



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

PLANNING DEPARTMENT

September 24, 2024

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David Terhune, RCE / Ruggeri-Jensen-Azar
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Pleasanton CA 94588
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SUBJECT:

- **PLN2024-00173:** Vesting Tentative Tract Map (TR-8720) subdivision of four existing parcels into 29 development parcels plus 4 open space parcels plus one access road parcel for 29 custom single-family house sites
- **PERMIT TYPE:** Tentative Tract Map (TR-8720)
- **ZONING:** FASP-R1-BE, Single-family residence district - BE overlay
- **GENERAL PLAN:** *Fairview Area Specific Plan (FASP)*
- **LOCATION:** 24830 Fairview Ave plus 3 abutting parcels
- **ASSESSOR'S PARCEL NUMBERS:** 417 -0270-006-00, 417 -0260-004-00, 417 -0270-003-00, 417 -0270-009-00

Dear Mr. Terhune:

Staff has reviewed the application and accompanying information submitted for the proposed Vesting Tentative Tract Map subdivision on **August 26, 2024**, and determined that the application is **INCOMPLETE**. The application is missing items/information described in the Alameda County General Ordinance Code, Fairview Area Specific Plan and/or pertinent application submittal checklists, as specified below. The requested information is necessary in order to determine compliance with applicable local, regional, state and federal standards, which may include, for example, zoning and subdivision regulations, stormwater management regulations and/or the California Environmental Quality Act (CEQA). This letter does not preclude the County from making additional requests for information essential to the review of the project.

The following documents were received:

- Standard application (2 pgs)
- Subdivision application (23 pgs)
- Proposed Map (14 pgs)
- Surrounding Lots (4 pgs)
- Arborist Report (12 pgs)
- Hydro Report (66 pgs)
- Title Report (15 pgs)
- Geotech Report (16 pgs)
- Landscape Plans (2 pgs)

Please provide the following items/information, which were missing from the application package:

1) Forms

Impervious Surface Form
[StormwaterChecklist.pdf \(acgov.org\)](#)

2) Specific Plan

Provide analysis of how the proposal will conform to or comply with the ‘Guiding Policies for Land Use and Community Design’ of the Fairview Area Specific Plan (FASP). Provide this information in a table format showing all existing regulations and project proposal, and another column stating how the project meets or does not meet the development regulations.

[acgov.org/cda/planning/generalplans/documents/FairviewSpecificPlan-Adopted060321.pdf](#)
Pp. 3-5 to 3-9

3) Residential Standards and Design Guidelines

Provide analysis of how the proposal will conform to or comply with the Residential Design Standards and Guidelines (Chapter 2.2 Single-Family Structures, Subdivisions and Hillside Development Standards). Provide this information in a table format showing all existing regulations and project proposal, and another column stating how the project meets or does not meet the development regulations.

[acgov.org/cda/planning/documents/2014-Full-Residential-Design-Guidelines-Revised2024.pdf](#)
Page 2-7

4) CEQA / California Environmental Quality Act

A) CEQA Initial Study to determine potential environmental impacts.

- o Choose consultant
 - OK to pick from list (See attached)
 - Applicant to compensate consultant
 - Consultant to report to County
- i) Need to pay additional \$1,000 deposit for Initial Study.

To pay, access the application through the online portal:

<https://acpermit.acgov.org/permit/portal/#/>
Reference the invoice #:
INV24-00223-97

5) Referrals

For your information, please note the comments from other County agencies, to be incorporated during continued review of the project and as Conditions of Approval. The application is not considered incomplete due to the comments below:

A) Oro Loma Sanitary District dated September 16, 2024

i) The applicant shall submit a complete sanitary sewer plan prepared by a Registered Civil Engineer for all on-site and off-site improvements for the review and approval of the District.

All sanitary sewer improvements shall be designed and constructed in accordance with the District's Design Standards, Specifications and Standard Plans, unless otherwise specifically approved by the District. Sanitary sewer improvements shall include, but are not limited to, sanitary sewer laterals for each parcel or building/residential dwelling, off-site sanitary sewer systems and associated structures necessary for a complete and acceptable sanitary sewer improvement project.

ii) A separate District Permit shall be obtained prior to installation and connection of all on-site and off-site sanitary sewer lines to the District facility and compliance to the conditions set forth in the permit.

iii) The applicant shall pay design review fees, permit fees, inspection fees, connection fees and any other fees charged by the District or other agencies for the review, approval, permitting, inspection and construction of the above listed public and private improvements.

iv) If the design of any sanitary sewer systems requires encroachments onto neighboring properties, written agreements and Grant of Easements with that property owner shall be submitted for the review and approval of the District.

v) Any existing pipelines or structures that are to remain after development, if damaged during construction, shall be replaced to the satisfaction of the District.

vi) All sanitary sewer lines that are to be maintained by the District shall be located within public rights-of-way; no public sewer shall be installed in private streets or easements. The Developer shall install maintenance hole(s) at the point(s) of connection to public sewers to clearly demarcate maintenance responsibilities.

vii) No private or public sewer lift station shall be constructed within the project boundary.

viii) All of the sanitary sewer facilities constructed within the boundaries of the project shall be privately owned and maintained, unless otherwise noted on the approved improvement plans, up to and including the point of connection of the systems to an existing public facility.

ix) Maintenance of the private sanitary sewers shall be included in the Homeowner Association Covenant, Conditions and Restrictions, and shall be submitted for the review and approval of the District.

x) No street paving for any streets shall be constructed unless and until any required sanitary sewer system installation of the sewer facilities in the subject streets has been completed.

xi) The development consists of 29 residential units. The Developer, at its cost and prior to the design review, shall provide capacity analysis of the affected sanitary sewer system and provide alternative solutions if capacity deficiencies exist. If upsizing of the system is required, the Developer shall construct the required improvements as part of the project improvements.

Any approved sewer system upgrades shall be completed prior to issuance of the first occupancy permit.

B) East Bay Municipal Utilities District (EBMUD) dated September 17, 2024

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 these criteria will enable the most efficient design possible.

C) Alameda County Public Works Agency / Development Engineering and Permits dated
September 18, 2024

SPECIFIC COMMENTS

- i. Provisions for safe pedestrian and equestrian access along the Fairview Avenue frontage and across the private road connection must be made.
- ii. The centerline profile grade should not exceed 6% for a minimum length of 25 feet behind Fairview Avenue right-of-way to ensure safe access to the public roadway.
- iii. Show existing driveways of the adjacent properties, existing utilities, trees, shrubs, and utility pole. Coordinate with PG&E on relocation of the existing streetlight pole on Fairview Avenue.
- iv. Applicants must prepare a maintenance plan and enter into an operation and maintenance agreement to identify and record the party responsible for long-term maintenance of detention basin and stormwater treatment measures.

GENERAL COMMENTS

- v. 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.
- vi. Acquire an encroachment permit from Alameda County for all work within the roadway right-of-way.
- vii. Design the private street to conform to County private street criteria.
- viii. Parking spaces sizes shall 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.
- ix. All paved slopes should have a minimum 0.5 percent grade.
- x. 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.
- xi. Fire hydrants are required to be located a minimum of 2.5 feet to their centerline from the face of curb.
- xii. It is important to provide sufficient lighting on-site. 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, Improvement and Streetlight Plans, and Final Map.
- xiii. Catch basins deeper than 3 feet must have a minimum top opening of 2' x 3' and must have steps for access.

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

xv. Develop a contingency overland flow drainage plan to account for blocked drainage inlets and the 100-year storm. The emergency overflow plan should show emergency overflow contained within the roadway right-of-way. Show right-of-way on the tentative map between lots to allow passage of emergency overflow releases, where low point cul-de-sac's or other internal low points are unavoidable. The potential area of flooding should not extend outside the roadway right-of-way, unless approved by the Public Works Agency.

xvi. The engineer must prove that the existing storm drainage system will be adequate to accept augmented runoff from the development area.

xvii. No grading shall be permitted until a grading plan and a Storm Water Quality Control Plan, including erosion and sedimentation control, that addresses both construction and postconstruction storm water quality included in the project improvement plans have been reviewed and approved by the County and a grading permit is obtained from Public Works Agency in accordance with the provisions of the Alameda County Grading Ordinance.

xviii. Applicant shall establish a Homeowners' Association (HOA) and record CC&Rs containing specific language which defines private ownership and financial responsibility of the proposed private driveway, common improvements and stormwater treatment facilities. The CC&Rs shall clearly specify an acceptable funding mechanism for all on-site common improvements.

xix. Projects with land disturbances greater than one 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 the preparation of a Storm Water Pollution Prevention Plan (SWPPP). Two copies of the NOI & the SWPPP must be submitted, one to the Project Engineer and one to the Grading Division prior to issuance of a grading permit and prior to any land disturbance on the site.

xx. The Applicant shall comply with the codes, standards and rules of the Alameda County Fire Department. The Fire Department shall review and approve all improvement plans, road access plans and building plans prior to the tract map recordation.

xxi. 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.

D) Alameda County Public Works Agency / County Surveyor dated September 24, 2024

The subject parcel is described in the Grant Deed recorded April 15, 2024, as Instrument No. 2024-048308 and has not been shown on a record map. The parcel lies along Fairway Avenue in the unincorporated area of the County east of Hayward.

The project is a 29-lot subdivision for single family residential purposes.

The County Surveyor recommends the following conditions be considered for the approval of the project:

- i) the Final Map shall comply with Government Code §66433 through §66443; §66495 through §66497;
- ii) the Final Map shall indicate the ownership of the access road, easements for emergency vehicle access, utilities, storm drain, and water lines as public or private;
- iii) the Owner's Statement shall include irrevocable offers for any public easements and shall note that all private easements shall not be publicly maintained;
- iv) the Final Map for Tract 8720 shall show monuments set at the major angle points and the beginning and end of curves along the exterior boundary of the project in compliance with Alameda County Subdivision Ordinance 16.24.060; 16.24.070; 16.24.090; 16.24.120; and 16.24.130;
- v) the monuments along the centerlines or monument lines of interior streets shall be set in accordance with Alameda County Subdivision Ordinance 16.24.090; 16.24.100; 16.24.110; 16.24.120; and, 16.24.130. If interior monuments will not be set before the Final Map is recorded, the submitting surveyor will state the date by which the monuments will be set in the Surveyor's Statement on the face of the map. The developer will file with the County a Monument Bond in the amount determined by the County Surveyor to ensure construction of the interior monuments;
- vi) well monuments should be set at the intersection of the centerlines of the Panorama Lane & Fairway Avenue and at Panorama Land and Panorama Court;
- vii) the title of the map shall be: "FINAL MAP NO. 8720, BEING A SUBDIVISION FOR RESIDENTIAL PURPOSES OF THE REAL PROPERTY DESCRIBED IN THE GRANT DEED RECORDED APRIL 15, 2024, AS INSTRUMENT NO. 2024-048308, ALAMEDA COUNTY RECORDS"
- viii) at plan for installation of proposed survey monuments will be submitted to the County Surveyor for review and approval prior to or concurrent with submittal of first check print of Final Map for determination of monument bonds, if any;
- ix) a first Checkprint of the Final Map shall be submitted 30 days prior to submittal of the 100% improvement plans for this project;
- x) upon approval of the 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 per California Government Code §66497;
- xi) all required improvements bonds, 100% improvement plans, any monumentation bonds, and all items required under the Conditions of Approval for this project will be submitted for review and approval prior to County Surveyor's signature of the Final Map.

6) Other fees

- A) Please note: development review costs will likely exceed \$20,000.
- B) Please note: additional park dedication fees and other development impact fees may apply (schools, traffic, etc.).

OTHER

Additional commentary on the proposal will be provided when we have received other comments from County departments and interested parties referred for this application. Further processing of the application will occur once the above-described information and materials have been received and reviewed by staff for acceptability.

Please keep in mind that the cost of your application is based on staff time spent processing your application. You will receive an invoice for any outstanding balance following final action by the County on your application. It may take several weeks for you to receive an invoice, as staff will need to undertake final administrative tasks associated with the application. It is recommended to address the above requests as best as possible in order to minimize permit costs and maximize staff efficiency. Please ask questions as needed prior to submittal if you are unsure about what is being requested.

Once a complete application is received, the project will be evaluated for compliance with CEQA, Fire Department, Planning, Public Works Agency and other requirements. After we have reviewed a proposed scope of environmental review, we will schedule a public scoping meeting as required by CEQA, and notify interested agencies and parties, and residents within 1,000 feet of the project property boundaries.

Please contact me via email at aubrey.rose@acgov.org, or via telephone at (510) 670-5322 if you wish to discuss the project or schedule a meeting.

Regards,

Aubrey Rose, AICP
Planner III

ATT: CEQA CONSULTANTS APRIL 2024

CC: Paul / Fraser Builders paul@altimaltd.com
Nick / Greenville Builders nick@gvbuild.com