D Street in Fairview (APN: 416-200-22-6) in the RSL zoning district. The subject property is described as vacant with a one-story ranch style single-family house with an attached garage, constructed sometime in 1944, and over 50 years old. The architect is unknown. The single-family house includes single pane windows, asphalt shingle roof, and stucco exterior walls with a raised foundation as shown in Figures 1-4.

*Figure 1, Front Elevation (partial)*



*Figure 2, Side and rear elevations*



*Figure 3, Interior - Bedroom*



*Figure 4, Interior - Bathroom*



It is served by private sewer cistern and leach field. No other detached structures are located on the subject property. The property is vacant and exhibits extensive signs of neglect, disrepair, and long-term lack of maintenance. The overall fabric of the building

appears compromised, with deterioration consistent with prolonged vacancy and exposure to the elements as shown in Figures 1-4 above.

Section 17.62.150 of the County Historic Preservation Ordinance requires that if a permit is sought to demolish a building that was constructed at least 50 years ago, and the building is not currently on the County Register, the permit application be referred to the planning director to allow the director to make a preliminary determination of whether the structure meets the criteria of a landmark. The single-family house is over 50 years old, it is not located on the county register, nor is it identified in a historical survey as potentially significant. In addition, the following criteria under Sect. 17.62.060 do **not** apply to the single-family house on the subject property:

- a. It is associated with any events that have been made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- b. It is associated with the lives of persons significant in the county's past;
- c. It retains distinctive characteristics of a type, period, region, or construction method;
- d. It represents the work of an important creative individual or master;
- e. It possesses high artistic value; or
- f. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The building's lack of association with significant persons or events does not appear to make this property eligible for preservation. In addition, the Housing Element identifies the subject property on the sites inventory list to meet the county's Regional Housing Needs Assessment (RHNA). Therefore, per the Alameda County Historic Preservation Ordinance, the California Environmental Quality Act (CEQA) Guidelines, and consistent with the Housing Element, Staff find that the structure (single-family dwelling and garage) located on the subject property are not considered a "historical resource". Therefore, the proposed demolition would not cause a substantial adverse change to any historical resource, and no further analysis is required.

As a result, you may proceed to acquire a demolition permit for the structure located at 2492 D Street in Fairview. The demolition permit may be obtained at the County Permit Center (399 Elmhurst Street, Suite 141, Hayward, CA 94544). If you have any questions, please contact Angelica Gonzalez at [angelica.gonzalez@acgov.org](mailto:angelica.gonzalez@acgov.org) or at (510) 670-6524.

Sincerely,



Albert Lopez  
Planning Director