

Standard Application

Application Received	
By: _____	Date: _____
Application #: _____	

WE WILL NOT ACCEPT INCOMPLETE SUBMITTALS!!

1. Type of application: *Check one or more*

- ☐ Boundary Adjustment
 ☐ Subdivision
 ☐ Conditional Use Permit
 ☐ Variance
 ☐ Site Development Review
 ☐ Rezoning
☐ Administrative Conditional Use Permit
 ☐ Sign Review
 ☐ Other:

2. Brief description of application:* The Mosaic Project is applying for a Use Permit for an outdoor recreation facility. The facility will have camping cabins, shower/restroom facilities, and a multi-use building that will serve an experiential education camp. The project is also requesting a SDR for a Ag. Caretaker on the property.

3. Project site: 17015 Cull Canyon Road Castro Valley, CA 94552-9534
 Address City State Zip Code

4. Assessor's parcel number(s):
 085-1200-001-16

5. Special instructions to access property (e.g. dogs, gates, alarms, etc.):*
 Please contact primary contact person. The site has locked gates and will require a guide.

6. Land owner: Cull Canyon Properties, LLC

NAME	COMPANY		
3075 Hansen Way #B, 1st Floor	Palo Alto,	CA	94304
Address	City	State	Zip Code
Cyndi Cougoule (650) 473-2067	(650) 288-1567	mollyforstall@me.com	
Contact Phone(s)	Fax #	Email Address	

7. Applicant: The Mosaic Project

(if different from above)

NAME	COMPANY		
478 Santa Clara Avenue, Suite 200	Oakland,	CA	94610
Address	City	State	Zip Code
Brian Lowe (415)944-9094	(510) 452-3378	brian@mosaicproject.org	
Contact Phone(s)	Fax #	Email Address	

8. Primary contact person: Brian Lowe The Mosaic Project

☐ Land Owner ☐ Applicant

☐ Other (fill in information)

NAME	COMPANY		
478 Santa Clara Avenue, Suite 200	Oakland,	CA	94610
Address	City	State	Zip Code
Brian Lowe (415)944-9094	(510) 452-3378	brian@mosaicproject.org	
Contact Phone(s)	Fax #	Email Address	

FOR PLANNING DEPARTMENT USE ONLY

Side _____ Distance _____ (f,m) Direction _____
 Of Cross Street _____
 Uninc. Area/District _____ Zoning _____
 ROW _____ FWL _____ SBL _____
 Lot Area: _____ (ft) _____ (ac)
 History _____

Alameda County

COMMUNITY DEVELOPMENT AGENCY PLANNING DEPARTMENT



Offices: 224 West Winton Avenue, Room 111
 Hayward, CA 94544

Permit Center: 399 Elmhurst Street, Room 141
 Hayward CA 94544

Ph: (510) 670-5400 Fax: (510) 785-8793

www.acgov.org/cda/planning

September 2012

AFFIDAVIT:

1. I attest under penalty of perjury to the truth and accuracy of all the facts, exhibits, maps, and attachments presented with and made a part of this application.
2. I hereby authorize County staff and members of review bodies, including but not limited to the Castro Valley Municipal Advisory Council, the Board of Zoning Adjustments, the Planning Commission, and the Board of Supervisors, to enter upon my property to verify or obtain information, to view the property, or to photograph the property and the surrounding area as part of the application review process. (Please note any special instructions regarding access to your property such as dogs, gates, alarms, etc.)

I understand that staff will make all efforts to notify me of such site visits, but that this may not always be possible.

3. I understand that unless this is a fixed fee application, the money I have submitted constitutes a deposit and that costs necessary to process the application will be billed against this deposit. The County will bill charges for County staff time spent processing this application at an hourly rate that represents salary plus overhead and will bill consultant charges at actual cost. In addition, the County will bill direct costs, including but not limited to actual costs of mailing or publication of notices or actions, against the deposit.

The deposit is based on the typical time it takes to process an application similar to mine. However, processing time can vary depending on the specifics of an application and it is possible, particularly if my application becomes controversial, that the processing time, and thus the cost, may exceed the estimated time. If this happens, I am responsible for the additional costs. When costs approach the amount of my deposit, the County will notify me and request an additional deposit based on the County's best estimate of the additional time necessary to complete the application review.

It is also possible that the costs to process my application will be less than the deposit. If this happens the County will refund the balance of my deposit, less additional post-approval costs such as landscape inspections, after the appeal period for the approval has passed. Should I withdraw my application, County staff will stop working on it and refund the balance of my deposit less any costs to which the County has committed as of the date of withdrawal, such as costs of publication.

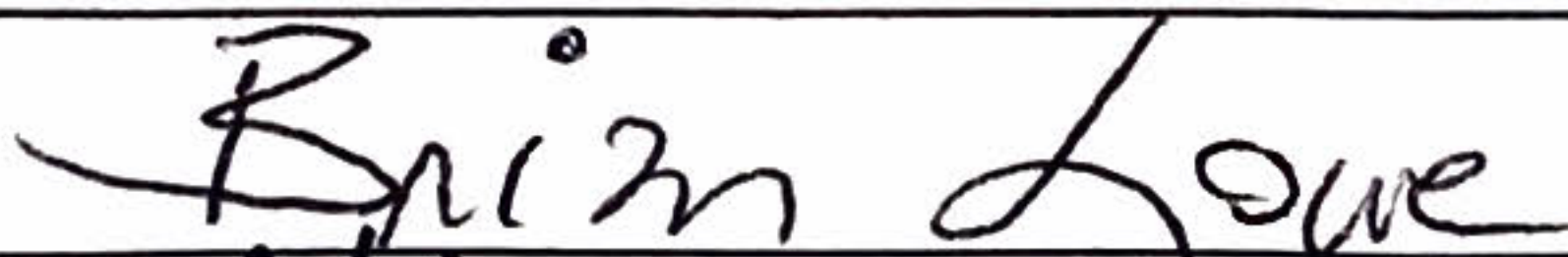
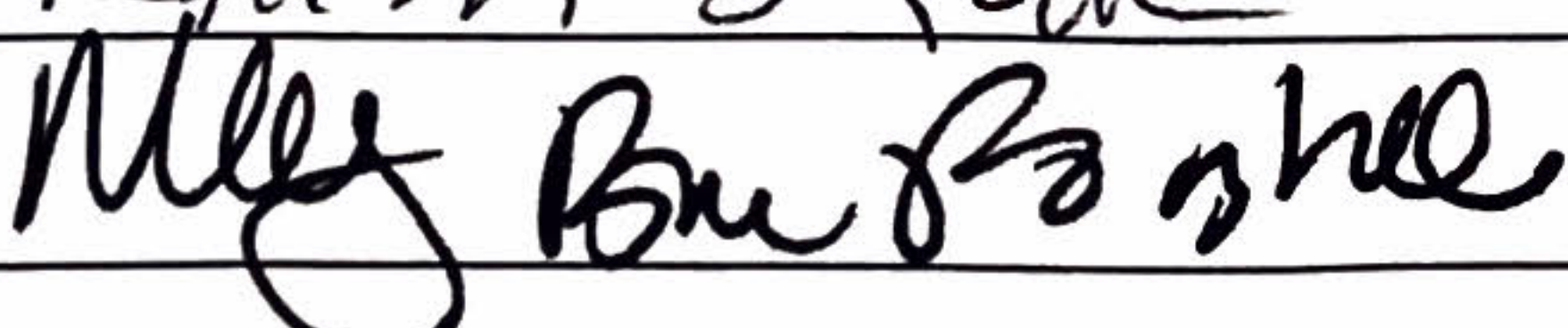
I further understand that I am liable for the cost of processing my application regardless of whether the County approves, approves with modifications, or denies my application, and that all applications approved by the County will be conditioned to require that the County be made whole for any costs of processing the application that may be outstanding.

4. I understand that acceptance of this application and accompanying material does not constitute acceptance of this application as complete. I further understand that although my application may be deemed complete for purposes of initial review, it is possible that I may need to submit additional information as the review proceeds or after final action on my application before I can implement my project, including but not limited to the following:

- Additional information as needed to complete an environmental review under the California Environmental Quality Act;
- Additional information as needed to clarify the application or address questions raised either as a result of responses received from the referral of my application to other public agencies and interested parties or in response to issues raised at public hearings by members of the hearing body or the general public who submit written or oral testimony at the hearings;
- Final information that will be necessary to meet Public Works Agency Stormwater Management requirements;
- Revised plans, elevations, or other material necessary to illustrate or otherwise conform to changes that the final approval body makes to my original submittal;
- Additional material, such as landscape or drainage improvement plans, that may be required under a condition or provision of approval.

I understand that delay of information submittal or submittal of inaccurate information may delay the review process.

5. I understand that if I make changes in proposed plans during the review process or in approved plans before construction permits are issued, during construction, or prior to final inspection and occupancy, such changes will require additional design review by County staff and the advisory and approval bodies. It is my responsibility to submit such revised plans to County staff in a timely manner. This may require four to six or more additional weeks of review and processing time from the time I submit complete plans. Depending on the final outcome of the approval process, I may have to submit revised plans consistent with that action as noted above. In addition, any unauthorized building, demolition, grading, landscaping, or other site plan changes made during the review period will require correction at my expense.
6. I understand that any representations made to me in a pre-application meeting or otherwise prior to or during the application review process regarding cost or timing are best-guess estimates and that I cannot bind or hold the County to them. I understand that factors such as changes to my project or issues raised by approval bodies or members of the public during the review process, including at public hearings, can extend the time necessary to complete the review and reach a decision on my application.
7. Furthermore, I hereby agree to hold the County harmless from all costs and expenses, including attorney's fees, that the County incurs or held to be the liability of the County in connection with the County's defense of its actions in any proceeding brought in any State or Federal Court challenging the County's actions with respect to my project. This includes but is not limited to actions brought pursuant to the California Environmental Quality Act, the Alameda County Zoning Ordinance, or other State and County code and ordinance requirements. If I fail to defend adequately the County, the County may provide its own legal defense and subdivider or its successors shall be responsible for the County's reasonable attorneys' fees. This agreement to hold the County harmless shall extend to any successors in interest to this application. I agree that if this application is signed by more than one person the obligations and liabilities of each person is joint and several, with each person being responsible for the entire obligation.

Applicant Signature: 	Date: 5/22/2020
Landowner Signature: 	Date: 5/22/2020



STORMWATER CHECKLIST FOR C.6/C.3 COMPLIANCE

The purposes of this Checklist are 1) to provide a summary of the requirements for obtaining County C.6 and C.3 Stormwater Permits, 2) to indicate whether the project described below will be subject to either or both of these Permits, 3) to provide a summary listing of standard design guidelines for permanent C.3 measures, and 4) to serve as a record of conditional approval by PWA of the proposed temporary and permanent Best Management Practices (BMPs) for the control of stormwater runoff, as described in the preliminary Stormwater Plans referenced below.

Instructions: Complete this Checklist for all projects, including demolition, that are or will be subject to a County Building Permit (and/or a County Planning review and approval). Provide all of the requested information, and answer all of the questions. *Make sure that this Checklist is consistent with all other plans and documents included in the submittal package.*

Failure to submit a complete and consistent Checklist will result in a delay in the review and approval of the project. If you have any questions about this Checklist, or about Provisions C.6 and C.3 of the Municipal Regional Stormwater Permit, call the PWA Land Development Division at (510) 670-5480.

SECTION A, GENERAL PROJECT INFORMATION:

A.1	Site Address(es) or APN(s):	17015 Cull Canyon Road Castro Valley, CA 94552 APN 085-1200-001-16
A.2	Applicant Name & Contact Information:	The Mosaic Project Brian Lowe (415) 944-9094 brian@mosaicproject.org
A.3	General Description of Project: (Subdivision, CUP, SDR, Building, Addition, etc.)	CUP and SDR Caretaker Dwelling
A.4	Project PLN or BID Number (if assigned):	

SECTION B, DEVELOPMENT INFORMATION:

		YES	NO
B.1	Does the proposed project include a subdivision, realignment, combining, or other adjustment of the <u>existing legal</u> site boundaries (as defined by A.1 above)? If "yes," attach sketches of the existing boundaries vs. the proposed boundaries. Go to B.2.		X
B.2	Attach a sketch (or mark up the sketch provided in B.1) describing the location and nature of all <u>existing</u> development on the proposed site. Was any of this previous development designed and constructed in compliance with Provision C.3? If "yes," provide a reference to previous County approvals or permits: _____; Go to B.3.		X
B.3	The determination of whether a proposed project is required to incorporate permanent Best Management Practice (BMP) stormwater measures in one or more of the four categories described in Provision C.3 (Site Design, Source Control, Treatment, and Hydromodification Management) is dependent upon the location of the site, the planned usage, and the amount of new (or replaced) impervious surface (IS) on the site; see the following table: Go to B.4.		
Planned Usage of Site	Required Permanent BMPs	Threshold for Incorporation of Low Impact Development (LID) Measures	Threshold for Incorporation of Hydro-modification Management (HM) Controls
Standalone Single Family Dwelling	• Site Design per Building Ordinance (See Section D of this Checklist)	N/A; LID Treatment not required	

	<ul style="list-style-type: none"> Source Controls per Building Ordinance (See Section E) 		HM req'd when total new and recreated IS > 1 acre, except: <ul style="list-style-type: none"> Post-project IS < pre-project. Project is located in a catchment that drains to a hardened facility. Project drains to a tidal channel. Project is in a catchment that is highly developed.
Restaurant, Retail Gas Station, or Auto Service Facility	<ul style="list-style-type: none"> Ditto above, plus: LID Treatment if IS exceeds threshold 	5000 sq. ft. of new and recreated IS on site	
Uncovered Parking Lot	Ditto	Ditto	
Other (new development)	Ditto	10000 sq. ft. of new and recreated IS on site	
Other (redevelopment)	Ditto	Ditto, plus LID Treatment may be required for preexisting IS	

		YES	NO
B.4	Does the proposed project include the construction of a new access roadway/sidewalk(s) serving two or more sites (or two or more buildings on the same site) with a footprint of 10,000 sq. ft. or more (or the construction of 10,000 sq. ft. or more of additional travel lanes on an existing access roadway)? Go to B.5.	X	
B.5	<p>If you answered “yes” to B.4, or if the proposed project is classified as (or includes) one of the usage categories that could require LID and/or HM measures per the table in B.3, you may be required to construct permanent BMPs. Describe the nature and size of the project on the following lines:</p> <p>Recreated/New Building Area 17,670 SF with a total of 47,503 SF of Impervious Area Existing Run-on will need to be diverted behind proposed construction.</p> <hr/> <p><i>Note that stormwater run-on from adjacent properties must either be safely blocked away from any on-site drainage area requiring LID/HM, or included in the design of the said LID/HM system. If run-on diversion or collection is part of the project, be sure to include a complete description of this sub-system.</i></p> <p>Go to B.6.</p> <p>- - - - -</p> <p>If you answered “no” to B.4 and if the proposed project is not over one of the LID thresholds indicated in the B.3 table, you may be exempt from having to construct permanent BMPs.</p> <p><i>Note that in the event that the proposed project consists of an under-the-threshold improvement of a larger site that would eventually require compliance with LID/HM, you should be prepared to discuss why this project should not be considered as an initial phase of a potential long-term compliant improvement of the site.</i></p> <p>Skip B.6 and B.7, and go to B.8.</p>		

B.6	<p>If it appears that you may be required to provide permanent BMPs per B.5 above, does the proposed project include any “redevelopment” per the following definition?</p> <p>“Redevelopment is any land-disturbing activity that results in the creation, addition, or replacement of exterior impervious surface area on a site on which some past development has occurred.”</p> <p>If “yes,” describe the planned redevelopment on the following lines, or attach a sketch (or mark up the sketch provided in B.2): <u>Plan provided</u></p>	X	
------------	--	---	--

	<p style="text-align: right;">Go to B.7.</p> <p>-----</p> <p>If “no,” skip B.7 and go to B.8.</p>		
B.7	<p>If you answered “yes” to the redevelopment question in B.6, will this redevelopment result in the alteration of 50% or more of the pre-existing impervious surfaces on the <u>existing</u> site? If “yes,” the project must be designed to provide LID measures for the entire site, including the runoff from the existing impervious surfaces.</p> <p><i>Note that “routine maintenance and repair” of existing buildings, parking lots, driveways, or other facilities <u>may</u> not be considered an alteration, but only with the concurrence of the County. If you are claiming an exemption for routine maintenance and repair, attach a detailed description and sketch.</i></p> <p><i>Make sure that your answer is consistent with the information provided in B.2. If the existing site was previously developed in compliance with Provision C.3, all proposed redevelopment must be in compliance with LID.</i></p> <p>-----</p> <p>If “no,” and you are opting to not provide LID measures for the treatment of runoff from any existing impervious surfaces, be prepared to discuss with the Agency why this project should not be considered as a phase of a long-term project that would include bringing the entire site into compliance. Go to B.8.</p>	X	
B.8	<p>Summarizing the above, if the project involves the creation or replacement of impervious surfaces in an amount that equals or exceeds the threshold areas described in B.3 and B.4, this project may be a “Regulated Project” per the criteria in Provision C.3.b of the Municipal Regional Permit (MRP) issued by the Regional Water Quality Control Board (Region 2); if confirmed by the County following a review of this Checklist, the design and construction of the project must provide collection and treatment of stormwater runoff per Provision C.3.c (or C.3.e) of the MRP, as approved by the PWA Land Development (LD) Division and in accordance with a County C.3 Stormwater Permit issued by PWA LD. The property owner (or in some cases, the operator of the facility) will be required to enter into a recorded post-construction operating and maintenance agreement covering all of the installed site design, source control, treatment, and/or hydromodification management measures; PWA LD will provide detailed instructions for the preparation of this agreement as part of the Permit process. See Attachment C to this Checklist for a sample copy of a typical agreement.</p> <p><i>In the event that the project is determined to not be a Regulated Project, you may still be required to incorporate temporary and/or permanent BMPs in accordance with a County Permit(s). Go to B.9.</i></p>		
B.9	<p>Does the proposed project involve the disturbance of one acre or more of land surface? If “yes,” you will be required to file a “Notice of Intent (NOI)” with the State Water Resources Control Board, and upon acknowledgement of the NOI by this Board, the construction work will be subject to the constraints of the State Construction General Permit. You will also be required to take out a County C.6 Stormwater Permit; <i>check with the Land Development Division at (510) 670-5480 to determine the application requirements for this permit.</i> Skip B.10 and B.11 and go to B.12.</p> <p>-----</p> <p>If “no,” go to B.10.</p>	X	
B.10	<p>A County C.6 Stormwater Permit could also be required for a non-NOI project that involves the disturbance of land surface on a hillside; does this project involve the disturbance of 5,000 sq. ft. or more of land surface on property that contains a slope of 15% or more? If “yes,” you will be required to take out a County C.6 Stormwater Permit; <i>check with the Land Development Division at (510) 670-5480 to determine the application requirements for this permit.</i> Skip B.11 and go to B.12.</p> <p>-----</p>		

	If “no,” go to B.11.		
B.11	If you answered “no” to both B.7 and B.8, the Agency could still require that you take out a County C.6 Stormwater Permit if the construction-related stormwater runoff from the work site could constitute a water quality hazard; <i>check with the Land Development Division at (510) 670-5480. Go to B.12.</i>		
B.12	Summarizing Items B.9 thru B.11, is the proposed construction subject to Provision C.6 (and the issuance of a County C.6 Stormwater Permit)? <i>Note that even if you are not required to take out a C.6 Stormwater Permit, you may still be required to implement certain construction BMPs under the regulations of the California Green Building Standards Code (CalGreen). Check with the Land Development Division at (510) 670-5480 if you have any questions about the CalGreen BMP requirements.</i> Go to Section C.		

SECTION C, DESIGN GUIDELINES FOR PERMANENT BMPs:

		YES	NO
C.1	Has the project been determined to be a “Regulated Project” per B.8 above? If “yes,” you will be required to install and maintain permanent stormwater treatment BMPs in accordance with the County standards and guidelines. Go to C.2. - - - - - - - - If “no,” skip the rest of this Section C and go directly to Section D.	X	
C.2	Unless otherwise approved by PWA LD, permanent treatment BMPs are limited to the methods and categories listed in the first two columns of the following table, and each such BMP should be designed in accordance with the references listed in the third column, subject to the restrictions shown in the fourth column of the table. Go to C.3.		
Treatment Method ²	Category	Standard Design ¹	Restrictions ^{1, 2}
Harvesting & Use	Irrigation	Section 6.9	County will not approve Harvesting and Use systems for indoor uses. See Section 6.9 for restrictions on irrigation use.
Infiltration	Infiltration Trench	Section 6.4	Irrigation Trenches in areas of USDA Type C or D soil (or where in-situ test shows percolation rate < 0.5 in./hr.) must be approved by a geotechnical engineer.
	Stormwater Drainage Well (Dry Well)	Section 6.4 and Appendix F	See Appendix F.
Evapotranspiration	Interceptor Tree	Section 4.5	See Section 4.5.
Bioretention	Bioretention Area (BRA)	Section 6.1	<ul style="list-style-type: none"> BRAs must be lined and drained by means of a subdrain installed at the bottom of the rock layer and resting on the liner unless an in-situ test indicates Ksat > 1.6 in./hr. BRAs must be irrigated per County WELO unless otherwise approved by a landscape architect. No large trees may be planted within the treatment area of a BRA. BRAs may not be located within 10' of a building unless otherwise approved by a geotechnical engineer.

			<ul style="list-style-type: none"> BRAs must be flat-bottomed, and must provide a minimum of 3" of freeboard above the rim height of the overflow inlet. See Section 6.1 for additional restrictions.
	Flow-through Planter	Section 6.2	<ul style="list-style-type: none"> Same as the first five BRA bullets, except that Planters may be installed adjacent to a building foundation, subject to the approval of the Building Official. See Section 6.2 for additional restrictions.
	Non-proprietary Tree Well Filter	Section 6.3	<ul style="list-style-type: none"> Same as the first five BRA bullets, except that Tree Filters may be installed adjacent to a building foundation, subject to the approval of the Building Official. Proprietary Tree Filters, such as Filterra units, may only be used in approved "Special Projects;" see Section F. See Section 6.3 for additional restrictions.
All			<ul style="list-style-type: none"> All permanent treatment BMPs must be located so that they will be easily accessible following construction by means of an unhindered hardscape path or accessway. Full unhindered post-construction access must also be provided to all areas and features intended to provide pre-treatment or retention of stormwater. In particular, any underground facility that is designed to retain treated stormwater must be designed and located so as to allow regular inspections and controls for the purpose of mosquito abatement. Permanent treatment BMPs should be designed in conjunction with the siting requirements of other agencies and departments, including but not limited to the following: <ul style="list-style-type: none"> County Fire may require impervious emergency accessways. County Environmental Health may require setbacks from on-site wastewater treatment systems.

*Notes: 1. All Section references are to the Alameda County *Clean Water Program C.3 Technical Guidance*.
2. Other permanent treatment BMP's, such as Green Roofs, Subsurface Infiltration Vaults, Proprietary Tree Filters, Proprietary Media Filters, Exfiltration Basins, Hydrodynamic Separators, or Drop-in Filters may be approved by PWA for use in special circumstances, or as pre-treatment measures in a treatment train with a "standard" BMP. *Check with the Land Development Division before proposing any of these "special" BMPs.*

		YES	NO
C.3	<p>Are the proposed permanent treatment BMPs in compliance with C.2? If "yes," describe the planned BMPs, including any planned pre-treatment measures, or attach a sketch:</p> <p><u>Yes, we plan to use infiltration (pending soil testing), biofiltration, and flow through planters.</u></p> <hr/> <p><i>Note that all proposed permanent treatment BMPs will be formally subject to approval through the review and issuance of the C.3 Stormwater Permit. Check with the Land Development Division at (510) 670-5480 if you have any questions about the requirements for this permit.</i></p> <p>Go to C.4.</p>	X	

	<p>-----</p> <p>If “no,” explain why the proposed design cannot comply with County standards:</p> <p>_____</p> <p>_____</p> <p>Go to C.4.</p>		
C.4	<p>If the planned permanent treatment BMPs are intended to discharge to on-site or off-site drainage facilities or waterways, the project may be required to incorporate additional on-site retention of the treated stormwater prior to such discharge. Contact the Land Development Division at (510) 670-5480 if any of the following conditions apply:</p> <ol style="list-style-type: none"> 1. The project is subject to the requirements of Provision C.3.g, Hydromodification Management, of the MRP; see Attachment B to this Checklist for a summary of those requirements. 2. The planned discharge point is located within a designated Special Flood Hazard Area on the current FEMA Flood Insurance Rate Map. 3. The planned discharge flow rate or volume exceeds the pre-construction discharge flow rate or volume from the site. <p><i>Note that the Land Development Division may require the incorporation of hydromodification (HM) controls and/or modification of the County stormdrain system as necessary to protect public health and safety.</i></p> <p><i>Note also that all proposed permanent stormwater retention and other HM features will be formally subject to approval through the review and issuance of the C.3 Stormwater Permit described in C.3 above.</i></p> <p>Go to C.5.</p>		
C.5	<p>Most projects that require the incorporation of permanent treatment BMPs will be subject to a formal operation and maintenance (O. & M.) agreement between the property owner (or operator) and the County. This agreement will cover the treatment BMPs, the related site design measures (as described in Section D), any source control features or practices (as described in Section E), and will be subject to continuing inspection and enforcement by the County and by the State. The preparation of the draft agreement will typically be a requirement of a Final Map or a Parcel Map for a subdivision project, but the completion of the actual O. & M. agreement will be based upon the as-built configurations of the various BMPs, measures, and features and will be a condition of the C.3 Stormwater Permit. See Attachment C to this Checklist for a sample copy of a typical O. & M. agreement.</p> <p>Go to Section D.</p>		

SECTION D, DESIGN REQUIREMENTS FOR SITE DESIGN:

D.1	<p>If you answered “yes” to C.1, or if the project will create or replace 2500 sq. ft. or more of impervious surface, the project must incorporate one or more of the following site design measures:</p> <ol style="list-style-type: none"> 1. Direct roof runoff into cisterns or rain barrels for reuse. 2. Direct roof runoff onto vegetated areas. 3. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas. 4. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas. 5. Construct sidewalks, walkways, and/or patios with permeable surfaces. 6. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces. <p><i>Note that in the event that the project is required to install permanent treatment BMPs per C.2, this requirement to install additional site design measures could be superseded; e.g., a regulated project would be required to collect roof runoff for discharge to a formal biotreatment or infiltration BMP facility rather than for discharge to vegetation.</i></p>		
------------	--	--	--

	<p>If you are planning to construct site design measures, describe them on the following lines, or include a sketch: <u>The site will use direct runoff to vegetated areas, previous pavement in parking areas and driveways, and direct runoff from roadways to vegetated areas.</u></p> <p>-----</p> <p>-----</p> <p>-----</p> <p>If you are not planning to construct site design measures, provide an explanation on the following lines:</p> <p>-----</p> <p>-----</p> <p>-----</p> <p>Go to Section E.</p>	
--	---	--

SECTION E, DESIGN REQUIREMENTS FOR SOURCE CONTROL:

		YES	NO
E.1	Does the proposed project include any of the following features or facilities (<u>new or existing</u>)?		
	E.1.a <u>Motor vehicle fueling station?</u> If "yes," see Sections 1., 2., 3., and the other sections of Attachment A to this Checklist for the specific source control design requirements; if "no," go to E.1.b.		X
	E.1.b <u>Food preparation area or area for cleaning of food processing equipment?</u> If "yes," see Section 1. and the other sections of Attachment A; if "no," go to E.1.c.	X	
	E.1.c <u>Enclosure for the storage of dumpsters or trash/waste containers – or compactor enclosure?</u> If "yes," see Section 1. and the other sections of Attachment A; if "no," go to E.1.d.	X	
	E.1.d <u>Commercial car wash – or exterior wash area for vehicles or equipment?</u> If "yes," see Sections 1., 3., and the other sections of Attachment A; if "no," go to E.1.e.		X
	E.1.e <u>Swimming pool, hot tub, fountain, or other water feature?</u> If "yes," see Section 1. and the other sections of Attachment A; if "no," go to E.1.f.		X
	E.1.f <u>Motor vehicle repair garage?</u> If "yes," see Section 2. and the other sections of Attachment A; if "no," go to E.1.g.		X
	E.1.g <u>Outdoor storage or processing area?</u> If "yes," see Section 4. and the other sections of Attachment A; if "no," go to E.1.h.		X
	E.1.h <u>Loading dock or other material transfer area?</u> If "yes," see Section 4. and the other sections of Attachment A; if "no," go to E.1.i.		X
	E.1.i <u>Air conditioning?</u> If "yes," see Section 5. and the other sections of Attachment A; if "no," go to E.1.j.	X	
	E.1.j <u>Storm drain inlet?</u> If "yes," see Section 6. and the other sections of Attachment A if "no," go to E.2.		X
E.2	<p>If you answered "yes" to any part of E.1, describe on the following lines the source control measure(s) that you are planning to construct: _____</p> <p>_____</p> <p>_____</p> <p style="text-align: right;">Go to Section F.</p>		

SECTION F, DESIGN REQUIREMENTS FOR ALTERNATIVE COMPLIANCE:

		YES	NO
F.1	<p>If you answered “no” to C.3, you may be required to provide alternative or in-lieu permanent treatment BMPs per Provision C.3.e of the MRP; however, any such alternative or in-lieu measures will only be approved upon a finding, by the Agency, of infeasibility to provide fully compliant BMPs per Provision C.3.c of the MRP. Are you planning to include alternative or in-lieu BMPs? If “yes,” schedule a meeting with the Land Development Division at (510) 670-5480 to review the project scope.</p> <p><i>Note that a finding of infeasibility will require a complete analysis of the project, including but not limited to, the considerations of a possible reduction of the post-construction footprint and/or a minimization of impervious surfaces. Also note that any proposed off-site in-lieu treatment measures will only be allowed on property that is 1) located within the same watershed as the primary site, and 2) under the control of the owner of the primary site.</i></p> <p>Go to Section G.</p>		X

SECTION G, SUBMITTAL AND TENTATIVE APPROVAL:

Name of person submitting this Checklist: Brian Lowe

If this is not the applicant identified in A.2, provide explanation and contact information on the following lines:

Signature of person submitting this Checklist: _____
(Before you sign, verify that all Sections are complete.)

Name of County employee receiving this submittal: _____.

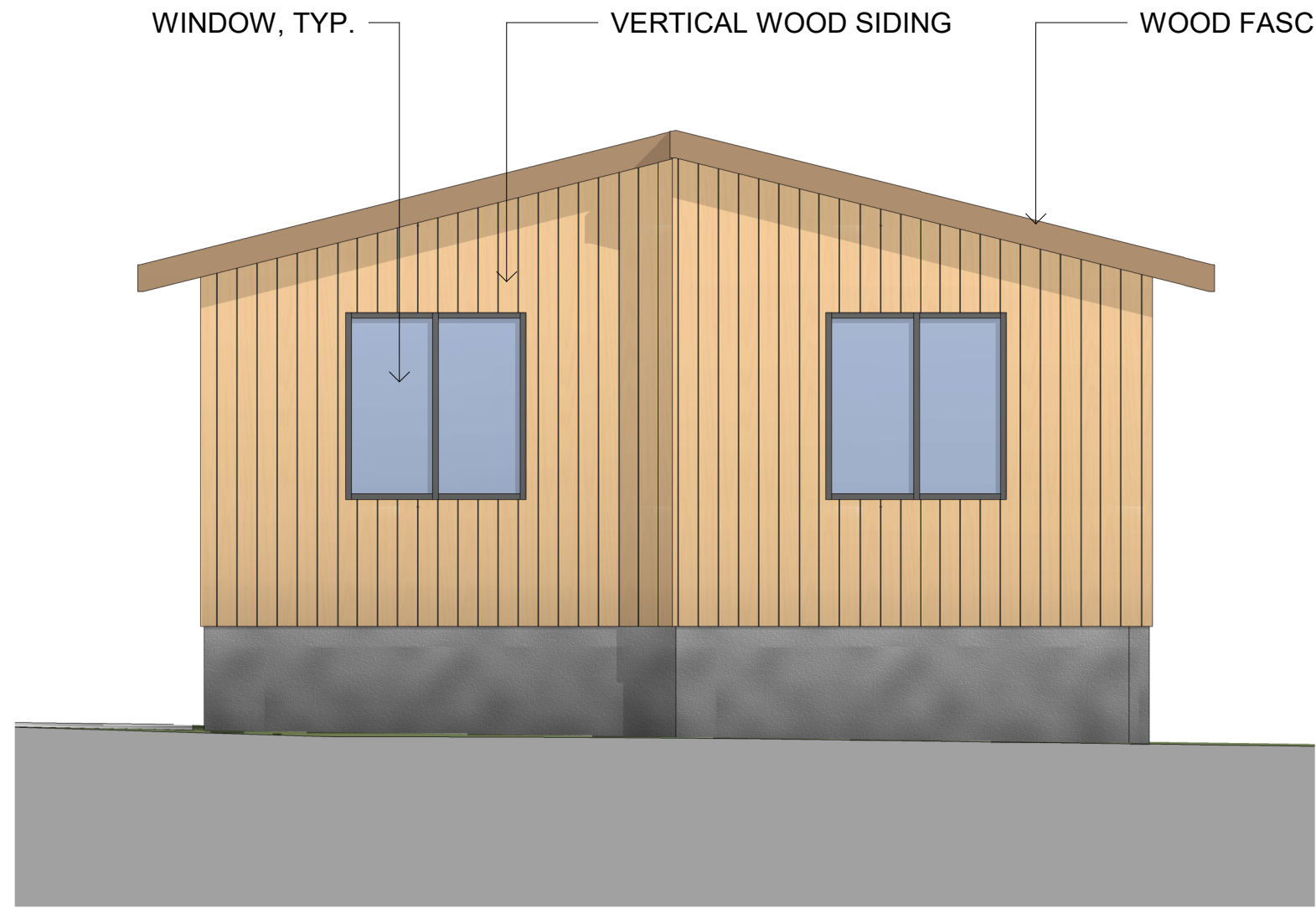
This Checklist is: ☐ accepted, with the following conditions:

- ☐ Construction/demolition approval is contingent upon the issuance of a C.6 Stormwater Permit.
- ☐ Final design approval is contingent upon the issuance of a C.3 Stormwater Permit.
- ☐ _____
- ☐ _____

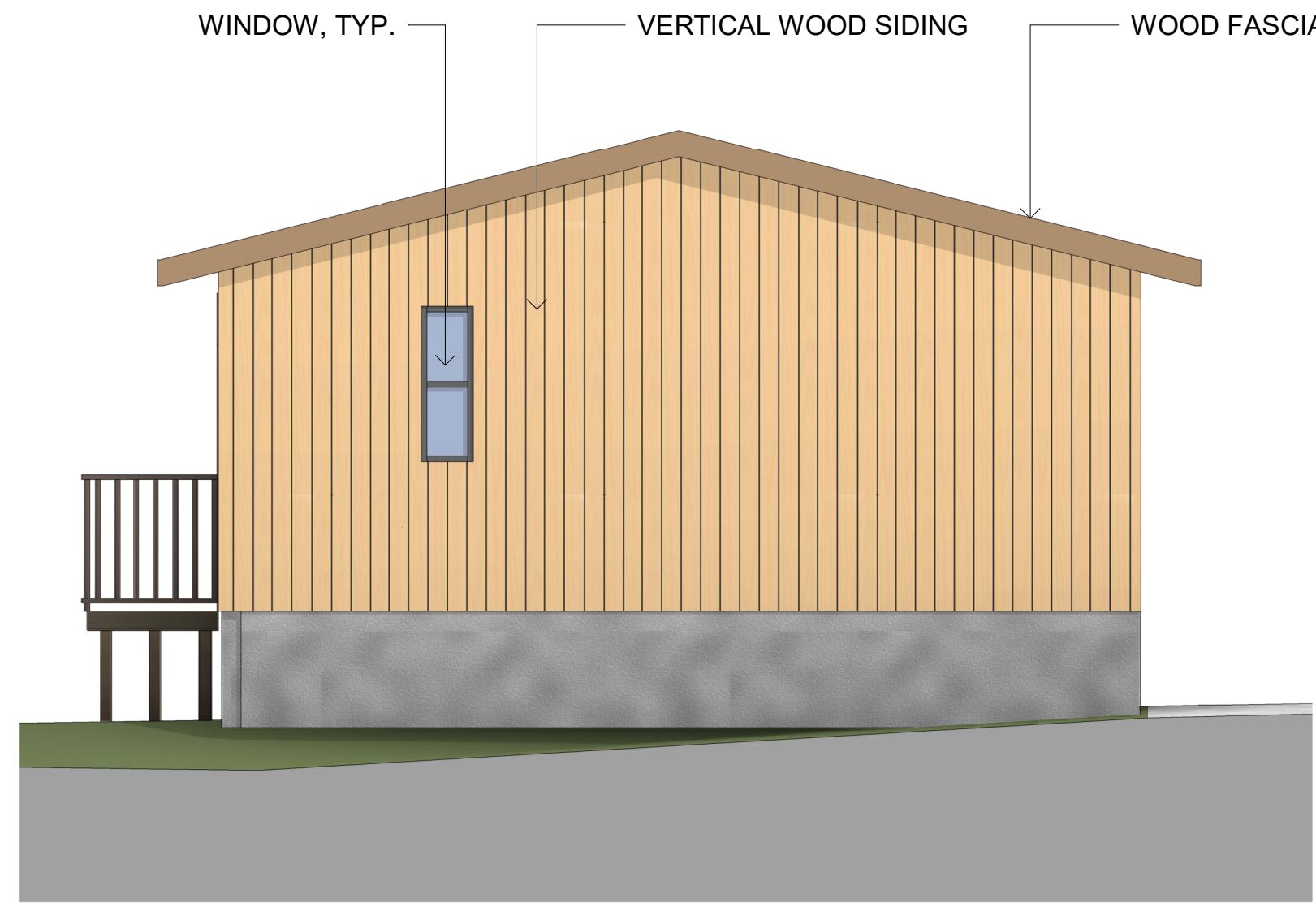
☐ not accepted, for the following reasons:

PWA Land Development _____

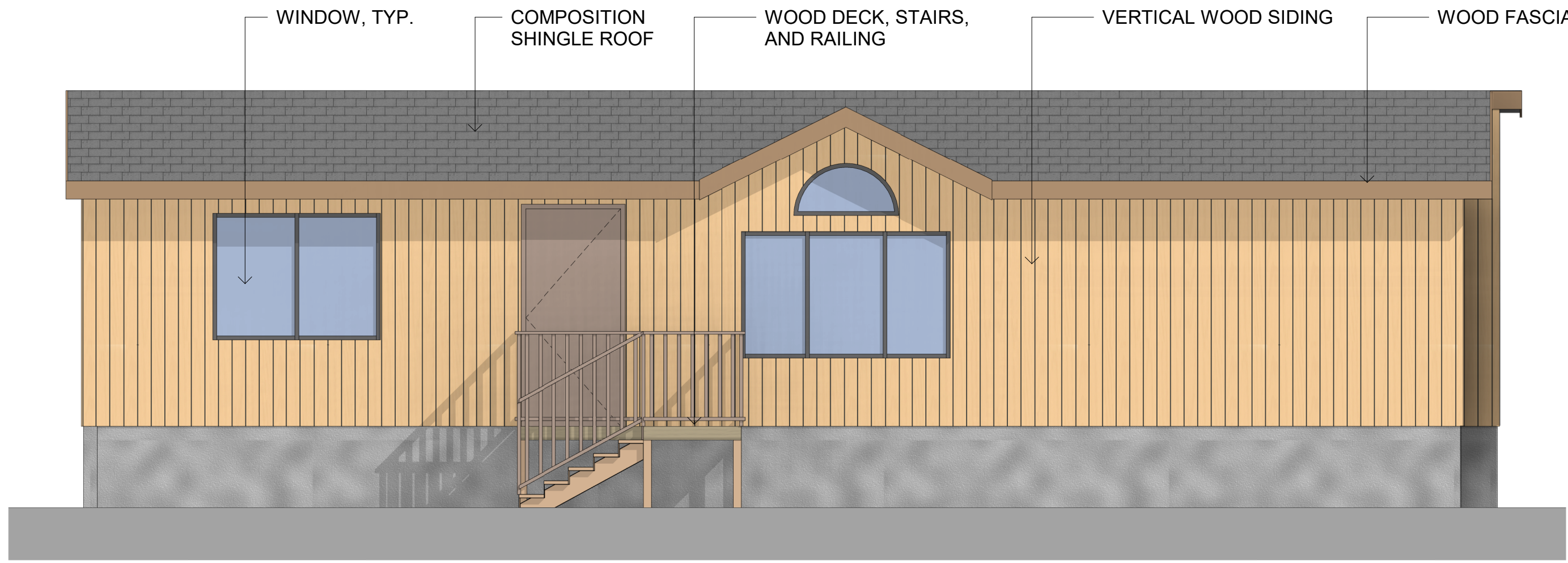
(Name and Signature)



2 Caretaker House (Existing Structure) - North
SCALE: 1/4" = 1'-0"



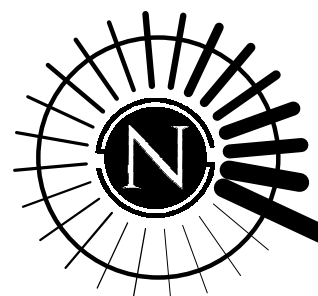
3 Caretaker House (Existing Structure) - South
SCALE: 1/4" = 1'-0"



4 Caretaker House (Existing Structure) - East
SCALE: 1/4" = 1'-0"

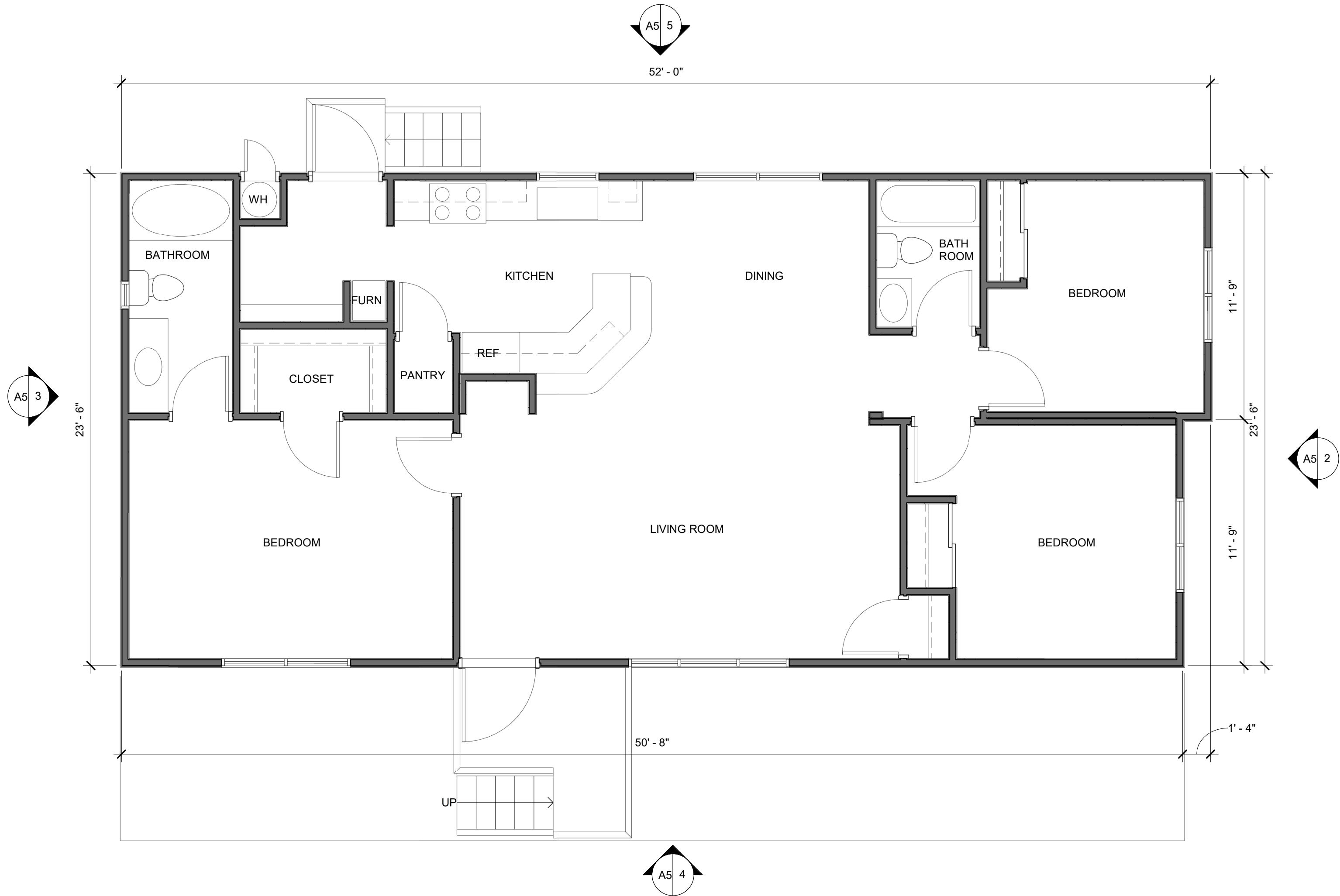


5 Caretaker House (Existing Structure) - West
SCALE: 1/4" = 1'-0"



Caretaker House (Existing Structure) - Floor Plan

SCALE: 1/4" = 1'-0"



Rev.	Date	Revision Description

LEGEND

- EXISTING TREE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WELL
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING TOP OF BANK (UPDATED 07/2024)
- EXISTING TOE OF BANK (UPDATED 07/2024)
- EXISTING ROADWAY
- EXISTING BUILDING
- CONTIGUOUS 2-ACRE BUILDING ENVELOPE
- BUILDING SETBACK (PER CODE SECTION 13.12.320 UPDATED 07/2024)
- PROPOSED 25' SETBACK (UPDATED 07/2024)
- PROPOSED 50' SETBACK (UPDATED 07/2024)
- PROPOSED 100' SETBACK (UPDATED 07/2024)
- PROPOSED 150' SETBACK (UPDATED 07/2024)
- PROPOSED WATER
- PROPOSED ROADWAY
- PROPOSED AC PAVING
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVING
- PROPOSED VEGETATIVE STRIP
- PROPOSED DECK

PROPOSED IMPERVIOUS AREA		
	SF	ACRE
TOTAL BUILDING AREA (PROPOSED INCLUDING CARETAKER)	18,173	0.42
TOTAL IMPERVIOUS AREA (PROPOSED)	47,503	1.09
2-ACRE BUILDING ENVELOPE	85,113	1.95

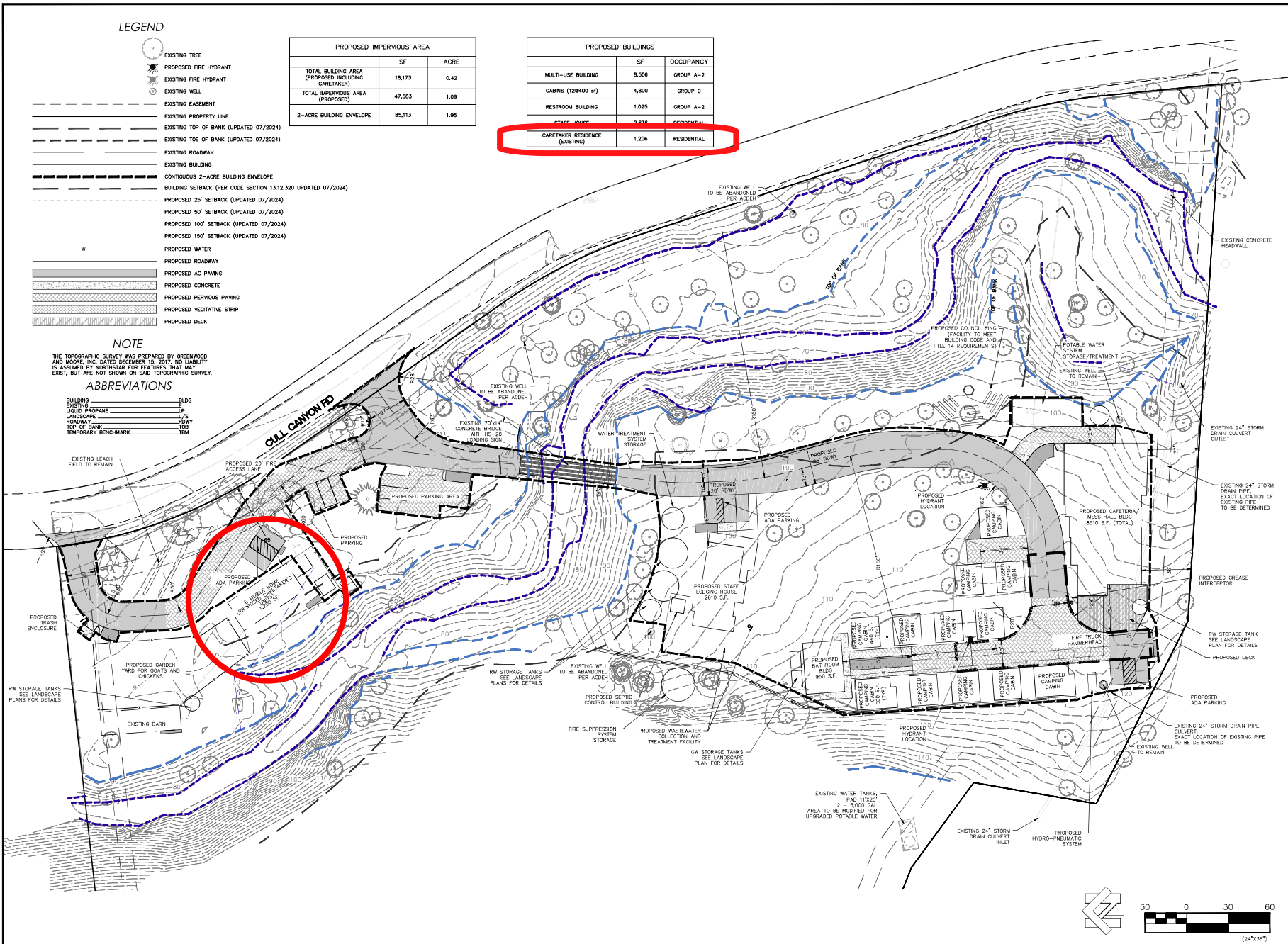
PROPOSED BUILDINGS		
	SF	OCCUPANCY
MULTI-USE BUILDING	8,506	GROUP A-2
CABINS (120400 #)	4,800	GROUP C
RESTROOM BUILDING	1,025	GROUP A-2
STAKE HOUSE	3,674	RESIDENTIAL
CARETAKER RESIDENCE (EXISTING)	1,206	RESIDENTIAL

NOTE

THE TOPOGRAPHIC SURVEY WAS PREPARED BY GREENWOOD AND MOORE, INC. DATED DECEMBER 15, 2017. NO LIABILITY IS ASSUMED BY NORTHSTAR FOR FEATURES THAT MAY EXIST, BUT ARE NOT SHOWN ON SAID TOPOGRAPHIC SURVEY.

ABBREVIATIONS

BUILDING	BLDG
EXISTING	EX
LIQUID PROPANE	LP
LANDSCAPE	L/P
ROADWAY	R/W
TOP OF BANK	TOB
TEMPORARY BENCHMARK	TBM



NORTHSTAR
-- Designing Solutions

111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
PHONE: (530) 898-1800 www.northstarinc.com

PROFESSIONAL SEAL
NORTHSTAR PROFESSIONAL SEAL
NORTHSTAR PROFESSIONAL SEAL
NORTHSTAR PROFESSIONAL SEAL

Mosaic Project

Cull Canyon Rd, Castro Valley, California

Rev.	Date	Revised Description
1	03-17-2024	1.5" PER 1"00 SURVEY UPDATE
2	08-03-2024	2.0" PER 1"00 SURVEY UPDATE

Sheet Title: **PROPOSED SITE LAYOUT**

Scale: 1"=30'

North Arrow: N

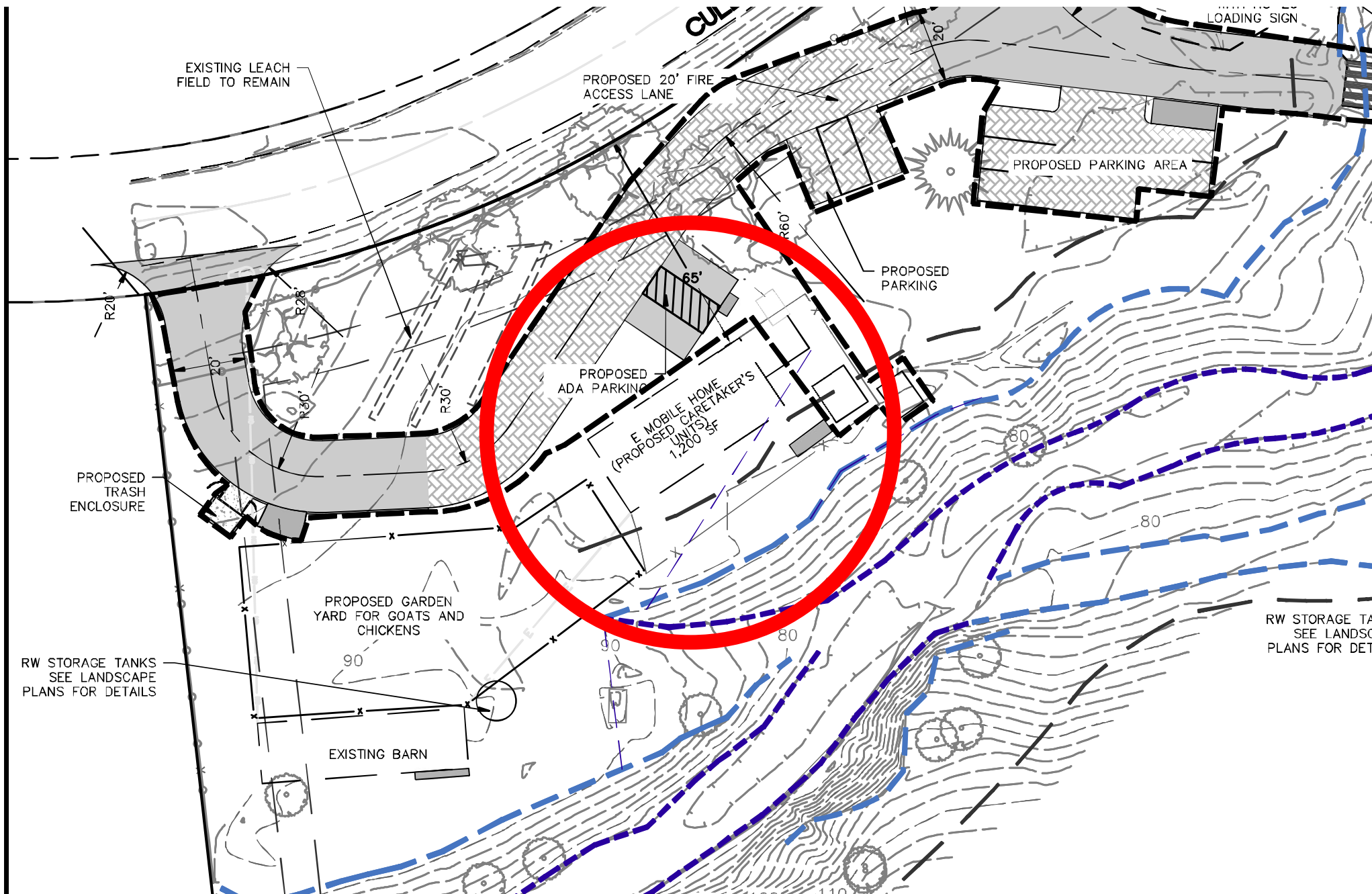
Drawn By: MNL

Checked By: MNL

Date Issued: 08/13/25

Project No: 17-231

Sheet No: C2



Site Development Review for Guide – Agriculture Caretaker Dwelling

WHAT IS IT?

Site Development Review for Agricultural Caretaker Dwelling(s) ensures that placement of new or continued occupancy of temporary dwellings are related with the agricultural land use, the site and surrounding environment, other development and comply with building inspection, septic and water and fire safety requirements.

WHEN IS IT REQUIRED?

In all A (Agricultural) Districts. Site Development Review is required for placement of new or continued occupancy of all temporary caretaker dwellings; or addition to existing permanent dwelling exceeding 500 square feet or thirty (30) feet in height.

WHO APPROVES IT?

The Planning Director.

HOW DO I APPLY?

1. **Pre-Application** – Talk to a Planning Department staff member to determine what materials you need to prepare.
2. **Initial Application Filing** – Submit the required applications and materials to the Planning Department.
3. **Staff Review** – Planning Department staff will review the materials submitted by the applicant to ensure they meet minimum requirements. Staff will refer your application to other agencies, such as school and fire districts, and adjacent property owners. A public meeting may be held with those agencies or property owners to discuss outstanding issues if necessary. Staff then prepares an analysis on the proposed project. If determined by the Planning Director or if affected parties present objections, a public hearing with the Planning Commission may be necessary.
4. **Castro Valley Municipal Advisory Council Hearing** – For Site Development Review applications in Castro Valley only, a public hearing may be held before the CVMAC, which makes its recommendation to the Planning Director.
5. **Planning Commission Hearing** – If there is a hearing, staff presents its recommendations and public comments are taken. After the hearing, the Planning Director makes a decision on your project. The action is effective after ten days, unless a written appeal is filed.

HOW LONG DOES THE PROCESS TAKE?

On average, 6 to 8 weeks. The period will be longer if an Environmental Impact Report is required, or there is an appeal.

WHAT MUST I SUBMIT?

- ✓ A complete **STANDARD APPLICATION** signed by the property owner.
- ✓ A complete **APPLICATION SUPPLEMENT: Site Development Review** form.
- ✓ A complete **AGRICULTURE CARETAKER DWELLING REPORT** signed by the property owner.
- ✓ Photographs of the dwelling unit taken from each direction and public roadway.
- ✓ A \$750 filing fee deposit.
- ✓ 15 copies of the site plan, drawn to minimum scale of 1" = 20', folded to 8.5"x 13". See Page 4 and 5 for details.
- ✓ Elevations or manufacturer's information of dwelling unit.
- ✓ Additional materials which may be requested by the Planning Department

WHAT IS THE FILING FEE?

The standard filing fee is \$750. The filing fee covers the cost of processing the initial Site Development Review application. It is based on Planning Department, Fire Department, Building Inspection Division and initial Environmental review and processing costs. Extensions of the initial application is \$300 based on Planning Department and Fire Department review and processing costs. In some cases, additional money may be requested if an Environmental Impact Report is necessary. If the deposit is exceeded, additional money must be deposited. Any excess funds are returned.

DOES THE PERMIT EXPIRE?

The initial permit shall normally be issued for a period of five years, except in instances where it is found by the Planning Director that non compliance with County codes, public health/safety, or community concerns demonstrates a need for more stringent controls. The Planning Director may approve an extension of the initial Site Development Review for additional five-year periods of time subject to review and approval of an updated **Agriculture Caretaker Dwelling Report** by the Planning Director and Fire Inspector.



Guide – Agriculture Caretaker Dwelling

Site Development Review – Page 2

WHAT DO PUBLIC HEARINGS INVOLVE?

After staff reviews the submitted materials, the initial Site Development Review application will be referred to other agencies and adjacent property owners. If there are outstanding issues identified, a public meeting may be arranged by planning staff with the applicant and affected parties. A public hearing on a Site Development Review may be held if the Planning Director determines it to be necessary. At least ten days before the hearing, the Planning Department will notify the property owner, adjacent property owners and affected parties when and where it will be held. At the hearing, a staff member will present the application, written agency and public comments, and staff recommendations. After the hearing, the Planning Director will make a decision to approve, disapprove, or require changes or conditions in the proposed project. Any proposed development in Castro Valley may also receive a public hearing before the Castro Valley Municipal Advisory Council.

WHEN ARE PUBLIC HEARINGS HELD?

For projects outside of Castro Valley, public hearings are held Tuesdays at 10:30 a.m. in the Public Hearing Room of the Community Development Agency building at 224 West Winton Avenue in Hayward. A map is on the back of the Standard Application form. For projects in Castro Valley, hearings are concurrent with Castro Valley Municipal Advisory Council (CVMAC) meetings on the second and fourth Mondays of the month at 7:30 p.m. Meetings are held in the Board Room of the Castro Valley Unified School District offices at 4400 Alma Avenue in Castro Valley.

WHAT IF MY APPLICATION IS DENIED?

You may appeal the Planning Director's decision to the Planning Commission, whose decision may be appealed to the Board of Supervisors. In most cases, you may also resubmit an application for Site Development Review one year after the final denial.

HOW DO I FILE AN APPEAL?

You and another person may appeal the Planning Director's action by filing a written appeal and paying the required fee within 10 calendar days. The appeal fee varies according to the nature of the proposed project; consult with the Planning Department to determine the appropriate fee.

CAN A SITE DEVELOPMENT REVIEW CONDITION BE CHANGED?

You may apply to modify a plan approved under a Site Development Review. You may also apply to modify a condition set forth in a Site Development Review. The procedure and requirements are the same as applying for a new application.

Agriculture Caretaker Dwelling - Application Supplement

Site Development Review – Page 3

Site Development Review

- For complete filing instructions, see the **STANDARD APPLICATION** form.
- For general procedures and guidelines, read the handout “Applying for a Site Development Review.”
- You should consult with a Planning Department staff member to determine if any materials or information (in addition to those listed below) are needed to evaluate your application.
- If you have any questions, please call (510) 670-5400.

1. Applicant Name:

Required	Submitted	2. Submit the following materials and fees to the Alameda County Planning Department at 399 Elmhurst Street, Room 141, Hayward, CA 94544. Incomplete applications will not be accepted. Please use the following checklist to ensure your application is complete.
<input type="checkbox"/>		STANDARD APPLICATION FORM: Signed by the property owner.
<input type="checkbox"/>		APPLICATION SUPPLEMENT: <i>Site Development Review</i> form.
<input type="checkbox"/>		AGRICULTURE CARETAKER DWELLING REPORT: Signed by the property owner.
<input type="checkbox"/>		INITIAL FILING FEE DEPOSIT: \$750 (unless the Agricultural Caretaker Dwelling Report fee of \$300 is otherwise required by the Planning Department). Make check payable to: “ <i>Treasurer, County of Alameda.</i> ” If this deposit is depleted, the Planning Staff will advise you that additional funds must be deposited to continue the processing of this application. Any remaining unexpended money will be refunded.
<input type="checkbox"/>		SITE PLAN: <input type="checkbox"/> 15 black line or blue line prints of each sheet, drawn to scale, folded to 8.5” x 13”. See page 4 and 5 for requirements.
<input type="checkbox"/>		ELEVATIONS OR MANUFACTURER’S INFORMATION ON DWELLING UNIT
<input type="checkbox"/>		PHOTOGRAPHS OF DWELLING UNIT taken from each direction and from public roadway.
		GRADING PLAN (if necessary)
		LANDSCAPING PLAN (if necessary)
		ADDITIONAL MATERIALS: As requested by the Planning Department.
<input type="checkbox"/>		CALL FOR APPOINTMENT TO MEET WITH A SENIOR PLANNER FOR SUBMITTAL.

Community Development Agency - Planning Department

399 Elmhurst Street ☐ Room 136 ☐ Hayward, California 94544

Phone: (510) 670-5400 Fax: (510) 785-8793



Agriculture Caretaker Dwelling - Site Plan Guidelines

Site Development Review – Page 4

Submit fifteen (15) copies of the site plan with required applications and Agricultural Caretaker Dwelling Report to the Planning Department for review and approval.

All site plans shall be LEGIBLE and drawn to an even scale (minimum scale of 1" = 20' preferred). The Site Plan may need to be prepared by a professional engineer, surveyor or architect depending on the complexities of the site. In areas where additional detail may be needed, a plan detail drawn at a larger scale with critical dimensions may be necessary for that area. The Site Plan shall include all features of the site including but not limited to the following:

GENERAL FEATURES

- ❑ 1. Delineate entire lot or parcel with dimensions of all property lines. Include a north arrow, graphic scale, site address, Assessor's Parcel Number, name of map preparer and date map was drawn.

IMPROVEMENTS

- ❑ 2. Indicate access roadway or driveway from the abutting street or right-of-way, entrance gates, internal circulation roads, walkways, fire turnarounds, parking areas, bridges with dimensions and type of surfacing materials. Site entrance and new driveways must also include a detailed cross section showing road grades, width, turning radii, and vertical clearances.
- ❑ 3. Show all existing and proposed structures (including other dwelling units and non-residential structures), fences, groundwater wells, water lines, septic system, propane tank(s), fire water supply, electrical poles and lines. Indicate building use, dimensions and setbacks from property lines and all structures.
- ❑ 4. Show location of all utility, drainage, conservation easements with dimensions. Indicate easement holder and purpose. If no easements exist on the property then site plan must have the following statement signed by the property owner: "NO EASEMENTS EXIST ON THIS PROPERTY."

NATURAL FEATURES

- ❑ 5. Delineate topography of the site with five (5) foot contour intervals. Show the location of all drainage courses, creeks, springs, ponds, wetlands and direction of the flow. Show the location, size and species of existing trees at least six (6) inches in diameter at four (4) feet above grade. Clearly note trees that are proposed for removal.

For information regarding easements, please review your property deeds or contact a title company for information about recorded easements.

For additional information regarding the site plan requirements of the Alameda County Community Development Agency, please contact the Planning Department, 510-670-5400 or 670-5410, 399 Elmhurst Avenue, Room 136, Hayward, 94554.

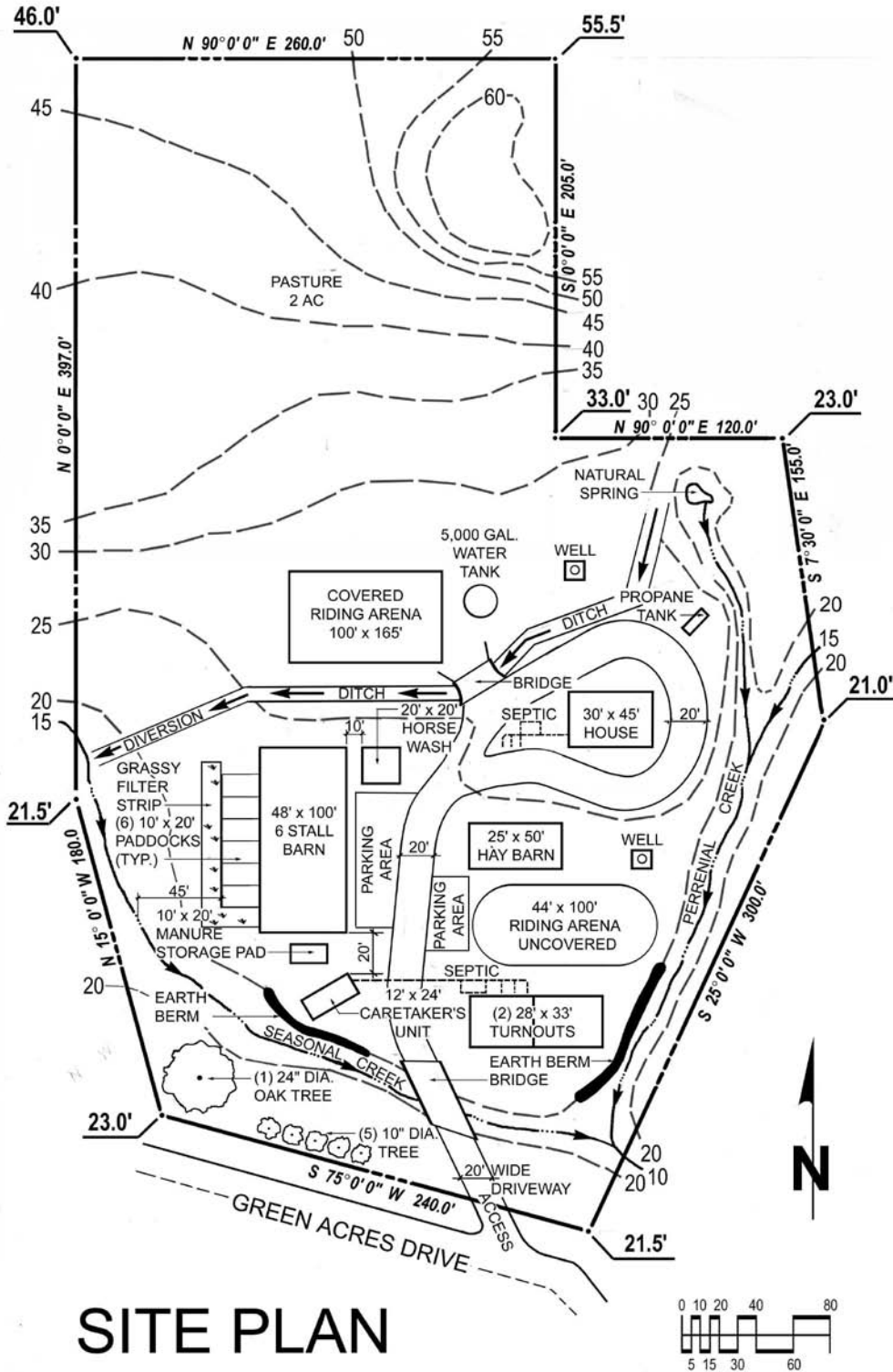
Other County Phone Numbers:

Building Inspection and Grading Departments: 510-670-5440
399 Elmhurst Avenue, Room 140, Hayward, 94544

Environmental Health Services, Septic and Water: 510-567-6700, Vector Control: 510-567-6806
1131 Harbor Bay Parkway, Alameda, 94502-6577

Fire Prevention Department: 510-670-5853
22341 Redwood Road, Castro Valley, 94546

Sample Site Plan for Agricultural Caretaker Dwellings – Site Development Review – Page 5



AGRICULTURAL CARETAKER DWELLING REPORT

ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY AND FIRE DEPARTMENT
AGRICULTURAL SITE DEVELOPMENT REVIEW FOR TEMPORARY CARETAKER'S DWELLING

The Planning Director shall have the discretion to not approve the Agriculture Caretaker Dwelling Report when it is found to contain a falsified statement.

I attest under penalty of perjury to the truth and correctness of the below listed property and verify that the conditions are as stated.

Owner's Signature Melissa So 12/2020 Date: 5/22/2020
Address: 3075 Hansen Way #B, 1st Floor Palo Alto, CA 94304 Phone Number: (415) 944-9094

Owner's Name: <u>415 944-9094</u>	Assessor's Parcel Number(s)		
Site Address: <u>17015 Cull Canyon Road</u>	<u>082</u>	<u>1200</u>	<u>001-16</u>
City, State, Zip: <u>Castro Valley, CA 94552</u>			

Planning		Yes	No
Permit Renewal for Site Development Review #: <u>S- C-7540</u>	Is the caretaker's unit in the same location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Type of Agricultural Operation: <u>Animal Care, Goats for property maintenance</u>	Is the septic tank in the same location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Was your mobile home manufactured after September 15, 1971? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is any new construction proposed within the next 5 years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have there been any physical or operational changes since the last approved permit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If yes, please explain on separate sheet.)			

Rural Site and Dwelling Fire Safety							
ADDRESS	Yes	No	N/A	WATER SUPPLY	Yes	No	N/A
Is your address clearly marked and easy to read from the public street?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do you have an approved fire fighting water supply on your site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is your address clearly marked and easy to read from your driveway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the water supply accessible for emergency operations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are there directional signs where the road or driveway splits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the tank full, and are the valves operational?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Is there a blue water supply marker on the tank and on your address marker?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ACCESS	Yes	No	N/A	PROPANE TANK	Yes	No	N/A
Is your access road or driveway constructed of an all-weather surface?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is your propane tank privately owned?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the surface maintained throughout the year?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the area surrounding your propane tank clear of combustible materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there a bridge on the access road or driveway to your home?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is there proper "No Smoking" signs on the propane tank?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the bridge certified and posted as to maximum weight?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Has the Propane Company inspected the tank, piping and valves?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have you added a new gate to the driveway or access road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Date of inspection:			
Is your driveway gate equipped with a KNOX key or key box?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

DEFENSIBLE SPACE	Yes	No	N/A
Is there a defensible space of at least 30' around the home or structure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have weeds and/or grass been cut at the fence line, along roads and driveway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is firewood located at a minimum of 30' from the home or structure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there an approved spark arrester on the chimney?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are tree branches and limbs trimmed at least 10' from the chimney?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the roof clean of leaves, branches and combustible debris?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do you have a portable fire extinguisher?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If you have a portable fire extinguisher, has it been serviced within the last year?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If conditions do not comply with the above listed requirements, if you have any questions, or if you would like to schedule an inspection of your property, please contact: **Alameda County Fire Department, Fire Prevention Bureau 510.670.5853**
Alameda County Planning Department 510.670.5400

When you have completed this form, sign it, and mail to: **Alameda County Planning Department, 399 Elmhurst St., Rm. 136, Hayward, CA 94545**