

A P P E N D I X C

C U L T U R A L R E S O U R C E S

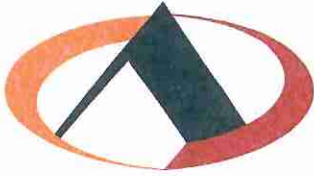
H I S T O R I C A L E V A L U A T I O N S

- A P N 8 4 A - 8 0 - 4 - 2

- A P N 8 4 A - 8 0 - 5 - 2

- A P N 8 4 A - 8 0 - 9 - 3





ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

PLANNING DEPARTMENT

Chris Bazar
Agency Director

November 1, 2012

Albert Lopez
Planning Director

Randall E. Nahas
R.T. Nahas Co
PO Box 3059
San Ramon, CA 94583-8059

224
West Winton Ave
Room 111

RE: 3577 and 3579 JAMISON WAY

Hayward
California
94544

Dear Mr. Nahas:

phone
510.670.5400
fax
510.785.8793

I have reviewed your demolition request made on behalf of the Alameda County Community Development Agency per the guidelines of the California Environmental Quality Act and have found that neither the dwelling units nor the accessory structure located at 3577 and 3579 Jamison Way are "historical resources". Therefore, the proposed demolitions would not cause a substantial adverse change to any historical resource, and no further analysis is required.

www.acgov.org/cda

Sincerely

Albert Lopez
Planning Director

ATTACHMENT



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

FROM: ANGELA ROBINSON PINON, PLANNER
TO: ALBERT LOPEZ, PLANNING DIRECTOR
DATE: OCTOBER 31, 2012
RE: DEMOLITION REQUEST FOR 3577 and 3579 JAMISON WAY, CASTRO VALLEY

Summary

The purpose of this report is to describe the findings of staff's analysis of the demolition request for structures located at 3577 and 3579 Jamison Way, Castro Valley, CA. Staff has conducted a review of the demolition request submitted for 3577 and 3579 Jamison Way, (APN 84A-80-4-2) in accordance with the California Environmental Quality Act (CEQA) and has found that structures located at 3577 and 3579 Jamison Way would not cause a substantial adverse change in the significance of a historical resource as defined in 15064.5. Thus, it is my opinion that the demolition permit for the aforementioned structures at 3577 and 3579 Jamison Way shall require no further historical review.

Discussion

General Description of the Property

The subject property contains two detached single family dwellings, and an accessory structure. . The Assessor describes the aggregate building area as being 2,059 square feet.

3579 Jamison Way

One of the dwellings fronts Jamison Way (3579 Jamison Way), while the other is sited in the rear of the property (3577 Jamison Way). The dwelling located nearest to Jamison way is a single story, cottage style, wood framed structure clad in stucco. According to the Alameda County Assessor's records the year of construction is 1944. The roof is made of composition asphalt shingles. The building has a small porch with a shed style roof that is supported by two posts. One portion of the roof is gabled with intersecting front and side gables, while other sections of the roof located to the rear of the property are flat indicating a possible addition. Staff found no documents indicating when the addition was constructed. There are two clay pipe vents at the gable ends. There is a brick chimney at the western side of the structure. Its foundation appears to be of a slab-on-grade/shallow foundation type. The structure retains many of its original wooden windows, although several have been replaced with metal windows. The structure is currently used as a rental property and is in good condition.

3577 Jamison Way

The detached dwelling in the rear of the property (3577 Jamison Way) is a single story, ranch style, wood framed structure clad in stucco. The building has a hipped roof made of composition asphalt shingles. Its windows are vinyl and it has an integral garage. Building records indicate that the home was constructed in 1953. Its foundation appears to be of a slab-on-grade/shallow foundation type. The structure is currently used as a rental property and appears to be in good condition.

Storage Structure

There is a wood framed accessory structure located adjacent to 3577 Jamison Way. It is clad in plywood and has a felt paper roof.

Description of the Area

Jamison Way is presently developed with a mixture of commercial uses and single and multifamily family dwellings.

Analysis of Supporting Documents

Chain of Title

Staff reviewed the Assessor's documents pertaining to the property. As it is not an official chain of title certified by a title insurance company there is no assurance that this list is complete or accurate. However, staff performed a cursory name search on each of the listed owners that did not yield any results, although an analysis performed by qualified historian would be definitive.

Historic Resources Surveys

The property was not highlighted for preservation in the Carey and Company Survey of Castro Valley and Vicinity. In addition, the Alameda County Parks, Recreation and Historical Commission (PRHC) has not identified any of the structures on the property as being potentially significant.

Other Considerations

Staff has compiled information from the Assessor's database, CD-Data, to approximate the number of structures of that vintage and type that are within unincorporated Alameda County. The analysis was limited to residential structures within a .50 mile radius of the project site that were constructed from 1940-1955. Structures of similar age, size and location within unincorporated Alameda County were considered "comparable" to the dwellings located at 3577 and 3579 Jamison Way. The outcome of this research was that there are 195 structures constructed between 1940 and 1955 (105 from 1940-1950 and 90 from 1951-1955) and meeting those criteria. A listing of these properties has been attached for your reference. Next, staff viewed satellite images of these properties and drove through the area in question. The condition and integrity of the comparable structures vary; however, staff has found that there are examples of the vintage and style of construction of the subject property located nearby.

The property is within the boundaries of the Castro Valley Central Business District Specific Plan – Subarea 7.

Key Findings

The structures in question are not historical resources based on the following criteria:

- They are not listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).
- They are not included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code.
- The structures do not meet the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852) because they are not:
 - a) Associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - b) Associated with the lives of persons important in our past;
 - c) Embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - d) Yield, or may be likely to yield, information important in prehistory or history.

Data Sources

In making these findings staff has relied upon the following documents and data:

- Title Information, Accessed October 2012
- Carey and Company Survey of Castro Valley and Vicinity
- Draft Alameda County Register of Historic Resources, October 2007
- Photos of the properties supplied by the applicant
- The Alameda County Assessor's Office: CD-Data, Database

Conclusion

The lack of association with significant persons or events renders these structures ineligible for preservation. In addition, these properties are not distinctive of a style or type. Thus, staff does not recommend that this item be forwarded to the PRHC for further consideration. However, staff recommends that the County continue to monitor demolition activity of older structures as structures of this vintage, size and type, regardless of condition, will become even rarer as the demand for land increases.

Property Detail

Alameda, CA RON THOMSEN, ASSESSOR

Parcel # (APN): **084A-0080-004-02**Use Description: **RESID. MULTIPLE FAMILY**

Parcel Status:

Owner Name: **R T NAHAS CO**Mailing Address: **PO BOX 3059 SAN RAMON CA 94583-8059**Situs Address: **3579 JAMISON WAY CASTRO VALLEY CA 94546-4301 C031**

Legal

Description:

ASSESSMENTTotal Value: **\$615,000**Use Code: **2100**

Zoning:

Land Value: **\$184,500**Tax Rate Area: **054003**Census Tract: **4309.00/1**Impr Value: **\$430,500**Year Assd: **2012**

Improve Type:

Other Value:

Property Tax:

Price/SqFt: **\$461.39**% Improved **70%**

Delinquent Yr

Exempt Amt:

HO Exempt?: **N****SALES HISTORY**

| | <u>Sale 1</u> | <u>Sale 2</u> | <u>Sale 3</u> | <u>Transfer</u> |
|--------------------------|-------------------|-------------------|------------------|-------------------|
| Recording Date: | 06/30/2005 | 10/14/1982 | | 06/30/2005 |
| Recorded Doc #: | 2005268449 | 1982155787 | | 2005268449 |
| Recorded Doc Type: | GRANT DEED | | | |
| Transfer Amount: | \$950,000 | \$155,000 | | |
| Sale 1 Seller (Grantor): | | | | |
| 1st Trst Dd Amt: | Code1: | | 2nd Trst Dd Amt: | Code2: |

PROPERTY CHARACTERISTICS

| | | | | | |
|-----------------|---------------|---------------|-------------|------------------|---------------|
| Lot Acres: | 0.252 | Year Built: | 1944 | Fireplace: | |
| Lot SqFt: | 11,007 | Effective Yr: | 1944 | A/C: | |
| Bldg/Liv Area: | 2,059 | Total Rooms: | 9 | Heating: | |
| Units: | 2 | Bedrooms: | 4 | Pool: | |
| Buildings: | | Baths (Full): | 2 | Park Type: | GARAGE |
| Stories: | 1.5 | Baths (Half): | | Spaces: | |
| Style: | | Garage SqFt: | | Site Inflnce: | |
| Construct: | | | | Timber Preserve: | |
| Quality: | 6.0 | | | Ag Preserve: | |
| Building Class: | D | | | | |
| Condition: | | | | | |
| Other Rooms: | | | | | |

PART I
INITIAL EVALUATION

For environmental review purposes under the California Environmental Quality Act (CEQA), the screening of all demolition permit applications is required to identify designated historic resources and resources with potential historic significance. This is accomplished through the submittal of the Initial-Evaluation and if necessary, the Detailed Property Information Form and the possible assessment of historic significance by a qualified consultant.

Please complete and submit this form along with your building permit application for demolition to the Alameda County Planning Department.

1. Property Details:

3577 # 3579 Jamison Way
Street Address

Castro Valley CA 94546 84A-80-4-2
City/State/Zip Assessor's Parcel Number

Intensive Commercial
Zoning District

2. Is the proposed demolition related to a land development application (i.e. Grading, Site Development Review, Subdivision) already submitted, or to be submitted, to the County? Yes No

3. If yes, include any pertinent application numbers: PLN 2011-00117

4. Date of construction: 3579-1944 3577-?

Please submit records from the Assessor's Office or from the Building Inspection Division that would establish the age of the property to be demolished.

5. Is the property 50 years or older, or otherwise potentially significant? Yes No

Please note that the 50-year age reference is a discretionary guideline; there are circumstances where a property less than 50 years old may be potentially significant and applicants may be required to submit supplemental documentation. If yes, applicants are required to submit:

a. Part II, the Detailed Property Information form; and

b. Photographs of each elevation of the subject property and any related outbuildings and/or associated features.

6. Signature:

By signing this application, I hereby acknowledge that the information contained herein, or subsequently submitted, is true and correct to the best of my knowledge.

[Signature] 10-5-12
Signature of property owner or representative Date

Randall E. Nahas
Print name of property owner or representative

**PART II
DETAILED PROPERTY INFORMATION FORM**

If the structure is 50 years or older and/or a designated historical resource, provide answers to each question below. This form is intended to assist the Planning Department in making a preliminary determination as to whether or not the structure to be demolished may qualify as a significant historical resource as defined by the California Environmental Quality Act (CEQA). Demolition or substantial adverse changes to properties or structures that may be eligible for listing in the California Register of Historical Resources, or in a local register of historic resources must be evaluated by the Planning Department to comply with CEQA. Please note that the 50-year age reference is a discretionary guideline; there are circumstances where a property less than 50 years old may qualify as a significant historical resource. Attach additional pages if necessary.

1. Property Details:

3579 Jamison Way
Street Address
Castro Valley, CA 94546 84A-80-4-2
City/State/Zip Assessor's Parcel Number

2. Has the property been evaluated as part of a historical assessment? Yes No
If yes, attach any relevant documents.

3. Has the property been identified in a historical resource survey? Yes No
If yes, check the box next to the survey that identified the property.

- Preliminary Cultural Resources Survey: Ashland and Cherryland Districts, April 1998
- Unincorporated San Lorenzo Historic Building Survey, November 2000
- Historical and Cultural Resource Survey, East Alameda County, June 2005

4. Has this property received any historic designation(s)? Yes No
If yes, check the boxes that apply and attach the nomination form or documentation related to its listing.

- National Register of Historic Places
- California Historical Landmark
- California Register of Historical Resources
- State Point of Historic Interest
- Alameda County Register of Historical Resources
- Historical Zoning District

5. Property type: (check one) Residential Agricultural Commercial Industrial Religious
 Other _____

6. Name of architect or builder: (if known) _____ ?

7. Architectural style: _____ ?

8. Number of stories: One One and one-half Two Two and one-half Three Four Over four _____ (Please see page 3 for the definition of a "story")

9. Principal building materials: Roof Asphalt Shingles
Exterior walls Stucco Foundation Concrete
Windows _____

10. Roof type: Hip Front/side/cross gable Flat Shed Gambrel

11. List any outbuildings and associated features located on the property, and their dates of construction (i.e. garage, barn, shed, corral, chicken house, cistern/well, tank house, fountain, architect-designed landscape, orchard):

one bedroom rental
several sheds

12. What is the current use of the building and its condition?

Rental in fair condition

13. Has the property and/or associated feature(s) ever been altered? Yes No

If yes, summarize the history of any physical changes to the property, including significant alteration dates.

unknown, we have only owned it since 2009

14. Has the property and/or associated feature(s) ever been moved? Yes No

If yes, from what location, and why?

For questions 15 - 18 below, attach an explanation why each criterion does or does not apply to the property. Consult National Register Bulletin 15 for assistance. The publication is available online at http://www.cr.nps.gov/nr/publications/bulletins/nr15_toc.htm.

15. Does the property have any known association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States? Yes No

16. Please provide a copy of a current chain of title. Based upon the information contained therein, does the property have any known association with the lives of persons important to local, California, or national history? Yes No

17. Does the property retain distinctive characteristics of a type, period, region, or construction method, or represent the work of a master or possess high artistic values? Yes No

18. Has the property yielded, or does it have the potential to yield, information important to the prehistory or history of the local area, California or the nation? Yes No

19. Photographs:

Attach a minimum of four (4) color or black and white 4" x 6" photographs depicting each elevation of the property, and any related outbuildings and/or associated features.

Additional Attachments:

- Chain of title *Joan Stevens to R.T. Nahas Company*
- Copies of available building permits *None*
- Copies of applications previously submitted to the Planning Department *No*

Resources:

- Alameda County General Plan
- Information obtained from historical telephone directories
- Alameda County and Hayward area historical societies
- Sanborn or Thomas and West maps depicting the parcel and the location of structures/improvements to the site.
- Alameda County libraries
- Alameda County Assessor's Office, (510) 272-3787
- Alameda County Clerk-Recorder's Office, (510) 272-6362
- Preliminary Cultural Resources Survey: Ashland and Cherryland Districts, April 1998
- Unincorporated San Lorenzo Historic Building Survey, November 2000
- Historical and Cultural Resource Survey, East Alameda County, June 2005

Definitions:

Certificate of Appropriateness: Means a determination by the County of Alameda Planning Department that the process of review of a proposed demolition or substantial alteration of a structure is **appropriate**, and that such demolition or alteration will not have a significant adverse effect on a historical or cultural resource.

Chain of title: The sequence of historical transfers of title to a property. A chain of title may be obtained by paying a title company a fee to search all documents recorded for the property. However, one may create their own chain of title with the assistance of the Alameda County Clerk-Recorder's Office. Please contact them directly at (510) 272-6362.

Historical Resource: Means an object, building, structure, site or area, that meets the criteria for listing on the California Register of Historical Resources, an Alameda County register of historic resources, or

which has been determined to be a historical resource by the County of Alameda, or as otherwise defined in the CEQA Guidelines, Section 15064.5.

Story: Means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar, or unused underfloor space is more than six feet above grade as defined herein, for more than fifty (50) percent of the total perimeter, or is more than twelve (12) feet above grade as defined herein at any point, such basement, cellar, or unused underfloor space shall be considered a story. (Source: Alameda County Zoning Ordinance, Section 17.04.010 "Definitions")

^S
3379 Jamison Way

Wood frame, plaster interior walls, stucco exterior walls, asphalt shingles

LEFT SIDE



FRONT



RIGHT SIDE



REAR



3577 Jamison Way

House: wood frame, sheetrock interior, plaster exterior, asphalt shingles

Shed: wood frame, plywood exterior, felt paper roof

RENTAL BEHIND 3597⁷⁹ Jamison Way

Shed





COUNTY OF ALAMEDA
Assessor's Office

[Help](#)

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Property Value System

[History](#)

[Value](#)

[Transfer](#)

[Map](#)

[Glossary](#)

Parcel Number: **84A-80-4-2** Inactive: **N** Lien Date: **01/01/2012** Owner: **R T NAHAS CO**
 Property Address: **3579 JAMISON WAY, CASTRO VALLEY, CA 94546-4301**
 Current Mailing Address as of 07/13/2007: **R T NAHAS CO, c/o NAHAS COMPANY, LLC, P.O. BOX 3059, SAN RAMON, CA 94583-8059**

| Mailing Name | | Historical Mailing Address | Document Date | Document Number | Value From Trans Tax | Parcel Count | Use |
|---|--|--|---------------|-----------------|----------------------|--------------|----------------------|
| R T NAHAS CO | List Owners | 3579 JAMISON WAY , CASTRO VALLEY, CA 94546 | 06/30/2005 | 2005- 268449 | \$950,000 | 1 | 2100 |
| STEVENS JOHN & JOAN ETAL | List Owners | 2712 LAS AROMAS , OAKLAND, CA 94611-3016 | 08/03/2004 | 2004- 354555 | | 1 | 2100 |
| STEVENS JOHN & JOAN ETAL c/o JOHN STEVENS | List Owners | 2712 LAS AROMAS , OAKLAND, CA 94611-3016 | 03/19/2001 | 2001- 93342 | | 2 | 2100 |
| TABEL ADELINE C HEIRS OF EST ETAL c/o JOHN STEVENS | List Owners | 2712 LAS AROMAS , OAKLAND, CA 94611-3016 | 09/26/1999 | TRAN- 125493 | | 1 | 2100 |
| STEVENS JOHN & JOAN & TABEL ADELINE C c/o ADELINE C TABEL | List Owners | 22011 BARNHILL LN , CASTRO VALLEY, CA 94552-4901 | 06/16/1998 | 1998- 200664 | | 3 | 2100 |
| STEVENS JOHN & JOAN & TABEL JACK & ADELINE | List Owners | 2712 LAS AROMAS , OAKLAND, CA 94611-3016 | 02/21/1991 | 1991- 48669 | | 1 | 2100 |
| STEVENS JOHN & JOAN & TABEL JACK & ADELINE | List Owners | 2712 LAS AROMAS , OAKLAND, CA 94611-3016 | 10/14/1982 | 1982- 155787 | \$135,600 | 1 | 2100 |
| VALENTI ELIZABETH | List Owners | 3579 JAMISON WAY , CASTRO VALLEY, CA 94546-4301 | 03/01/1969 | TRAN- 125494 | | 1 | 2100 |

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

The Alameda County Intranet site is best viewed in Internet Explorer Version 5.5 or later.
 Click [here](#) for more information regarding supported browsers.

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**BUILDING INSPECTION DEPARTMENT
ALAMEDA COUNTY**

**APPLICATION FOR
ELECTRIC WORK**

| | | |
|--|--|---------------------------------|
| BUILDING PERMIT NUMBER 31324 | OCCUPANCY Dwell | PERMIT NUMBER E-21324 |
| JOB NUMBER | RECEIVED BY M.R. | DATE ISSUED 5/8/53 |
| OWNER Valente | JOB ADDRESS 7019 Jamison Way | |
| NEAREST CROSS ST. 3537 | LOCALITY Castro Valley | |
| LOT | BLOCK | TRAY TEL. NO. |

| | | |
|------------------------------------|---------------------------------------|--|
| NATURE OF INSTALLATION | | |
| FIXTURES | SERVICE | |
| HEATERS | POWER | |
| | COMBUIT | |
| CONTRACTOR Frank E. Eber | | |
| NAME | ADDRESS 570 E. St. | |
| CITY | STATE LICENSE NUMBER W49942 | |
| TEL. NO. | | |

| | NUMBER AND TYPE OF OUTLETS | | LOAD |
|----------------------|----------------------------|--------------------------|------|
| | NUMBER | NO. OF LIGHTING CIRCUITS | |
| CEILING OUTLETS | 9 | | |
| SWITCHES | 6 | | |
| PLUG RECEPTACLES | 13 | | |
| WATER HEATERS | | | |
| RANGE | | | K.W. |
| AIR HEATERS | | | K.W. |
| SIGNS | | | H.P. |
| TOTAL NO. OF OUTLETS | 28 | | |

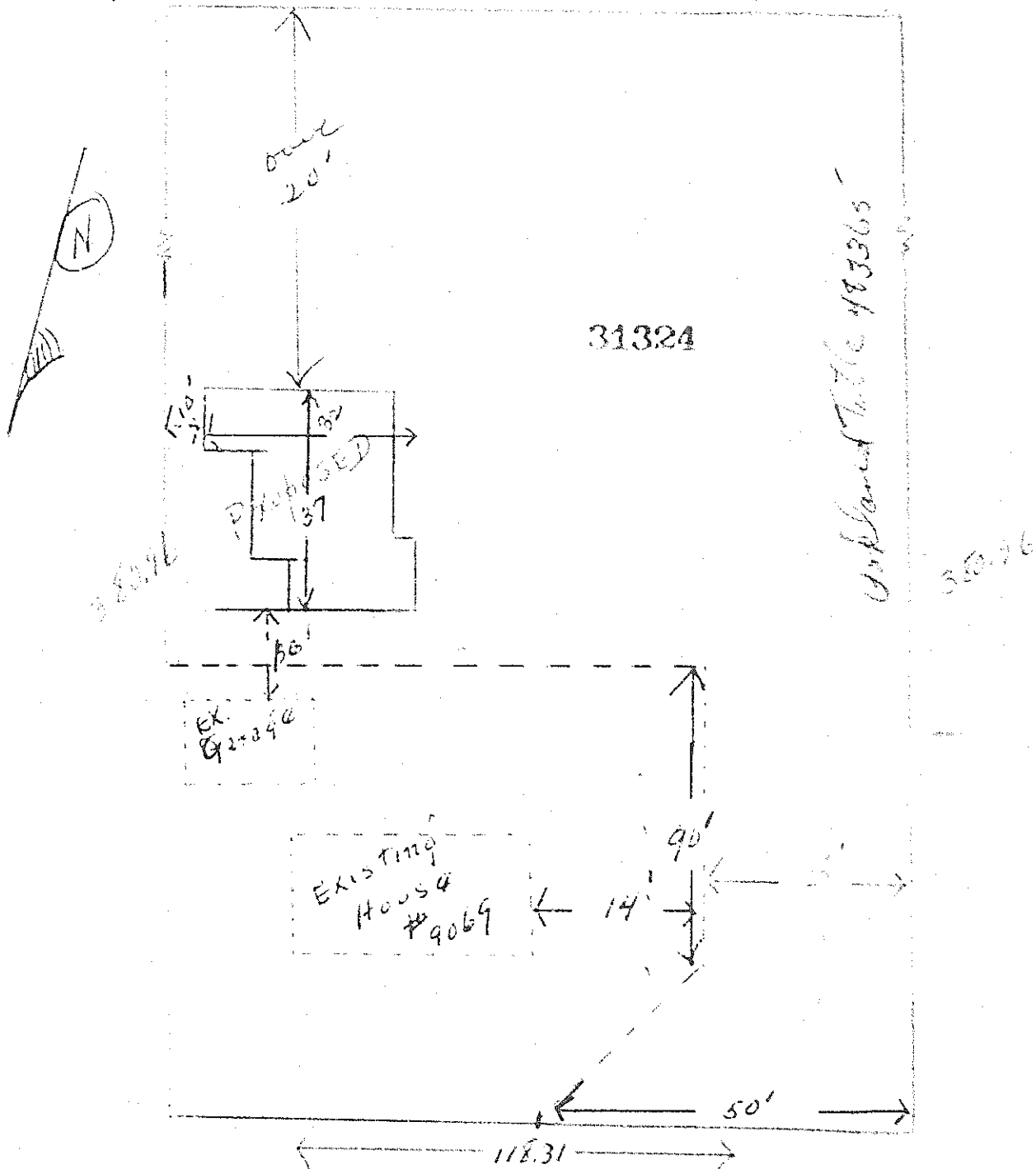
| | MAIN SERVICE | | AMP. |
|---------------------------|-------------------------------|-------------|---------|
| | NUMBER AND SIZE OF CONDUCTORS | MAIN SWITCH | |
| PERMIT FEE | | | \$ 1 00 |
| TOTAL NUMBER OF OUTLETS | 28 | | 140 |
| NO. OF MOTORS | | | |
| NO. OF RANGES AND HEATERS | | | 25 |
| NO. OF SIGNS | | | 45 |
| FIXTURE FEE | | | |
| No. OF FIXTURE SOCKETS | | | |
| TOTAL FEE | | | 310 |

(I) (We) hereby agree to save, indemnify, and keep harmless the County of Alameda against all liabilities, judgments, costs, and expenses which may in any wise accrue against the said County in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street, or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and the ordinances and/or rules of any governmental agency involved.

P. Allen
Signature of Owner, Agent or Contractor
5/8/53

| | | |
|-----------------|---------------|-------------|
| DATE | RECEIPT No | APPROVALS |
| | 16122 | |
| APPLICATION | DATE | INSPECTOR |
| | 5/8/53 | M.R. |
| ROUGH WIRING | | |
| UTILITY COMPANY | | |
| FINAL | | |

N.T.S.



JAMISON Way, Castro Valley.

PLOT PLAN for
Elizabeth Valenti, ~~5069~~ Jamison Way, C.V.
3577

COUNTY OF ALAMEDA
BUILDING INSPECTION DEPARTMENT

APPLICATION FOR BUILDING PERMIT
TYPE V BUILDING (W.F.)

Application is hereby made for approval of the plans and specifications and for a permit for the construction or alteration of a building as follows:

Use of Building Dwelling Group I

Location 3577 Jamison Way Lot 3577 Block Castro Valley Tract R-1 Zone R-1

Estimated Value, \$ 5200
Includes all material and labor for finished building

Owner Elizabeth Valenti

Address Jamison Way - C.V.

Architect _____ No. _____

Engineer _____ No. _____

Builder Harmony Homes No. _____

Address _____

For Group J or minor buildings where no plans required, fill in this space.

| FOUNDATION | | | |
|----------------|----------|---------|------|
| MATERIAL | EXTERIOR | PIERS | |
| TOP WIDTH | | | |
| BOTTOM WIDTH | | | |
| DEPTH | | | |
| SUPERSTRUCTURE | | | |
| | SIZE | SPACING | SPAN |
| R. W. SILL | | | |
| GIRDERS | | | |
| JOISTS FLOOR | | | |
| JOISTS CEILING | | | |
| STUDS EXT. | | | |
| STUDS INT. | | | |
| CELTRES | | | |
| | | | |
| | | | |
| COVERING | | | |
| EXTERIOR WALLS | | | |
| INTERIOR WALLS | | | |
| ROOF | | | |

I (We) hereby agree to save, indemnify, and keep harmless the County of Alameda against all liabilities, judgments, costs and expenses which may in any wise accrue against said County in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street, or subsidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and the ordinances and/or rules of any governmental agency involved.

Harmony Homes DBA J. Valenti
Signature of Owner, Agent or Builder

Address 123 Castro

Date 4/9/53 Telephone Number JE 71331

FOR DEPARTMENT USE ONLY

31324

Date Issued 4/9/53 Permit Number _____

Examined by 20312 Receipt Number 15827

Permit Fee 14.00 Remarks: Plan 790

Checking Fee _____

Total Fee \$14.00

**BUILDING INSPECTION DEPARTMENT
ALAMEDA COUNTY**

**APPLICATION FOR
PLUMBING WORK**

NATURE OF INSTALLATION

| | | |
|----------------|-------------|----------|
| ROUGH PLUMBING | FIXTURES | COMPLETE |
| HEATERS | SEPTIC TANK | SEWER |
| GAS PIPING | | |

CONTRACTOR: *A.W. Dillebeck*

NAME: *A.W. Dillebeck*

ADDRESS: *122 Marie Dr*

CITY: *Hayward*

STATE LICENSE NO. _____ TEL. NO. _____

BUILDING PERMIT NO.: B31324

JOB NUMBER: 3577

OCCUPANCY RECEIVED BY: *Quelling*

PERMIT NUMBER: P31324

DATE ISSUED: 4/20/53

OWNER: E. VALENBI

JOB ADDRESS: 307 TAMISON

HAREST CROSS ST.

LOCALITY: CASTRO VALLEY

LOT: _____ **BLOCK:** _____ **TRACT:** _____ **TEL. NO.:** _____

PLUMBING FIXTURES

| | | |
|-----------------------|----------|------------------------|
| BATHUBS | 1 | HOT WATER HEATER |
| SHOWERS | | CENTRAL FURNACE |
| BASINS | 1 | RANGE |
| WATER CLOSETS | 1 | FLOOR HEATER |
| SINKS | 1 | CIRCULATE HEATER |
| LAUNDRY TRAYS | 1 | DOMESTIC CLOTHES DRYER |
| SLOP SINKS | | |
| FLOOR DRAINS | | |
| URINALS | | |
| TOTAL FIXTURES | 5 | TOTAL OUTLETS |

APPROVALS

| | | | | |
|--------------------------|-------------|-------------|--|-------------------------|
| PERMIT FEE | \$ 1.00 | DATE | | INSPECTOR'S NAME |
| PLUMBING FIXTURES | 5.00 | | | |
| WATER OUTLETS | 1.00 | | | |
| HOUSE SEWER | | | | |
| SEPTIC TANK | | | | |
| GAS FIXTURES | | | | |
| GAS OUTLETS | | | | |
| TOTAL FEE | 7.00 | | | |

I (We) hereby agree to save, indemnify, and keep harmless the County of Alameda against all liabilities, judgments, costs, and expenses which may in any wise accrue against the said County in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street, or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and the ordinances and/or rules of any governmental agency involved.

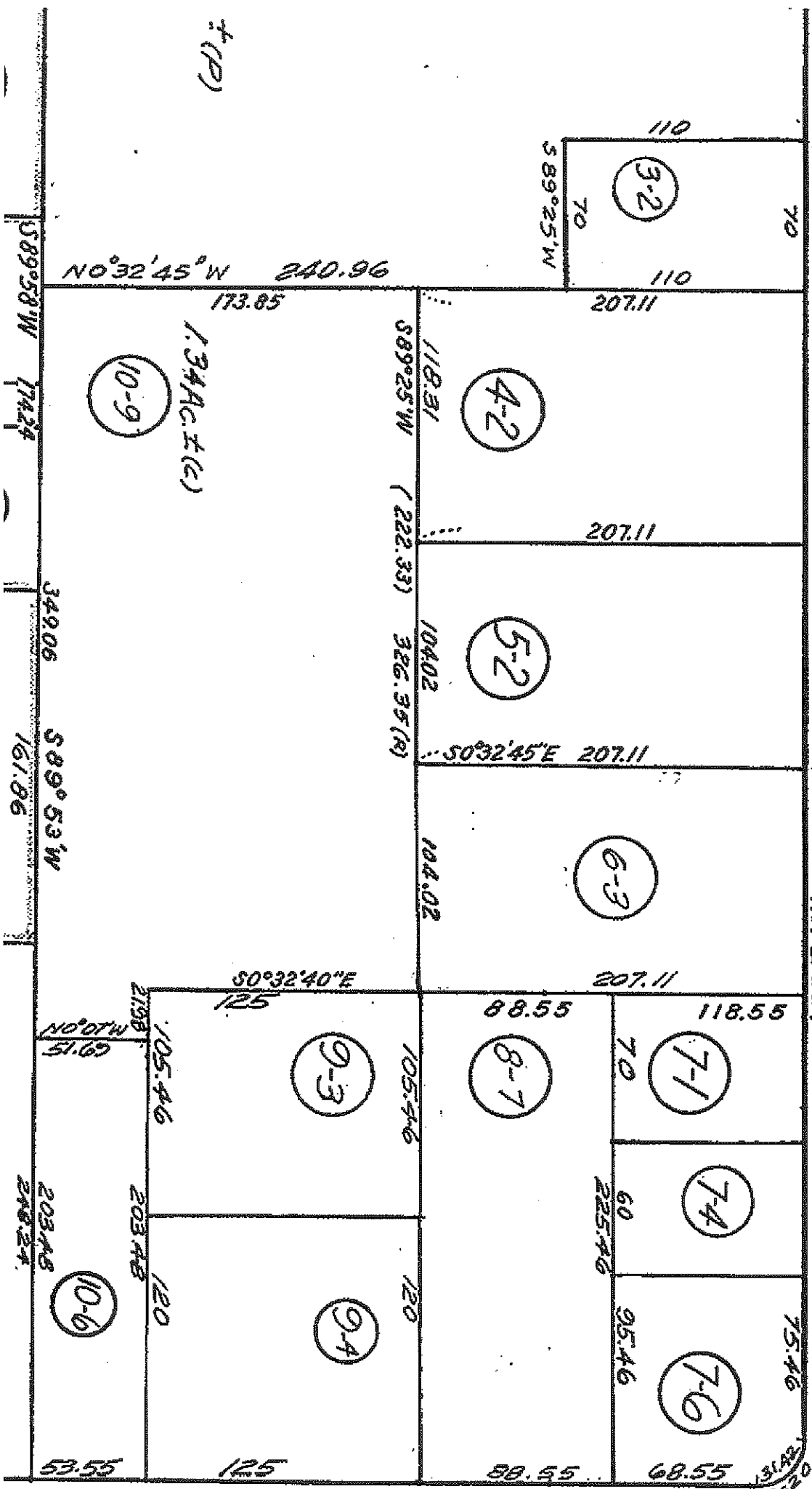
A.W. Dillebeck
Signature of Owner, Agent or Contractor

DATE: 4/20/53

RECEIPT NO. 15759

N89°53'E N88°28'25"E(CO)

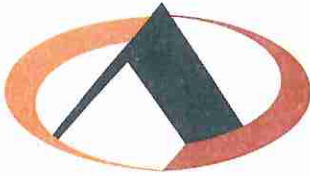
Rd. 3557 THRU 3567 / #7904 3579 / 3577 118.31 3597 / 104.02 3615 / 104.02 3649 / 9 120.96 WAY



±(P)

1.34 AC ± (C)

| APN | Effective Year | Year Built | Tax Rate Area | Use Code | Use Description | Bldg/Liv Area | S Street Address | S City State Zip |
|------------------|----------------|------------|---------------|----------|------------------------|---------------|-----------------------|-----------------------------|
| 084C-0740-007-04 | 1940 | 1940 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,767 | 19677 FOREST AVE | CASTRO VALLEY CA 94546-3521 |
| 084C-0758-008-00 | 1940 | 1940 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,430 | 4183 BERDINA RD | CASTRO VALLEY CA 94546-3536 |
| 084C-0758-014-00 | 1940 | 1940 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,715 | 4149 BERDINA RD | CASTRO VALLEY CA 94546-3536 |
| 084C-0713-008-11 | 1945 | 1940 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,905 | 20500 FOREST AVE | CASTRO VALLEY CA 94546-4529 |
| 084C-0758-012-00 | 1965 | 1940 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,511 | 4167 BERDINA RD | CASTRO VALLEY CA 94546-3536 |
| 084C-0716-009-00 | 1941 | 1941 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,470 | 20670 FOREST AVE | CASTRO VALLEY CA 94546-4531 |
| 084B-0590-008-00 | 1941 | 1941 | 54003 | 2100 | RESID. MULTIPLE FAMILY | 1,600 | 3975 MABEL AVE | CASTRO VALLEY CA 94546-3447 |
| 084B-0590-015-00 | 1945 | 1941 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,386 | 3979 MABEL AVE | CASTRO VALLEY CA 94546-3447 |
| 084C-0706-010-02 | 1942 | 1942 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,572 | 19920 FOREST AVE | CASTRO VALLEY CA 94546-4515 |
| 084C-0757-001-00 | 1946 | 1942 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,683 | 4038 BERDINA RD | CASTRO VALLEY CA 94546-3535 |
| 084A-0046-007-05 | 1943 | 1943 | 54119 | 2200 | RESID. MULTIPLE FAMILY | 1,698 | 3126 NORBRIDGE AVE | CASTRO VALLEY CA 94546-5836 |
| 084A-0060-004-02 | 1948 | 1948 | 54003 | 2500 | RESID. MULTIPLE FAMILY | 2,091 | 20115 FOREST AVE | CASTRO VALLEY CA 94546-4520 |
| 084C-0726-045-03 | 1948 | 1944 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,641 | 3762 SOMERSET AVE | CASTRO VALLEY CA 94546-3441 |
| 084B-0592-011-02 | 1945 | 1945 | 54003 | 2100 | RESID. MULTIPLE FAMILY | 1,519 | 19544 SANTA MARIA AVE | CASTRO VALLEY CA 94546-3405 |
| 084C-0757-023-00 | 1946 | 1946 | 54003 | 1100 | RESID. SINGLE FAMILY | 2,357 | 4156 BERDINA RD | CASTRO VALLEY CA 94546-3537 |
| 084B-0570-055-00 | 1953 | 1946 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,640 | 3590 SOMERSET AVE | CASTRO VALLEY CA 94546-3357 |
| 084A-0116-005-04 | 1958 | 1946 | 54119 | 1100 | RESID. SINGLE FAMILY | 1,495 | 19867 SAN MIGUEL AVE | CASTRO VALLEY CA 94546-4235 |
| 084C-0051-015-01 | 1959 | 1946 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,991 | 21002 FRANCIS ST | CASTRO VALLEY CA 94546-5707 |
| 084C-1072-002-00 | 1963 | 1946 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,599 | 20451 FOREST AVE | CASTRO VALLEY CA 94546-4526 |
| 084C-0713-010-04 | 1947 | 1947 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,616 | 20546 FOREST AVE | CASTRO VALLEY CA 94546-4529 |
| 084C-0707-005-00 | 1947 | 1947 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,577 | 19953 ALANA RD | CASTRO VALLEY CA 94546-4506 |
| 084A-0128-006-06 | 1947 | 1947 | 54003 | 2200 | RESID. MULTIPLE FAMILY | 1,476 | 20436 ANITA AVE | CASTRO VALLEY CA 94546-5557 |
| 084C-0707-004-00 | 1948 | 1947 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,930 | 19945 ALANA RD | CASTRO VALLEY CA 94546-4506 |
| 084A-0086-001-00 | 1948 | 1948 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,287 | 20236 SANTA MARIA AVE | CASTRO VALLEY CA 94546-4226 |
| 084A-0100-002-02 | 1948 | 1948 | 54003 | 2200 | RESID. MULTIPLE FAMILY | 1,334 | 19851 SANTA MARIA AVE | CASTRO VALLEY CA 94546-4217 |
| 084B-0590-004-00 | 1948 | 1948 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,671 | 3851 MABEL AVE | CASTRO VALLEY CA 94546-3401 |
| 084A-0017-014-00 | 1948 | 1948 | 54119 | 1100 | RESID. SINGLE FAMILY | 1,643 | 20893 NUÑES AVE | CASTRO VALLEY CA 94546-5741 |
| 084A-0100-003-02 | 1948 | 1948 | 54003 | 2200 | RESID. MULTIPLE FAMILY | 1,400 | 19855 SANTA MARIA AVE | CASTRO VALLEY CA 94546-4217 |
| 084A-0035-031-00 | 1948 | 1948 | 54124 | 1100 | RESID. SINGLE FAMILY | 1,554 | 21028 SAN MIGUEL AVE | CASTRO VALLEY CA 94546-5725 |
| 084C-0713-003-05 | 1948 | 1948 | 54003 | 2100 | RESID. MULTIPLE FAMILY | 1,660 | 20264 FOREST AVE | CASTRO VALLEY CA 94546-4523 |
| 084B-0590-010-02 | 1948 | 1948 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,874 | 3840 SOMERSET AVE | CASTRO VALLEY CA 94546-3443 |
| 084A-0017-017-00 | 1948 | 1948 | 54119 | 1100 | RESID. SINGLE FAMILY | 1,539 | 20927 NUÑES AVE | CASTRO VALLEY CA 94546-5742 |



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Chris Bazar
Agency Director

November 13, 2012

Albert Lopez
Planning Director

224
West Winton Ave
Room 111

Randall E. Nahas
R.T. Nahas Co
PO Box 3059
San Ramon, CA 94583-8059

RE: 3597 JAMISON WAY

Hayward
California
94544

Dear Mr. Nahas:

phone
510.670.5400
fax
510.785.8793

I have reviewed your demolition request made on behalf of the Alameda County Community Development Agency per the guidelines of the California Environmental Quality Act and have found that neither the dwelling unit nor the accessory structures located at 3597 Jamison Way are "historical resources". Therefore, the proposed demolitions would not cause a substantial adverse change to any historical resource, and no further analysis is required.

www.acgov.org/cda

Sincerely

Albert Lopez
Planning Director

ATTACHMENT



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

FROM: ANGELA ROBINSON PINON, PLANNER
TO: ALBERT LOPEZ, PLANNING DIRECTOR
DATE: NOVEMBER 13, 2012
RE: DEMOLITION REQUEST FOR 3597 JAMISON WAY, CASTRO VALLEY

Summary

The purpose of this report is to describe the findings of staff's analysis of the demolition request for structures located at 3597 Jamison Way, Castro Valley, CA. Staff has conducted a review of the demolition request submitted for 3597 Jamison Way, (APN 84A-80-5-2) in accordance with the California Environmental Quality Act (CEQA) and has found that structures located at 3597 Jamison Way would not cause a substantial adverse change in the significance of a historical resource as defined in 15064.5. Thus, it is my opinion that the demolition permit for the structures (residence, storage shed and trellis) at 3597 Jamison Way shall require no further historical review.

Discussion

General Description of the Property

The subject property contains a detached single family dwelling and accessory structures (storage shed and trellis). The Assessor describes the aggregate building area as being 1,219 square feet.

3597 Jamison Way

The dwelling is a two story, minimal traditional style, wood framed structure clad in stucco. According to the Alameda County Assessor's records the year of construction is 1938. The roof is made of composition asphalt shingles. The building has a small porch with a shed style roof that is supported by two posts. The dwelling has a "T" shaped foot print and the roof has intersecting front and side gables. Staff found no documents indicating when the addition was constructed. There are two clay pipe vents at each of the gable ends. There is a brick chimney at the western side of the structure. Its foundation appears to be of a slab-on-grade/shallow foundation type. The structure's original windows were likely constructed of wood and have since been replaced with vinyl windows.. The structure is currently used as a rental property and is in good condition.

Storage Structure

There is a wood framed accessory structure located adjacent to 3597 Jamison Way. It is wood clad and has an asphalt shingle roof.

Description of the Area

Jamison Way is presently developed with a mixture of commercial uses and single and multifamily family dwellings.

- Carey and Company Survey of Castro Valley and Vicinity
- Draft Alameda County Register of Historic Resources, October 2007
- Photos of the properties supplied by the applicant
- The Alameda County Assessor's Office: CD-Data, Database

Conclusion

The lack of association with significant persons or events renders these structures ineligible for preservation. In addition, these properties are not distinctive of a style or type. Thus, staff does not recommend that this item be forwarded to the PRHC for further consideration. However, staff recommends that the County continue to monitor demolition activity of older structures as structures of this vintage, size and type, regardless of condition, will become even rarer as the demand for land increases.

BACK YARD SHED



3597 Jamison Way

Wood frame, plaster interior walls, stucco exterior, asphalt shingles



REAR

BACK YARD

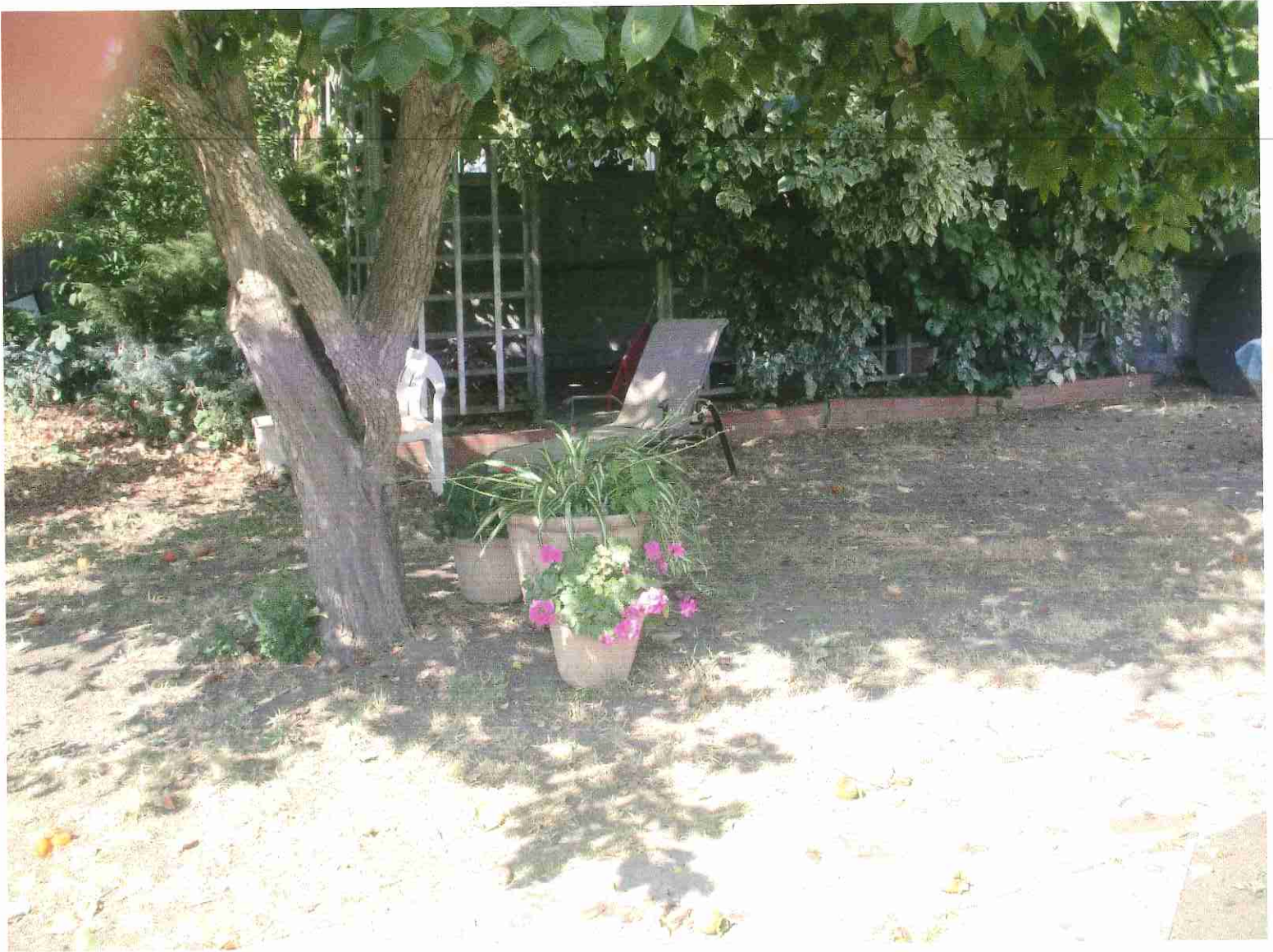


FRONT

RIGHT SIDE



BACK YARD TRELLIS





COUNTY OF ALAMEDA
Assessor's Office
Property Value System

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[Value](#)

[Transfer](#)

[Map](#)

[Glossary](#)

Parcel Number: **84A-80-5-2** Inactive: **N** Lien Date: **01/01/2012** Owner: **R T NAHAS COMPANY**
 Property Address: **3597 JAMISON WAY, CASTRO VALLEY, CA 94546-4301**
 Current Mailing Address as of 07/13/2007: **R T NAHAS COMPANY, c/o NAHAS COMPANY, LLC, P.O. BOX 3059 , SAN RAMON, CA 94583-8059**

| Mailing Name | | Historical Mailing Address | Document Date | Document Number | Value From Trans | Parcel Count | Use Tax |
|--------------------|--|---|---------------|-----------------|------------------|--------------|----------------------|
| R T NAHAS COMPANY | List Owners | 20630 PATIO DR , CASTRO VALLEY, CA 94546-5606 | 10/30/1998 | 1998-383215 | \$350,000 | 1 | 1100 |
| VEJBY EARL C TR | List Owners | 21015 BAKER RD , CASTRO VALLEY, CA 94546-5732 | 10/30/1998 | 1998-383214 | | 1 | 1100 |
| VEJBY FRED L | List Owners | 21015 BAKER RD , CASTRO VALLEY, CA 94546-5732 | 10/30/1998 | 1998-383213 | | 1 | 1100 |
| VEJBY FRED L & B R | List Owners | 3597 JAMISON WAY , CASTRO VALLEY, CA 94546-4301 | 03/01/1969 | TRAN-125495 | | 1 | 1100 |

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

The Alameda County Intranet site is best viewed in Internet Explorer Version 5.5 or later.
 Click [here](#) for more information regarding supported browsers.

Copyright © 2001 Alameda County

Property Detail

Alameda, CA RON THOMSEN, ASSESSOR

Parcel # (APN): **084A-0080-005-02**Use Description: **RESID. SINGLE FAMILY**

Parcel Status:

Owner Name: **R T NAHAS COMPANY**Mailing Address: **PO BOX 3059 SAN RAMON CA 94583-8059**Situation Address: **3597 JAMISON WAY CASTRO VALLEY CA 94546-4301 C031**

Legal

Description:

ASSESSMENTTotal Value: **\$436,835**Use Code: **1100**

Zoning:

Land Value: **\$361,949**Tax Rate Area: **054003**Census Tract: **4309.00/1**Impr Value: **\$74,886**Year Assd: **2012**

Improve Type:

Other Value:

Property Tax:

Price/SqFt: **\$287.12**% Improved **17%**

Delinquent Yr

Exempt Amt:

HO Exempt?: **N****SALES HISTORY**

| | <u>Sale 1</u> | <u>Sale 2</u> | <u>Sale 3</u> | <u>Transfer</u> |
|--------------------------|-------------------|---------------|------------------|-------------------|
| Recording Date: | 10/30/1998 | | | 10/30/1998 |
| Recorded Doc #: | 1998383215 | | | 1998383215 |
| Recorded Doc Type: | | | | |
| Transfer Amount: | \$350,000 | | | |
| Sale 1 Seller (Grantor): | | | | |
| 1st Trst Dd Amt: | | Code1: | 2nd Trst Dd Amt: | Code2: |

PROPERTY CHARACTERISTICS

| | | | | | |
|-----------------|---------------|---------------|-------------|------------------|---------------|
| Lot Acres: | 0.422 | Year Built: | 1938 | Fireplace: | |
| Lot SqFt: | 18,408 | Effective Yr: | 1938 | A/C: | |
| Bldg/Liv Area: | 1,219 | | | Heating: | |
| Units: | 1 | Total Rooms: | 6 | Pool: | |
| Buildings: | | Bedrooms: | 3 | | |
| Stories: | 1.0 | Baths (Full): | 1 | Park Type: | GARAGE |
| Style: | | Baths (Half): | 1 | Spaces: | |
| Construct: | | | | Site Inflnce: | |
| Quality: | 6.0 | Garage SqFt: | | | |
| Building Class: | D | | | Timber Preserve: | |
| Condition: | | | | Ag Preserve: | |
| Other Rooms: | | | | | |

**PART I
INITIAL EVALUATION**

For environmental review purposes under the California Environmental Quality Act (CEQA), the screening of all demolition permit applications is required to identify designated historic resources and resources with potential historic significance. This is accomplished through the submittal of the Initial Evaluation and if necessary, the Detailed Property Information Form and the possible assessment of historic significance by a qualified consultant.

Please complete and submit this form along with your building permit application for demolition to the Alameda County Planning Department.

1. Property Details:

3597 Jamison Way
Street Address

Castro Valley CA 94546 84A-90-5-2
City/State/Zip Assessor's Parcel Number

Intensive Commercial
Zoning District

2. Is the proposed demolition related to a land development application (i.e. Grading, Site Development Review, Subdivision) already submitted, or to be submitted, to the County? Yes No

3. If yes, include any pertinent application numbers: PLN ²⁰¹² 2011-00117

4. Date of construction: 1944

Please submit records from the Assessor's Office or from the Building Inspection Division that would establish the age of the property to be demolished.

5. Is the property 50 years or older, or otherwise potentially significant? Yes No

Please note that the 50-year age reference is a discretionary guideline; there are circumstances where a property less than 50 years old may be potentially significant and applicants may be required to submit supplemental documentation. If yes, applicants are required to submit:

a. Part II, the Detailed Property Information form; and

b. Photographs of each elevation of the subject property and any related outbuildings and/or associated features.

6. Signature:

By signing this application, I hereby acknowledge that the information contained herein, or subsequently submitted, is true and correct to the best of my knowledge.

[Signature] 10-9-12
Signature of property owner or representative Date

Randall E Nahas
Print name of property owner or representative

9. Principal building materials: Roof Asphalt Shingles
Exterior walls Stucco Foundation Concrete
Windows _____

10. Roof type: Hip Front/side/cross gable Flat Shed Gambrel

11. List any outbuildings and associated features located on the property, and their dates of construction (i.e. garage, barn, shed, corral, chicken house, cistern/well, tank house, fountain, architect-designed landscape, orchard):
Gazebo + Brick BBQ

12. What is the current use of the building and its condition?
Rental Fair Condition

13. Has the property and/or associated feature(s) ever been altered? Yes No
If yes, summarize the history of any physical changes to the property, including significant alteration dates.
UNKNOWN

14. Has the property and/or associated feature(s) ever been moved? Yes No
If yes, from what location, and why?

For questions 15 - 18 below, attach an explanation why each criterion does or does not apply to the property. Consult National Register Bulletin 15 for assistance. The publication is available online at http://www.cr.nps.gov/nr/publications/bulletins/nr15_toc.htm.

15. Does the property have any known association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States? Yes No

16. Please provide a copy of a current chain of title. Based upon the information contained therein, does the property have any known association with the lives of persons important to local, California, or national history? Yes No

17. Does the property retain distinctive characteristics of a type, period, region, or construction method, or represent the work of a master or possess high artistic values? Yes No

18. Has the property yielded, or does it have the potential to yield, information important to the prehistory or history of the local area, California or the nation? Yes No

19. Photographs:

Attach a minimum of four (4) color or black and white 4" x 6" photographs depicting each elevation of the property, and any related outbuildings and/or associated features.

Additional Attachments:

- Chain of title *Earl Vejby to R.T. Nahas Company*
- Copies of available building permits *None*
- Copies of applications previously submitted to the Planning Department *NO*

Resources:

- Alameda County General Plan
- Information obtained from historical telephone directories
- Alameda County and Hayward area historical societies
- Sanborn or Thomas and West maps depicting the parcel and the location of structures/improvements to the site.
- Alameda County libraries
- Alameda County Assessor's Office, (510) 272-3787
- Alameda County Clerk-Recorder's Office, (510) 272-6362
- Preliminary Cultural Resources Survey: Ashland and Cherryland Districts, April 1998
- Unincorporated San Lorenzo Historic Building Survey, November 2000
- Historical and Cultural Resource Survey, East Alameda County, June 2005

Definitions:

Certificate of Appropriateness: Means a determination by the County of Alameda Planning Department that the process of review of a proposed demolition or substantial alteration of a structure is **appropriate**, and that such demolition or alteration will not have a significant adverse effect on a historical or cultural resource.

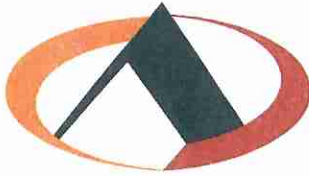
Chain of title: The sequence of historical transfers of title to a property. A chain of title may be obtained by paying a title company a fee to search all documents recorded for the property. However, one may create their own chain of title with the assistance of the Alameda County Clerk-Recorder's Office. Please contact them directly at (510) 272-6362.

Historical Resource: Means an object, building, structure, site or area, that meets the criteria for listing on the California Register of Historical Resources, an Alameda County register of historic resources, or

which has been determined to be a historical resource by the County of Alameda, or as otherwise defined in the CEQA Guidelines, Section 15064.5.

Story: Means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar, or unused underfloor space is more than six feet above grade as defined herein, for more than fifty (50) percent of the total perimeter, or is more than twelve (12) feet above grade as defined herein at any point, such basement, cellar, or unused underfloor space shall be considered a story. (Source: Alameda County Zoning Ordinance, Section 17.04.010 "Definitions")

| APN | Effective Year | Year Built | Tax Rate Area | Use Code | Use Description | Bldg/Liv Area | S Street Address | S City State Zip |
|------------------|----------------|------------|---------------|----------|----------------------|---------------|-----------------------|-----------------------------|
| 084C-0707-011-00 | 1946 | 1930 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,285 | 20016 FOREST AVE | CASTRO VALLEY CA 94546-4519 |
| 084C-0758-002-00 | 1939 | 1930 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,116 | 4031 BERDINA RD | CASTRO VALLEY CA 94546-3534 |
| 084A-0095-006-02 | 1935 | 1935 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,257 | 19961 REDWOOD RD | CASTRO VALLEY CA 94546-3457 |
| 084B-0590-025-08 | 1936 | 1936 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,293 | 3864 SOMERSET AVE | CASTRO VALLEY CA 94546-3443 |
| 084A-0076-088-00 | 1937 | 1937 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,175 | 3641 LORENA AVE | CASTRO VALLEY CA 94546-4305 |
| 084A-0095-027-00 | 1937 | 1937 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,324 | 3791 SOMERSET AVE | CASTRO VALLEY CA 94546-3440 |
| 084B-0592-017-00 | 1941 | 1937 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,195 | 3780 SOMERSET AVE | CASTRO VALLEY CA 94546-3441 |
| 084C-0713-014-00 | 1937 | 1937 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,182 | 20336 FOREST AVE | CASTRO VALLEY CA 94546-4525 |
| 084A-0090-005-02 | 1938 | 1938 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,219 | 3597 JAMISON WAY | CASTRO VALLEY CA 94546-4301 |
| 084A-0104-012-02 | 1938 | 1938 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,182 | 19878 SAN MIGUEL AVE | CASTRO VALLEY CA 94546-4236 |
| 084B-0592-015-05 | 1938 | 1938 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,304 | 19508 SANTA MARIA AVE | CASTRO VALLEY CA 94546-3405 |
| 084B-0590-013-00 | 1939 | 1939 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,368 | 3810 SOMERSET AVE | CASTRO VALLEY CA 94546-3443 |
| 084A-0051-017-00 | 1940 | 1940 | 54119 | 1100 | RESID. SINGLE FAMILY | 1,092 | 20934 FRANCIS ST | CASTRO VALLEY CA 94546-5705 |
| 084C-0757-002-00 | 1940 | 1940 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,068 | 4032 BERDINA RD | CASTRO VALLEY CA 94546-3535 |
| 084C-0757-018-02 | 1940 | 1940 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,248 | 4182 BERDINA RD | CASTRO VALLEY CA 94546-3537 |
| 084C-0757-019-00 | 1940 | 1940 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,196 | 4178 BERDINA RD | CASTRO VALLEY CA 94546-3537 |
| 084C-0758-007-02 | 1940 | 1940 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,196 | 4003 BERDINA RD | CASTRO VALLEY CA 94546-3534 |
| 084C-0758-013-00 | 1940 | 1940 | 54003 | 1200 | RESID. SINGLE FAMILY | 1,196 | 4161 BERDINA RD | CASTRO VALLEY CA 94546-3536 |
| 084C-0724-071-00 | 1941 | 1941 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,066 | 20677 FOREST AVE | CASTRO VALLEY CA 94546-4530 |
| 084A-0095-021-00 | 1947 | 1942 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,297 | 3977 SOMERSET AVE | CASTRO VALLEY CA 94546-3444 |
| 084B-0570-159-03 | 1942 | 1942 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,347 | 3638 SOMERSET AVE | CASTRO VALLEY CA 94546-3439 |
| 084B-0592-010-00 | 1945 | 1942 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,136 | 3768 SOMERSET AVE | CASTRO VALLEY CA 94546-3441 |
| 084B-0592-013-02 | 1942 | 1942 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,099 | 19538 SANTA MARIA AVE | CASTRO VALLEY CA 94546-3405 |
| 084A-0104-001-08 | 1947 | 1945 | 54003 | 1100 | RESID. SINGLE FAMILY | 1,143 | 19963 SANTA MARIA AVE | CASTRO VALLEY CA 94546-4721 |



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Chris Bazar
Agency Director

November 29, 2012

Albert Lopez
Planning Director

Randall E. Nahas
R.T. Nahas Co
PO Box 3059
San Ramon, CA 94583-8059

224
West Winton Ave
Room 111

RE: 3598 VILLAGE DRIVE

Hayward
California
94544

Dear Mr. Nahas:

phone
510.670.5400
fax
510.785.8793

I have reviewed your demolition request made on behalf of the Alameda County Community Development Agency per the guidelines of the California Environmental Quality Act and have found that the structure located at 3598 Village Drive is not a "historical resource". Therefore, the proposed demolition would not cause a substantial adverse change to any historical resource, and no further analysis is required.

www.acgov.org/cda

Sincerely

Albert Lopez
Planning Director

ATTACHMENT



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

FROM: ANGELA ROBINSON PINON, PLANNER
TO: ALBERT LOPEZ, PLANNING DIRECTOR
DATE: NOVEMBER 29, 2012
RE: DEMOLITION REQUEST FOR 3598 VILLAGE DRIVE, CASTRO VALLEY

Summary

The purpose of this report is to describe the findings of staff's analysis of the demolition request for structures located at 3598 Village Drive, Castro Valley, CA. Staff has conducted a review of the demolition request submitted for 3598 Village Drive, (APN 84A-80-9-3) in accordance with the California Environmental Quality Act (CEQA) and has found that structures located at 3598 Village Drive would not cause a substantial adverse change in the significance of a historical resource as defined in 15064.5. Thus, it is my opinion that the demolition permit for the structures at 3598 Village Drive shall require no further historical review.

Discussion

General Description of the Property

The subject property contains a self-service car wash.

3598 Village Drive

The structure is a single story structure comprised of brick, steel and concrete blocks. According to the Alameda County Assessor's records the year of construction is 1965. The roof is made of composition asphalt shingles. Staff found no documents indicating any major alterations since its construction.

Description of the Area

The property is part of the Castro Village Center which is presently developed with a mixture of commercial uses.

Analysis of Supporting Documents

Chain of Title

Staff reviewed the Assessor's documents pertaining to the property. As it is not an official chain of title certified by a title insurance company there is no assurance that this list is complete or accurate.

Historic Resources Surveys

The property has never been cited in a historic survey

Other Considerations

According to the records obtained from the Building Inspections Department, the property was constructed in 1964.

The property is within the boundaries of the Castro Valley Central Business District Specific Plan – Subarea 7.

Key Findings

The structure in question is not a historical resource based on the following criteria:

- It is not listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).
- It is not included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code.
- The structure does not meet the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852) because it is not:
 - a) Associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - b) Associated with the lives of persons important in our past;
 - c) Embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - d) Yield, or may be likely to yield, information important in prehistory or history.

Data Sources

In making these findings staff has relied upon the following documents and data:

- Title Information, accessed November 2012
- Carey and Company Survey of Castro Valley and Vicinity
- Draft Alameda County Register of Historic Resources, October 2007
- Photos of the properties supplied by the applicant
- The Alameda County Assessor's Office: CD-Data, Database

Conclusion

The lack of association with significant persons or events renders this structure ineligible for preservation. In addition, this structure is not distinctive of a style or type. Thus, staff does not recommend that this item be forwarded to the PRHC for further consideration.

PART I
INITIAL EVALUATION

For environmental review purposes under the California Environmental Quality Act (CEQA), the screening of all demolition permit applications is required to identify designated historic resources and resources with potential historic significance. This is accomplished through the submittal of the Initial Evaluation and if necessary, the Detailed Property Information Form and the possible assessment of historic significance by a qualified consultant.

Please complete and submit this form along with your building permit application for demolition to the Alameda County Planning Department.

1. Property Details:

3598 Village Drive
Street Address
Castro Valley, CA 94546 84A-80-9-3
City/State/Zip Assessor's Parcel Number
Intensive Commercial
Zoning District

2. Is the proposed demolition related to a land development application (i.e. Grading, Site Development Review, Subdivision) already submitted, or to be submitted, to the County? Yes No

3. If yes, include any pertinent application numbers: PLN 2011-00117

4. Date of construction: 1960's

Please submit records from the Assessor's Office or from the Building Inspection Division that would establish the age of the property to be demolished.

5. Is the property 50 years or older, or otherwise potentially significant? Yes No
Please note that the 50-year age reference is a discretionary guideline; there are circumstances where a property less than 50 years old may be potentially significant and applicants may be required to submit supplemental documentation. If yes, applicants are required to submit:

a. Part II, the Detailed Property Information form; and

b. Photographs of each elevation of the subject property and any related outbuildings and/or associated features.

6. Signature:

By signing this application, I hereby acknowledge that the information contained herein, or subsequently submitted, is true and correct to the best of my knowledge.

Randall E. Nahas 10-5-12
Signature of property owner or representative Date

Randall E Nahas
Print name of property owner or representative

9. Principal building materials: Roof Asphalt Shingles
Exterior walls Concrete block Foundation Concrete
Windows None

10. Roof type: Hip Front/side/cross gable Flat Shed Gambrel

11. List any outbuildings and associated features located on the property, and their dates of construction (i.e. garage, barn, shed, corral, chicken house, cistern/well, tank house, fountain, architect-designed landscape, orchard):

4 vacuums on concrete pads

12. What is the current use of the building and its condition?

CARWASH

13. Has the property and/or associated feature(s) ever been altered? Yes No

If yes, summarize the history of any physical changes to the property, including significant alteration dates. NO

14. Has the property and/or associated feature(s) ever been moved? Yes No

If yes, from what location, and why?

For questions 15 - 18 below, attach an explanation why each criterion does or does not apply to the property. Consult National Register Bulletin 15 for assistance. The publication is available online at http://www.cr.nps.gov/nr/publications/bulletins/nr15_toc.htm.

15. Does the property have any known association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States? Yes No

16. Please provide a copy of a current chain of title. Based upon the information contained therein, does the property have any known association with the lives of persons important to local, California, or national history? Yes No

17. Does the property retain distinctive characteristics of a type, period, region, or construction method, or represent the work of a master or possess high artistic values? Yes No

18. Has the property yielded, or does it have the potential to yield, information important to the prehistory or history of the local area, California or the nation? Yes No

19. Photographs:

Attach a minimum of four (4) color or black and white 4" x 6" photographs depicting each elevation of the property, and any related outbuildings and/or associated features.

Additional Attachments:

- Chain of title *R.T. Nahas Company*
- Copies of available building permits *None*
- Copies of applications previously submitted to the Planning Department *None*

Resources:

- Alameda County General Plan
- Information obtained from historical telephone directories
- Alameda County and Hayward area historical societies
- Sanborn or Thomas and West maps depicting the parcel and the location of structures/improvements to the site.
- Alameda County libraries
- Alameda County Assessor's Office, (510) 272-3787
- Alameda County Clerk-Recorder's Office, (510) 272-6362
- Preliminary Cultural Resources Survey: Ashland and Cherryland Districts, April 1998
- Unincorporated San Lorenzo Historic Building Survey, November 2000
- Historical and Cultural Resource Survey, East Alameda County, June 2005

Definitions:

Certificate of Appropriateness: Means a determination by the County of Alameda Planning Department that the process of review of a proposed demolition or substantial alteration of a structure is appropriate, and that such demolition or alteration will not have a significant adverse effect on a historical or cultural resource.

Chain of title: The sequence of historical transfers of title to a property. A chain of title may be obtained by paying a title company a fee to search all documents recorded for the property. However, one may create their own chain of title with the assistance of the Alameda County Clerk-Recorder's Office. Please contact them directly at (510) 272-6362.

Historical Resource: Means an object, building, structure, site or area, that meets the criteria for listing on the California Register of Historical Resources, an Alameda County register of historic resources, or

which has been determined to be a historical resource by the County of Alameda, or as otherwise defined in the CEQA Guidelines, Section 15064.5.

Story: Means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar, or unused underfloor space is more than six feet above grade as defined herein, for more than fifty (50) percent of the total perimeter, or is more than twelve (12) feet above grade as defined herein at any point, such basement, cellar, or unused underfloor space shall be considered a story. (Source: Alameda County Zoning Ordinance, Section 17.04.010 "Definitions")

VILLAGE CAR WASH

3598 Village Drive

Masonry block walls, post and beam roof, asphalt shingles

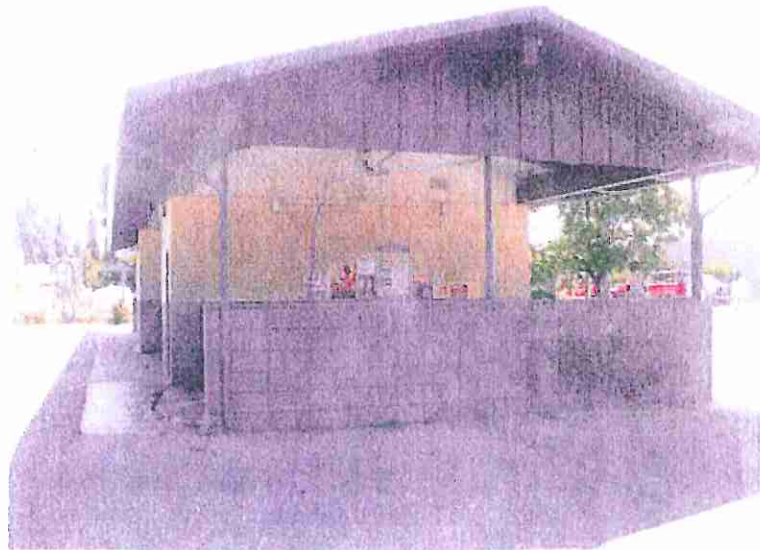
REAR



FRONT



LEFT SIDE



3578 Village Dr

Michael

| | | | | | | | | |
|----------------|---|---|---|----------------|--------------|--------------------------|-------|---------------|
| 21630 | B | E | P | NUMBER | OWNER | LOT | BLOCK | TRACT |
| | | | | 85201 | Robert Brown | | | Castro Valley |
| LOCATION | | | | Village Drive | | LOCALITY | | |
| CONTRACTORS | | | | James H. Smith | | ELECTRICAL | | |
| OCCUPANCY | | | | Cat Wash | | MECHANICAL & VENTILATING | | |
| INSPECTIONS | | | | DATE | | LIVING AREA | | |
| BUILDING | | | | AUG 14 1964 | | 14,000 sq. ft. | | |
| FRAME | | | | AUG 23 1964 | | PERMITS | | |
| EXT. LATH | | | | | | BUILDING | | |
| INT. LATH | | | | | | ELECTRICAL | | |
| ELECTRICAL | | | | | | PLUMBING | | |
| ROUGH | | | | | | H & V | | |
| TAPCLE | | | | OCT 13 1964 | | ELECT DEPOSIT | | |
| SERVICE | | | | AUG 14 1964 | | W. A. F. G. A. S. | | |
| PLUMBING | | | | | | G. H. W. G. | | |
| ROUGH | | | | | | G. H. W. G. | | |
| ROUGH T.O. | | | | SEP 23 1964 | | G. H. W. G. | | |
| GAS TEST | | | | OCT 1 1964 | | G. H. W. G. | | |
| DUCTS | | | | | | G. H. W. G. | | |
| VENTS | | | | | | G. H. W. G. | | |
| P. 1-426 C | | | | 10/16/64 | | G. H. W. G. | | |
| Z 407 (6-9 05) | | | | | | G. H. W. G. | | |
| B | | | | E | | P | | OWNER |
| 85201 | | | | Robert Brown | | G. H. W. G. | | |

| | | | | | | |
|--------------------|-------------|-------|------|------|---|-------|
| VALUE OF BUILDING | 14,000 | GROUP | F | TYPE | V | IF |
| PERMITS | 6/29/64 | 91015 | | | | |
| BUILDING | 8,176.4 | 3 | 1706 | | | 67.50 |
| ELECTRICAL | 8,136.4 | 4 | 499 | | | 17.35 |
| PLUMBING | | | | | | 5.10 |
| H & V | | | | | | |
| ELECT DEPOSIT | | | | | | |
| W. A. F. G. A. S. | | | | | | |
| G. H. W. G. | | | | | | |
| G. H. W. G. | | | | | | |
| G. H. W. G. | | | | | | |
| G. H. W. G. | | | | | | |
| FINAL ELECTRICAL | SEP 23 1964 | | | | | |
| FINAL PLUMBING | OCT 1 1964 | | | | | |
| FINAL HEAT & VENT. | 10-1-64 | | | | | |
| FINAL BUILDING | OCT 2 1964 | | | | | |

SKIN STRUCTURE J

Location C-1
3578 VILLAGE DR.
C.U.

Estimated Value, \$ 600⁰⁰
Includes 1/2

Owner JOT BROWN

Address 4291 VERONICA AVE.-C.U.

Architect

Engineer

Builder NORTHERN NEON

Address 2242 ALICE ST.-WAY

(I) (We) hereby agree to save, indemnify, and hold harmless the County of Alameda against all liabilities, judgments, costs and expenses which may be lawfully incurred against said County in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or public place by the contractor or owner, and will in all things strictly comply with the provisions of this permit and the ordinances and/or rules of any governmental agency municipal.

I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the Code of California relating to workmen's compensation, for the purpose of evading or under Chapter 5, Division 5, B. and P. C. and any law which is in force and effect.

[Signature]
MAYOR

Date JUL 20 1964

Permit Number 581-3231

Date Issued JUL 20 1964

Permit Number 85405

Examined by U.O.

Permit Number 9418

Permit Fee 5⁰⁰

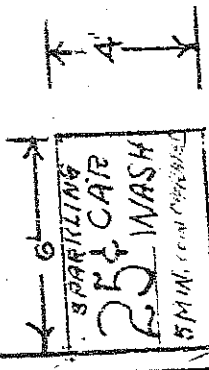
SEE B.P. # 85201

Checking Fee

Total Fee \$ 5⁰⁰

JAN 19 1965

6" STANDARD SEWERABLE SET IN CONCRETE



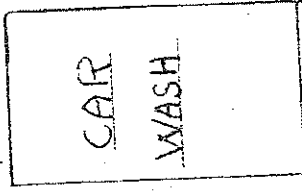
DF INTERIOR ILLUMINATED PLASITIG 14' SIGN

GROUND LEVEL

CONCRETE

6-2-4

NO ENCROACHMENT ALL PRIVATE PROPR



EXISTING SIGNING STATION

172.5'

PRIVATE DRIVEWAY

Redwood Rd

NORTHERN NEON
22142 AILE
RAYMOND CALIE
SEL-3631

VILLAGE DRIVE

APPLICATION FOR PLUMBING and/or HEATING PERMIT
COUNTY OF ALAMEDA - BUILDING INSPECTION DIVISION
 Room 166, 224 W. Winton Ave., Hayward, Calif.
 537-5800, 357-0844

15201

VALIDATE HERE
 P. OCT-7-64 10:26
 H&V

FOR APPLICANT TO FILL IN

INSPECTOR'S COPY

1. JOB ADDRESS 3598 VILLAGE DR. Castro Valley, Calif.
 2. OWNER John Brown
 ADDRESS 2291 Kensington Ave. - Castro Valley, Calif. PHONE 537-0203
 3. CONTRACTOR Tommy G. Brown
 ADDRESS 4550 Galveston Lane Castro Valley, Calif.
 STATE LIC. # 209951-C PHONE 537-9335
 4. NEW ADDITION ALTERATION REPAIR MOVED
 5. PROPOSED USE OF BUILDING Car Wash
 PRESENT USE OF BUILDING _____

When properly validated in the space above this is your permit FOR OFFICE USE ONLY

JOB ADDRESS 3598 Village Dr. C.V.
 PLAN NO. _____ TYPE _____ USE ZONE _____
 GROUP _____ WATER _____ GAS _____
 SEWER _____
 CONTRACTOR ACCOUNT # _____
 OLD BAL. _____ FEE 65.50 NEW BAL. _____
 APPROVED 10/6/64
 ISSUED 10/6/64
 INSPECTION RECORD

| PLUMBING | | HEATING & VENTILATING | |
|-------------------------------------|-----------------------------|-------------------------------------|----------------------------------|
| No. | Fixtures | No. | Appliances |
| <input type="checkbox"/> | Water Closets | <input type="checkbox"/> | Gas Range |
| <input type="checkbox"/> | Showers | <input type="checkbox"/> | Floor Furnace |
| <input type="checkbox"/> | Both Tubs | <input type="checkbox"/> | Space Heater |
| <input type="checkbox"/> | Basins | <input type="checkbox"/> | Warm Air Furnace |
| <input type="checkbox"/> | Kitchen Sinks | <input type="checkbox"/> | Unit Heater |
| <input type="checkbox"/> | Slap Sinks | <input type="checkbox"/> | Clothes Dryer |
| <input type="checkbox"/> | Urinals | <input type="checkbox"/> | Gas Refrigerator |
| <input type="checkbox"/> | Laundry Trays | <input type="checkbox"/> | Gas Water Heater |
| <input type="checkbox"/> | Washers | <input type="checkbox"/> | Steam Boiler |
| <input type="checkbox"/> | Sumps | <input type="checkbox"/> | Hot Water Boiler |
| <input type="checkbox"/> | Dishwashers | <input type="checkbox"/> | Other Gas Appliances |
| <input type="checkbox"/> | Floor Drains | | |
| <input checked="" type="checkbox"/> | <u>Waste Pumps</u> | | |
| <input checked="" type="checkbox"/> | Total Fixtures @ 1.00 | <input checked="" type="checkbox"/> | Total Appliances @ 1.00 |
| <input type="checkbox"/> | Alter or Repair To | <input type="checkbox"/> | Gas Vent or Flue @ .50 |
| <input type="checkbox"/> | Water Piping @ 1.50 | <input type="checkbox"/> | Commercial range hood 5.00 |
| <input type="checkbox"/> | Vent Piping @ 1.50 | <input type="checkbox"/> | Fan or Blower @ 1.00 |
| <input type="checkbox"/> | Waste Piping @ 1.50 | <input type="checkbox"/> | Fuel tanks (to 250 gal) @ 2.50 |
| <input type="checkbox"/> | Water Softener @ 1.50 | <input type="checkbox"/> | Fuel tanks (over 250 gal) @ 5.00 |
| <input type="checkbox"/> | Water outlets (1-10) @ 1.00 | <input type="checkbox"/> | Registers @ .25 |
| <input type="checkbox"/> | " (over 10) @ .10 | <input type="checkbox"/> | Gas Outlets (over 2) @ .50 |
| <input type="checkbox"/> | House Sewer @ 5.00 | <input type="checkbox"/> | Steam Radiator @ .50 |
| <input type="checkbox"/> | Septic Tank @ 5.00 | | |
| | PERMIT FEE 1.50 | | PERMIT FEE 1.50 |
| | TOTAL FEE 8.75 | | TOTAL FEE |

REMARKS:
 I certify that I have read this application and state that the above information is correct. I agree to comply to all County Ordinances and State laws relating to building construction. I certify that in the performance of the above work I shall not employ any person in violation of the Labor Code of California relating to Workmen's Compensation Insurance.
 I certify that I am a licensed contractor under Chap. 9, Div. 3, B, and P Code and my license is in full force and effect.
 CONTRACTOR SIGN BELOW
 By Tommy G. Brown AUTHORIZED AGENT
 HOME OWNER SIGN BELOW
 I certify that I am exempt from the provisions of Chap. 9, Div. 3, B, and P Code (Contractor's License Law) because I own the above property and reside therein and I will personally perform the above work.
 OWNER'S SIGNATURE _____ By _____ AUTHORIZED AGENT

| APPROVALS | | | | | |
|----------------|---------------|----------------|-----------------------|-----------|------|
| Plumbing | | | Heating & Ventilating | | |
| | Inspector | Date | | Inspector | Date |
| Underground | | | Underfloor | | |
| Rough | <u>WILSON</u> | <u>10/6/64</u> | Rough | | |
| | | | Gas Test | | |
| Final | <u>WILSON</u> | <u>10/6/64</u> | Final | | |
| Service OK | | | Service OK | | |
| PG & Enofified | | | PG & Enofified | | |

APPLICATION FOR ELECTRICAL PERMIT
COUNTY OF ALAMEDA - BUILDING INSPECTION DIVISION
 Room 166, 224 W. Winton Ave., Hayward, Calif.
 537-5800, 357-0844

VALIDATE HERE
 17-3-580000735

FOR APPLICANT TO FILL IN

INSPECTOR'S COPY

1. JOB ADDRESS Village Drive
Castro Valley, Berkeley Building Agency

2. OWNER W. A. ...
 ADDRESS _____

3. CONTRACTOR Wagner Electric Co. Inc.
 ADDRESS 1418 Dykeburgton, Or.
San Leandro, Calif.
 STATE LIC. # 18916V PHONE 357-1150

4. NEW ADDITION ALTERATION REPAIR MOVED

5. PROPOSED USE OF BUILDING Car Wash

PRESENT USE OF BUILDING _____

When properly validated in the space above this is your permit FOR OFFICE USE ONLY

JOB ADDRESS Village Drive

PLAN NO. 15901

GROUP _____ TYPE _____ USE ZONE _____

GROSS LIVING AREA _____

HOME OWNERS DEPOSIT _____

OK TO REFUND DEPOSIT _____

CONTRACTOR ACCOUNT # _____

OLD BAL. _____ FEE no wt NEW BAL. _____

SERVICE CALCS. CHECKED _____

APPROVED _____

ISSUED _____

6. DESCRIPTION OF WORK TO BE DONE

| Item | No. | Each | Fee |
|--|-----|-------|------|
| Motors, generators, heaters, furnaces, welders, transformers, rectifiers | | | |
| Lighting outlets | 23 | .10 | 2.30 |
| Switches | 5 | .10 | .50 |
| Recept. Outlets | 6 | .10 | .60 |
| Fixtures | 23 | .15 | 3.45 |
| Branch Circuits | 24 | .25 | 6.00 |
| Cooking Tops | | .50 | |
| Ovens | | .50 | |
| Ranges | | .50 | |
| Dryers | | .50 | |
| Disposals | | .50 | |
| Heaters, Domestic | | .50 | |
| Furnaces | | .50 | |
| Fans | 1 | .50 | .50 |
| Temp. Pole | | 1.50 | |
| Signs | | 2.00 | |
| Alter Signs | | 2.00 | |
| Tube Outline | | 1.00 | |
| Eq. Transform. | | .25 | |
| Services (under 600V) | | | |
| 1st 100 Amp. | | 1.50 | 1.50 |
| Add. 100 Amp. | | 1.00 | 1.00 |
| Eq. Services over 600V | | | |
| 1st 200 KYA | | 10.00 | |
| Over 200 KYA | | 25.00 | |
| Additional Meters | | .25 | |
| Motor-generators add 50% | | | |
| Sub-Total | | | |

INSPECTION RECORD

NEED WATER PROOF E. FIXTURES

AND RACQUIM OUT SIDE IN

WASHING AREA

NOTIFIED CENTER

NO CORRECTIONS MADE 10/16/64

NOTE:
 For new or moved dwellings of apartment buildings the fee is \$1.10 per 100 sq. ft. gross living area + fees for services and itemized work in accessory areas. For additions to dwellings or apartment buildings the fee is \$1.10 per 100 sq. ft. living area added + fees for services + itemized work in existing portions and accessory areas.

GROSS LIVING AREA (New or Added) _____ @ \$1.10/100 sq. ft.

| | |
|------------|-------|
| PERMIT FEE | 1.50 |
| TOTAL FEE | 17.35 |

7. I certify that I have read this application and state that the above information is correct. I agree to comply to all County Ordinances and State laws relating to building construction. I certify that in the performance of the above work I shall not employ any person in violation of the Labor Code of California relating to Workmen's Compensation Insurance.

CONTRACTOR SIGN BELOW
 I certify that I am a licensed contractor under Chap. 9, Div. 3, B, and P. Code and that my license is in full force and effect.
Wagner Electric Co. By Ruth Ray AUTHORIZED AGENT

CONTRACTOR'S SIGNATURE _____

HOME OWNER SIGN BELOW
 I certify that I am exempt from the provisions of Chap. 9, Div. 3, B, and P. Code (Contractor's License Law) because I own the above property and reside therein and I will personally perform the above work.
 _____ By _____ AUTHORIZED AGENT

OWNER'S SIGNATURE _____

| APPROVALS | | Inspector | Date |
|--------------------|--|-----------|-------------|
| Underground | | | |
| Rough | | | |
| Final | | | |
| Service O.K. | | | |
| P.G. & E. Notified | | | |
| | | | OCT 15 1964 |

| | | | | | | | | |
|---------------------|---|--------------------|---|--------|------------------------------|-----|-------|-------|
| 200-30 | B | E | P | NUMBER | OWNER | LOT | BLOCK | TRACT |
| | | | | 85405 | Jot Brown | | | |
| LOCATION | | 3598 VILLAGE DRIVE | | | LOCALITY Castro Valley | | | |
| CONTRACTORS: | | Northern Regn | | | ELECTRICAL | | | |
| OCCUPANCY: | | Sign Structure | | | HEATING & VENTILATING | | | |
| INSPECTIONS | | North Bayl Mead | | | PLUMBING | | | |
| | | Sgt | | | | | | |
| BUILDING JUL 7 1964 | | DATE | | | LIVING AREA | | | |
| FORMS | | 7/20/64 | | | VALUE OF BUILDING \$ 600 | | | |
| FRAME | | | | | PERMITS ISSUED | | | |
| EXT. LATH | | | | | NO. | | | |
| INT. LATH | | | | | BUILDING 7/20/64 94118 | | | |
| ELECTRICAL ROUGH | | | | | ELECTRICAL 7/20/64 94118 | | | |
| T. POLE | | | | | PLUMBING | | | |
| SERVICE | | | | | H & V | | | |
| PLUMBING ROUGH D.K. | | | | | ELECT. DEPOSIT | | | |
| ROUGH T.O. | | | | | FINAL ELECTRICAL JAN 19 1966 | | | |
| GAS TEST | | | | | FINAL PLUMBING | | | |
| DUCTS | | | | | FINAL HEAT. & VENT. | | | |
| VENTS | | | | | FINAL BUILDING | | | |
| | | | | | B. Per #85201 | | | |
| NUMBER | | 85405 | | | OWNER | | | |
| E | | P | | | Jot Brown | | | |

Property Detail

Alameda, CA RON THOMSEN, ASSESSOR

Parcel # (APN): **084A-0080-009-03**Use Description: **AUTOMOTIVE USES**

Parcel Status:

Owner Name: **NAHAS R T CO**Mailing Address: **1111 STONE VALLEY RD ALAMEDA CA 94507-2025**Situs Address: **20405 REDWOOD RD CASTRO VALLEY CA 94546-4315 C038**

Legal

Description:

ASSESSMENTTotal Value: **\$123,911**Use Code: **8000**

Zoning:

Land Value: **\$83,156**Tax Rate Area: **054003**Census Tract: **4309.00/1**Impr Value: **\$20,691**Year Assd: **2012**

Improve Type:

Other Value: **\$20,064**

Property Tax:

Price/SqFt:

% Improved **19%**

Delinquent Yr

Exempt Amt:

HO Exempt?: **N****SALES HISTORY**Sale 1Sale 2Sale 3Transfer

Recording Date:

09/15/1972

Recorded Doc #:

1972126364

Recorded Doc Type:

Transfer Amount:

Sale 1 Seller (Grantor):

1st Trst Dd Amt:

Code1:

2nd Trst Dd Amt:

Code2:

PROPERTY CHARACTERISTICSLot Acres: **0.300**

Year Built:

Fireplace:

Lot SqFt: **13,100**Effective Yr: **1965**

A/C:

Bldg/Liv Area: **1,520**

Heating:

Units: **1**

Total Rooms:

Pool:

Buildings: **1**

Bedrooms:

Stories: **1.0**

Baths (Full):

Park Type:

Style:

Baths (Half):

Spaces:

Construct:

Site Infnce:

Quality: **4.5**

Garage SqFt:

Building Class: **C**

Timber Preserve:

Condition:

Ag Preserve:

Other Rooms:



COUNTY OF ALAMEDA Assessor's Office

[Help](#)

[New Query](#)

Property Value System

[History](#)

[Value](#)

[Transfer](#)

[Map](#)

[Glossary](#)

Parcel Number: **84A-80-9-3** Inactive: N Lien Date: **01/01/2012** Owner: **NAHAS R T CO**

Property Address: **20405 REDWOOD RD, CASTRO VALLEY, CA 94546**

Current Mailing Address as of 04/24/2009: **NAHAS R T CO, c/o RANDALL NAHAS, 1111 STONE VALLEY RD , ALAMEDA, CA 94507-2025**

| Mailing Name | | Historical Mailing Address | Document Date | Document Number | Value From Trans Tax | Parcel Count | Use |
|--|-----------------------------|---|---------------|-----------------|----------------------|--------------|-------------|
| NAHAS R T CO | List Owners | 20630 PATIO DR , CASTRO VALLEY, CA 94546-5606 | 09/15/1972 | 1972-126364 | | <u>8</u> | <u>8000</u> |
| PEBKO ASSOC + PERALTA LAND CO + CASTRO VILLAGE | List Owners | 20405 REDWOOD RD , CASTRO VALLEY, CA 94546-4315 | 03/01/1969 | TRAN-125500 | | 1 | <u>8000</u> |

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

The Alameda County Intranet site is best viewed in Internet Explorer Version 5.5 or later.
Click [here](#) for more information regarding supported browsers.

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