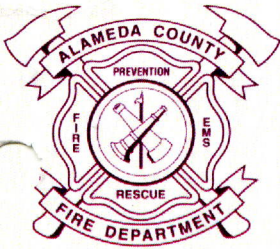


Appendix H:

Various agency letters:

- i. Alameda County Fire Department
- ii. Alameda County Sheriff's Office
- iii. Castro Valley Sanitary District
- iv. East Bay Municipal Utility District
- v. Castro Valley Unified School District
- vi. Hayward Area Recreational District



Alameda County Fire Department

*Proudly serving the Unincorporated Area of Alameda County
and the communities of San Leandro, Dublin, Newark
the Lawrence Berkeley National Laboratory and
the Lawrence Livermore National Laboratory*

Sheldon D. Gilbert, Fire Chief

ADMINISTRATION
835 E. 14th Street, Suite 200
San Leandro, CA 94577
(510) 618-3490
(510) 618-3445 Fax

EMS DIVISION
1426 164th Avenue
San Leandro, CA 94578
(510) 618-3485
(510) 276-5915 Fax

TRAINING DIVISION
1426 164th Avenue
San Leandro, CA 94578
(510) 618-3485
(510) 276-5915 Fax

**ALAMEDA COUNTY
REGIONAL EMERGENCY
COMMUNICATIONS
CENTER (ACRECC)**
30 East Avenue, L-388
Livermore, CA 94550
(925) 422-5194
(925) 422-5730 Fax

**FIRE PREVENTION
OFFICES:**

ALAMEDA COUNTY
399 Elmhurst Street
Room 120
Hayward, CA 94544
(510) 670-5853
(510) 887-5836 Fax

CITY OF SAN LEANDRO
835 E. 14th Street
San Leandro, CA 94577
(510) 577-3317
(510) 577-3419 Fax

CITY OF DUBLIN
100 Civic Plaza
Dublin, CA 94568
(925) 833-6606
(925) 833-6628 Fax

CITY OF NEWARK
37101 Newark Blvd.
Newark, CA 94560
(510) 578-4218
(510) 578-4281 Fax

August 2nd, 2010

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

TO:	Howard Lee	CC	Tran
FROM:	R. Snodgrass		
	Alameda County Fire Prevention Office		
SUBJECT:	PLN 2010-0100, Tract Map – to allow for a parcel to be divided Into 25 lots for SFD located at 4659 Proctor Road, Castro Valley		

APPLICATION NOT COMPLETE FOR FIRE REQUIREMENTS – WITH CUSTOMER FOR RESPONSE

Fire Staff does not recommend that discretionary approval be given until the following issues are addressed and Fire Conditions are issued.

Re-submittal Required. A re-submittal is required for this project. Submit 4-copies of the revised plan along with 1-copy of any necessary reference materials, cut-sheets, listing sheets and calculations. Include a written itemized response to each comment and where in the re-submittal the specific change or information request can be found.

Errors & Omissions. The purpose of code enforcement is to provide a means to help ensure projects are built to the codes, regulations and standards applicable to the project. Two methods are used towards this goal. First, is the review of the plans, second, are field inspections associated with the work. Between these two methods, it is hoped that all code deficiencies are discovered and corrected.

It is important to note that approval of the plan does not constitute permission to deviate from any code requirement and shall not be construed to be a permit for, or an approval of, any violation of the applicable statute, regulation, code or standard. Approval of a plan or permit presuming to give authority to violate or cancel the provision of any applicable statute, regulation, code or standard shall not be valid.

Alternate Means. Any alternate means or equivalences shall be submitted in writing explaining the code provision that will be deviated from, the justification for such deviation, and an explanation on how this deviation meets the intent of the code and the equivalent level of safety intended by the code. This letter and supporting documents must be reviewed and approved for the deviation to be considered acceptable.

Items To Be Addressed with Required Re-submittal

1. Document on the cover sheet that the new road shall be identified as a Fire Lane and no parking is allowed on either side of the street.

Response: _____

2. Relocate the hydrant to the entrance of the bulb turn-around.

Response: _____

GENERAL REQUIREMENTS & COMMENTS

Final Map and Improvement Plan Review.

After Planning approval, but prior to the recording of the Parcel Map or Final Map, the applicant will need to submit to the fire department a copy of the improvement plan and a copy of the proposed Preliminary Parcel Map or Final Map for our review and approval.

The improvement plan shall include all aspects of the access road that will be serving the lot(s) plus any other on or off-site improvements related to access or fire protection. The plan shall clearly indicate the improved width of the existing street leading to the project. The distance, in feet, measured as a vehicle would travel shall be provided to the nearest fire hydrant from each side of the driveway measured to the center of the driveway entrance.

If the minimum clear access road width, measured from face of curb to face of curb, cannot be obtained within the easement or property lines noted in the tentative map, property line or easement modifications will be necessary

SRA/Rural Fire Requirements.

This project will need to meet the Rural/SRA fire requirements at the time of construction. Access roads, Fire Fighting Water Supply, Addressing, and Defensible Space provisions shall be met.

Parcels with existing structures will need to have the access, water supply, addressing, and defensible space provision completed prior to filing of the final map or final map waiver. Existing buildings need not meet all current access standards, but access must be evaluated by the fire department and determined reasonable for the existing condition.

Where community fire hydrants meeting fire flow requirements for the project does not exist within 300 feet vehicle travel distance to the project, fire sprinklers are required.

Fire Access

Access Width Measurement. The access width is the improved unobstructed width that is free and clear of any obstructions including parking, curbs, drainage ditches, poles, vegetation, walls, etc. The access width is measured from the edge of pavement or face of curb to the edge of pavement or face of curb that is designed to handle vehicle travel.

Fire Access Obstructions. Parking or any other obstruction shall not encroach within the required access width. Fire access roads, turnarounds and turnouts are fire lanes and shall be maintained clear and unobstructed at all times, including parking.

Road Grades. The maximum road grade is 12% for urban development and 16% for SRA/Rural developments. Exceptions may be granted to allow short distances of roadways with grades up to 20%.

Road Design. The access road/driveway shall be designed to be an all-weather hard-surface access road capable of handling the imposed loads of fire apparatus. In the rural area, roads grades of 12% or less may be compacted Class 2 Road Base. Where grades are greater than 12% hard surface roads such as asphalt paving or concrete shall be provided. Where grades have been permitted between 16% to 20%, concrete shall be grooved and asphalt shall be roughened.

Roadway Structures. Bridges and Crossing shall be designed to meet a minimum HS-20 loading.

Gates and Entrance Structures. Gates and other obstructions across access roads shall have plans submitted for review and approval by the Fire Department prior to installation. The setback of gates shall be 35 feet from the road edge in rural and semi-rural areas. The setback in urban areas varies.

Fire Water Supply

Fire Flow. The size of the building and type of construction determine the flow requirements. This is determined at the time of building permit review.

Fire Sprinklers

Fire sprinkler requirements determined at this point of the review process is generally based on issues related to the primary access road and turnaround requirements. Further review at the time of improvement plan submittal and/or building permit review may determine the need for fire sprinklers based on the fire flow availability, size and location of the structure on the lot, driveway access to the structure, steepness and personnel access around the building, or and changes in the code.

Vegetation Management.

Compliance with applicable State and Local regulations pertaining to wildland fire safety and defensible space is required. Appendix II-A of the Fire Code and the SRA defensible space provisions must be complied with, as applicable. Some key elements of the provision are as follows:

Vegetation clearance/management shall be maintained around structures for a distance of not less than 30 feet or the property line, whichever is closer. Increase clearances up to 100 feet or the property line, whichever is closer, may be required if fuel type and slope indicate the need for additional clearances.

Trees, branches, and combustible vegetation shall be maintained a minimum of 10 feet from chimney openings.

Roofs shall be kept free of leaves, needles, or other dead vegetation, and trees overhanging or adjacent to a structure shall be maintained free of deadwood.

Site Address/Identification

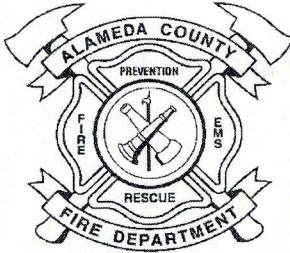
Street Name. If the access road is provided with a county approved street name, the street name shall be posted per Alameda County standards in an illuminated area so as to be clearly visible in either direction of vehicle travel.

Driveway Entrance. When address posting on the structure is not clearly visible from the referenced street, address posting for all addresses served by the common driveway or road shall be posted on a common post at the main entrance in an illuminated area so as to be visible for 100 feet in either direction of vehicle travel as approved by the Fire Prevention Officer.

Address Style. Address size depends on the location and distance from the street the address will be posted. The minimum number size for one-two family dwellings is 3-inch high by 3/8-inch stroke when placed on the building and 4-inch by 1/2 inch stroke when located at the driveway

entrance. The minimum size for all other buildings is 6-inch high by 1-inch stroke. Addresses shall be placed on a contrasting background.

Posting Required Prior to Construction. Addressing and/or street signs shall be provided at the main entrance and along the access road as necessary to clearly identify the buildings and indicate the access route to the building prior to project construction.



Sheldon D. Gilbert, Fire Chief

ADMINISTRATION
835 E. 14th Street, Suite 200
San Leandro, CA 94577
(510) 618-3490
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FIRE PREVENTION
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ALAMEDA COUNTY
399 Elmhurst Street
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835 E. 14th Street
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CITY OF DUBLIN
100 Civic Plaza
Dublin, CA 94568
(925) 833-6606
(925) 833-6628 Fax

Alameda County Fire Department

*Proudly serving the Unincorporated Area of Alameda County
and the communities of San Leandro, Dublin and the
Lawrence Berkeley National Laboratory*

11/18/10

Alameda County Planning Department
224 W. Winton Ave., Room 111
Hayward, California 94544

TO:	Howard Lee	CC	Hue Tran
FROM:	Robert Snodgrass		
	Alameda County Fire Prevention Office		
SUBJECT:	Tract 8053 – Tentative Map 24 lot Subdivision		

TRACT AND PM REVIEWS

APPLICATION NOT COMPLETE FOR FIRE REQUIREMENTS – WITH CUSTOMER FOR RESPONSE

Fire Staff does not recommend that discretionary approval be given until the following issues are addressed and Fire Conditions are issued.

Re-submittal Required. A re-submittal is required for this project. Submit the revised plan along with a copy of any necessary reference materials, cut-sheets, listing sheets and calculations. Include a written itemized response to each comment and where in the re-submittal the specific change or information requested can be found.

Errors & Omissions. The purpose of code enforcement is to provide a means to help ensure projects are built to the codes, regulations and standards applicable to the project. Two methods are used towards this goal. First, is the review of the plans, second, are field inspections associated with the work. Between these two methods, it is hoped that all code deficiencies are discovered and corrected.

It is important to note that approval of the plan does not constitute permission to deviate from any code requirement and shall not be construed to be a permit for, or an approval of, any violation of the applicable statute, regulation, code or standard. Approval of a plan or permit presuming to give authority to violate or cancel the provision of any applicable statute, regulation, code or standard shall not be valid.

Alternate Means. Any alternate means or equivalences shall be submitted in writing explaining the code provision that will be deviated from, the justification for such deviation, and an explanation on how this deviation meets the intent of the code and the equivalent level of safety intended by the code. This letter and supporting documents must be reviewed and approved for the deviation to be considered acceptable.

Items To Be Addressed with Required Re-submittal

- 1. Fire Sprinkler System (A note on the Cover sheet required)**

A Fire Sprinkler system meeting NFPA 13D will be required for all residential homes regardless of size beginning January 1st 2011.

2. Building Setback (A note on the Cover Sheet required)

The Project is located within the Local Response Area Very High Fire Severity Zone. Parcels larger than 1 acre shall be provided with a 30 foot setback to all property lines. Parcels less than 1 acre shall be provide with the same practical effect of the 30 foot set back.

3. Building Construction (A note on the cover sheet required)

The Project is located within the Local Response Area Very High Fire Severity Zone and will be required to meet the Wildland Urban Interface standards of Chapter 47 of the California Fire Code and Chapter 7A of the California Building Code.

SPECIFIC COMMENTS

Fire Access Road Comments

Fire Apparatus and Personnel Access. An all-weather fire access road meeting fire requirements shall be provided and maintained. The access road shall be a solid, hard-surfaced road capable of supporting the imposed loads of fire apparatus.

Width. The current access width is less than 28 feet resulting in no parking on the street. The vertical clearance required above the access width is 13-feet 6-inches. A proper note is shown on the Cover page C-1.

Fire Lane -Parking. The fire access road is a fire lane. Parking shall not occur within the fire lane. Parking is only permitted in those areas clearly designated for parking. The access road shall be posted as a fire lane. Fire lane posting shall be in accordance with fire department standards and field coordinated with the fire inspector.

Fire Access Required Prior to Construction.

All-Weather Fire Access Roads shall be installed up to and including the first lift of pavement prior to vertical building construction occurring.

All-Weather Fire Access Road(s) shall be installed up to and including the minimum required amount of compacted road-base necessary to support the imposed loads of fire apparatus prior to vertical construction occurring.

Fire Hydrant Comments

Required Hydrant(s). Fire hydrant(s) are required for this project as follows:

Three hydrants shall be installed on the project as shown on C-4 of the documents.

Fire Hydrant(s) Required Prior to Construction.

Fire Hydrants shall be installed and in-service prior to vertical construction occurring.

Fire Flow. It is estimated that the minimum fire flow for this project will be 1000 gallons per minute at 20 psi for 2-hours. Fire flow information shall be obtained from the water company and provided to the fire department upon submittal of the building plans. Actual fire flow requirements will be based on the size of the building and the codes in effect at the time plans are submitted for issuance of the building permit. The water system will need to be designed to meet NPFA 24, NFPA 20 and NFPA 22 requirements, as applicable.

Final Map and Improvement Plan Review.

After Planning approval, but prior to the recording of the Parcel Map or Final Map, the applicant will need to submit to the fire department a copy of the improvement plan and a copy of the proposed Preliminary Parcel Map or Final Map for our review and approval.

The improvement plan shall include all aspects of the access road that will be serving the lot(s) plus any other on or off-site improvements related to access or fire protection. The plan shall clearly indicate the improved width of the existing street leading to the project. The distance, in feet, measured as a vehicle would travel shall be provided to the nearest fire hydrant from each side of the driveway measured to the center of the driveway entrance.

If the minimum clear access road width, measured from face of curb to face of curb, cannot be obtained within the easement or property lines noted in the tentative map, property line or easement modifications will be necessary

Site Address/Identification

Street Name. If the access road is provided with a county approved street name, the street name shall be posted per Alameda County standards in an illuminated area so as to be clearly visible in either direction of vehicle travel.

Driveway Entrance. When address posting on the structure is not clearly visible from the referenced street, address posting for all addresses served by the common driveway or road shall be posted on a common post at the main entrance in an illuminated area so as to be visible for 100 feet in either direction of vehicle travel as approved by the Fire Prevention Officer.

Address Style. Address size depends on the location and distance from the street the address will be posted. The minimum number size for one-two family dwellings is 3-inch high by 3/8-inch stroke when placed on the building and 4-inch by 1/2 inch stroke when located at the driveway entrance. The minimum size for all other buildings is 6-inch high by 1-inch stroke. Addresses shall be placed on a contrasting background.

Posting Required Prior to Construction. Addressing and/or street signs shall be provided at the main entrance and along the access road as necessary to clearly identify the buildings and indicate the access route to the building prior to project construction.

November 30, 2012

Alameda County Fire Department
Attn.: Fire Chief
835 East 141th Street
San Leandro Ca. 94577

APPROVED

Subject: Tract Map 8053, a request for the use of Vegetation and a Fire Prevention Plan as a Practical Effect for the required 30 foot setback side yards in the Local Response Area of the High Fire Severity Zone for less than an acre lots.

Dear Fire Chief,

We are proposing a vegetation and fire prevention plan that addresses all aspects and practices of smart landscaping with Fire Prevention and Management measures such as defensible space, vegetation clearance, weed control, dead wood removal, fuel break and modification, backyard and lawn automatic sprinkler systems, fire retardant plant selections, restriction and placement of accessory buildings and clearance of emergency road access and so on. The Final plan and fire hazard mitigated measures and practice will be incorporated, controlled and enforced by the Project HOA. This plan will be developed by Local Professionals skilled in the art of such practices such as Cheryl Miller and Carol Rice.

This proposed plan in addition to the required fire code requirements such as a 20 foot wide fire lane (no parking on either side of the street), Fire Department Turnaround and Cul-De-Sac, Fire Sprinkler Systems, Fire Flow, and Fire Hardening per Chapter 7A C.B.C. should suffice as a practical effect of the 30 foot setback for lots of less than an acre in the Local Response Area of the High Fire Severity Zone

The current tentative Tract Map 8053 proposal is for a 23 lot subdivision as provided in the recently revised C-2 lot layout map. We are requesting the side yard setback be revised to accommodate 15 foot side yard set backs for all of the external lots except for lot 13. On lot 13, we would like to go to a 10 foot side yard. We would also like to alter the rear set backs for Lot 23 and 13. We would like a 15 foot rear set back for lot 23 and a 20 foot set back for lot 13. The Planning Department standards for side yard setback are currently 7 to 10 feet for subdivision lots.

We are prepared to accept as part of the Tentative Map Approval "Conditions of Approval" that would include a Professional Vegetation and Fire Prevention plan as part of the Final Map and Improvement Plans for this project that would be submitted to the Fire Department prior to approval.

We respectfully ask for your prompt consideration and approval of our proposal as it is being scheduled for Public Hearings soon.

Sincerely,

Hue Tran

4584 Ewing Road, Castro Valley, Ca 94546 Tel: 510-537-8922

C.C: **Mr. Phil Sawrey-Kubicek, and Curry Damien of Alameda Planning Department**

Bonnie Terra, Fire Marshal and Robert Snodgrass, DFM, Alameda County Fire Department

XFINITY Connect

janetpalma@comcast.net

± Font Size ±

RE: Proctor Road Project Service Letter Request

From : Nicholas J. Soares, Sheriff <nsoares@acgov.org>

Thu, May 31, 2012 05:19 PM

Subject : RE: Proctor Road Project Service Letter Request

To : 'janetpalma@comcast.net' <janetpalma@comcast.net>

Cc : Roger D. Power, Sheriff <RPower@acgov.org>

Good morning Ms. Palma,

Alameda County elected its first Sheriff in 1853. The Alameda County Sheriff's Office is a full service law enforcement agency accredited through the Commission on Accreditation for Law Enforcement Agencies (CALEA) and the American Correctional Association (ACA). Additionally, the agency's health care provider, Corizen, has dual accreditation through the National Commission on Correctional Health Care (NCCHC) and the California Medical Association (CMA). Together these form what is referred to as the "Triple Crown" of accreditation (ACA, NCCHC/CMA and CALEA) awarded by the National Sheriff's Association. Additionally, the Sheriff's Office Crime Lab is nationally accredited by the American Society of Crime Laboratory Directors (ASCLD). The Sheriff's Office Explosive Ordinance Disposal Unit has also been awarded national accreditation through the Bomb Squad Commanders Advisory Board.

The Sheriff's Office has a current adjusted net budget of approximately \$185.7 million and has over 1500 authorized positions, including in excess of 1000 sworn personnel. The agency's Chief Executive Officer is Sheriff/ Coroner Gregory J. Ahern, who is assisted in the operation of the agency by Undersheriff Richard T. Lucia, Assistant Sheriff's Casey Nice and Brett M. Keteles. The Sheriff of Alameda County is responsible for a vast array of tasks and duties, including the following:

- Providing security to the Consolidated Superior Courts
- Operating the Coroner's Bureau
- Operating a full service criminalistics laboratory
- Performing Civil Process
- Operating two County Jails (Santa Rita) and (Glenn E. Dyer)
- Operating the County Office of Emergency Services
- Providing patrol and investigative services to the unincorporated areas of Alameda County
- Pursuant to contractual agreements, providing patrol and investigative services to the City of Dublin, Peralta Community College District, Oakland-Alameda County Coliseum complex, Oakland International Airport, Highland County Hospital, Social Services, and to the Alameda-Contra Costa Transit District
- Conducting a basic academy pursuant to Police Officer Standards and Training (P.O.S.T.) requirements.
- Providing Fish and Game enforcement
- Project Director of the Narcotics Task Force
- Serving as the Executive Director of the Sexual Assault Felony Enforcement (SAFE) Task Force
- Operating a Marine Patrol Unit in the San Francisco Bay waters.

Your proposed project site in Castro Valley is patrolled and served by deputies stationed at the Eden Township Substation (ETS). The station is located 15001 Foothill Boulevard, San Leandro, CA 94578. (510) 667-7721. ETS is 3.65 miles from your proposed development.

ETS and the Tri-Valley substation in Dublin, provides patrol services for nearly 150,000+ citizens within Unincorporated Alameda County - Ashland, Castro Valley, Cherryland, San Lorenzo, Sunol, Livermore Valley. Patrol services are provided on a 24 hour basis. Current Patrol Deputy ratio is .92 per 1,000 population.

Patrol services also include Community Oriented Policing & Problem Solving (COPPS), Crime Prevention, School Resource Officer Units and DUI Enforcement Unit.

Average response times for the Alameda County Sheriff's Office are 13:30 minutes for priority one calls and 21:18 minutes for non-priority calls for service.

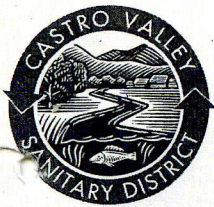
The investigations unit investigates misdemeanor and felony crimes occurring within unincorporated Alameda County.

The investigations unit acts as liaison with District Attorney's Office. Specialized Investigative Units include Crimes Against Persons; Property Crimes; Auto Theft; Sexual Assault; and Juvenile Investigations.

Your proposed project will have less than a significant impact on the services our Agency provides.

Any further questions of me please contact me at the numbers below.

Sergeant Nick Soares
Alameda County Sheriff's Office
Planning and Research
(510) 891-5704 - office
(510) 292-6711 - mobile



**CASTRO VALLEY
SANITARY DISTRICT**

August 24, 2010

Howard Lee
Alameda County Community Development Agency
Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544

Subject: TR-8053 – Hue Tran

Daniel M. Akagi
President

Harry Francis
President Pro Tem

Dennis M. Waespi
Secretary

Ralph Johnson
Secretary Pro Tem

Timothy McGowan
Board Member

Paland P. Williams, Jr.
General Manager

www.cvsan.org

Dear Mr. Lee:

Thank you for your referral letter dated July 30, 2010 regarding *TR-8053 – HUE TRAN* located at 4659 Proctor Road. The District has the following comments for your consideration:

1. The submitted plans detail proposed construction of new sanitary sewer facilities within a private roadway. Please note that any extension to the public sanitary sewer main is at the discretion of the District and will be required to be placed in the public right-of-way.
2. Detailed plan and profile drawings for the proposed sanitary sewer facilities must be submitted to our offices for review and approval.
3. **A non-exclusive perpetual sanitary sewer easement dedicated to the Castro Valley Sanitary District is required.** This easement is to be approved, by resolution from the District Board, prior to acceptance of improvement plans. A Subordination Agreement may be required if there is any deed of trust.
Please provide a current preliminary title report for District review.
4. The following fees are due prior to Board approval of final plans:
 - \$500 Plan Check/Administrative fee (Tract Maps only).
 - \$300 Easement fee (if applicable).
 - Sanitary Sewer Inspection fee (calculated at \$3.40/linear foot).
 - Sanitary Sewer Connection fee (calculated at \$11,310/dwelling unit).
 - Sanitary Sewer Connection Inspection fee (\$265/dwelling unit).
5. **A private easement or covenant will be required for any portion of the sanitary sewer and/or individual sewer connection crossing private property.**

The above comments are not meant to be comprehensive and further review will be conducted upon submittal of detailed improvement plans to the District.



REVIEW OF AGENCY PLANNING APPLICATION

THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES										
The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY										
DATE: 08/11/2010	EBMUD MAP(S): 1542B446	EBMUD FILE:S-9189								
AGENCY: Alameda County Community Development Agency Attn: Howard Lee 224 West Winton Ave. Room 111 HAYWARD, CA 94544	AGENCY FILE: PLN2010-00100	FILE TYPE: Tentative Map								
APPLICANT: Hue Q. Tran 4584 Ewing Road Castro Valley, CA 94546		OWNER: Hue Q. Tran 4584 Ewing Road Castro Valley, CA 94546								
DEVELOPMENT DATA										
ADDRESS/LOCATION: 4659 Proctor Road City:CASTRO VALLEY Zip Code: 94546										
ZONING:R-1-BE-CSU-RV PREVIOUS LAND USE: Vacant										
DESCRIPTION: Applicant requests approval of tentative map to allow six acres to be subdivided into 25 single family residential parcels.		TOTAL ACREAGE:5.33 ac.								
TYPE OF DEVELOPMENT: <div style="text-align: right; margin-right: 100px;">Single Family Residential:25 Units</div>										
WATER SERVICES DATA										
PROPERTY: <u>in EBMUD</u>	ELEVATION RANGES OF STREETS: 400-520	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 400-520								
All of development may be served from existing main(s) Location of Main(s):	All of development may be served from main extension(s) Location of Existing Main(s):Proctor Road									
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">PRESSURE ZONE</th> <th style="width: 50%;">SERVICE ELEVATION RANGE</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">C4A</td> <td style="text-align: center;">350-500</td> </tr> </tbody> </table>	PRESSURE ZONE	SERVICE ELEVATION RANGE	C4A	350-500	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">PRESSURE ZONE</th> <th style="width: 50%;">SERVICE ELEVATION RANGE</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">C4A</td> <td style="text-align: center;">350-500</td> </tr> </tbody> </table>		PRESSURE ZONE	SERVICE ELEVATION RANGE	C4A	350-500
PRESSURE ZONE	SERVICE ELEVATION RANGE									
C4A	350-500									
PRESSURE ZONE	SERVICE ELEVATION RANGE									
C4A	350-500									
COMMENTS										
A main extension at the project sponsor's expense will be required to serve the proposed development. 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. Once the property is subdivided, separate meters for each lot will be required. No water meters are allowed to be located in driveways. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.										
ELE										
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.										
<div style="text-align: right; margin-right: 100px;"> David J Rehnstrom, Senior Civil Engineer; DATE WATER SERVICE PLANNING SECTION </div>										



Castro Valley Unified School District

BOARD OF EDUCATION

John J. Barbieri
Janice Friesen
George Granger
Jo A.S. Loss
Kunio Okui

SUPERINTENDENT

Jim Negri

EDUCATING ALL YOUTH FOR EXCELLENCE

P.O. BOX 2146 • CASTRO VALLEY, CALIFORNIA 94546 • (510) 537-3000 • Fax (510) 886-8962

June 12, 2012

Janet Palma, AICP Project Manager
IPA Planning Solutions, Inc.
1210 Excelsior Avenue
Oakland, CA 94610

Re: Preliminary Response to Planning Inquiries/4659 Proctor Road-APN:84D-1402-14-17

Dear Ms. Palma:

Your May 17, 2012 letter soliciting preliminary information as you prepare your initial study for the above-referenced project has been referred to me for response.

The project as described in your May 17, 2012 letter, a subdivision of 24 separate residential lots will likely have less than a significant impact on school services. New students generated from new development may ultimately require the construction or reconstruction of existing school facilities to provide additional seats and educational facilities to serve new students, but preliminarily and at this time, it appears that the impact from 24 additional residential lots will be adequately mitigated by the payment of the statutorily required impact mitigation fee or "developer" fee at rates implemented and applicable to the proposed project at time of building permit. The proposed housing project could have a significant impact in combination with other proposed or approved projects, depending on the number of separate residential lots, or multi-family housing units approved for construction in a designated time period. The District has not studied all proposed projects, in combination with your project and currently believes that your project considered independently will not have a significant impact on the District that can not be mitigated by the statutory mitigation measure/fees in place at the time of construction.

The District has not studied your project for any other environmental or related concerns and can not comment on any other potential problems associated with your project.

If you need further clarification or have any questions, please contact me.

Sincerely,

Michael Bush
Assistant Superintendent Business Services

Cc: Jim Negri, Superintendent
Michael Miller, Director of Maintenance and Facilities

PROJECT REFERRAL

Date: July 30, 2010

RE: Case No. PLN2010-00100

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

Sincerely,



Howard Lee
Development Planning Division
howard.lee@acgov.org

cc: Applicant: Tran, Hue Q 4584 Ewing Road, Castro Valley, Ca 94546

Owner: Tran, Ylan & Hue Q

_____ No Comment - Date _____

Attachments

HARD

No comment on project. Project subject
to paying appropriate In-Lieu Park
Dedication fees.

Lawrence R. Lopez

8/9/10