ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

STAFF REPORT

TO: **CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL**

HEARING DATE: **December 9, 2024**

GENERAL INFORMATION

APPLICATION NUMBER & TYPE: **PLN2024-00165; Site Development Review**

OWNER: Randy Nahas / CVA LLC

APPLICANT: Thomas Tarn / SGPA

PROPOSAL: **Site Development Review** to allow for exterior renovation of existing Castro Village Bowl building, and the construction of a new, adjacent outdoor dining patio; demolition of two existing commercial retail buildings on two abutting lots and the construction of one new commercial retail building; re-orientation and expansion of existing parking adjacent to new building, with general site and landscape improvements.

ADDRESS AND SIZE OF PARCEL: **20413 Redwood Rd (aka "3501 Village Dr")**, 20634-20634-20638 Patio Dr; Side: West; Distance: 500-feet north of: Castro Valley Blvd; Castro Valley;

- 20413 Redwood Rd (APN 84A-80-25-2), 2.02-acres;
- 20638 Patio Dr (084A-0080-021-01), 8,814 sq ft;
- 20634 Patio Dr (084A-0080-016-08), 1.1-acres;
- 20634 Patio Dr (084A-0080-016-07), 1.1-acres.

Total site: 4.4-acres

ZONING: **CVBD-S07**: Castro Valley Central Business District Specific Plan-SubArea 7, Central Castro Valley Blvd / Redwood Rd: Intensive Retail Core.

GENERAL PLAN DESIGNATION: This site is located within the *Castro Valley General Plan* adopted by the Alameda County Board of Supervisors in March 2012. The Plan currently designates the site as **CVGP-CBD-5**, Castro Valley General Plan-Central Business District 5-Core Pedestrian Retail.

ENVIRONMENTAL REVIEW: The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA); Article 19, Section 15303(c), Class 3, "New Construction or Conversion of Small Structures" (store).

RECOMMENDATION

Staff recommends that the Castro Valley Municipal Advisory Council recommend approval to the Planning Director of a Site Development Review to allow for exterior renovation of the existing Castro

Village Bowl building, and the construction of a new, adjacent outdoor dining patio; demolition of two existing commercial retail buildings on two abutting lots and the construction of one new commercial retail building; and, re-orientation and expansion of existing parking adjacent to new building, with general site and landscape improvements, dated July 12, 2024 and marked Exhibit "B" on file with the Alameda County Planning Department. If the Council determines that the Site Development Review is consistent with the *Castro Valley General Plan*, *Castro Valley Central Business District Specific Plan* and *Zoning Ordinance*, then the enclosed conditions of approval should be considered.

PARCEL ZONING HISTORY

Prior to 1976, 20413 Redwood Rd aka 3501 Village Dr (APN 084A-0080-025-02) consisted of 3 parcels which were merged: 084A-0080-0010-06; 084A-0080-010-09; 084-0080-025-01.

October 25, 1976, Tentative Map, (Boundary Adjustment) Parcel Map, PM-2065, approved the adjustments of lot lines between seven adjoining parcels and consolidated the lots into two parcels located in the Castro Village Shopping Center near Jamison Way.

20413 Redwood Rd aka 3501 Village Dr (APN 084A-0080-025-02)

July 8, 1959, Conditional Use Permit, C-926, to erect a private recreation center (24-lane bowling alley).

January 7, 1993, the County Board of Supervisors adopted the Castro Valley Central Business District Specific Plan, which established the site as Subarea-7, Intensive Retail Core.

March 2012. The Plan currently designates the site as CVGP-CBD-5, Castro Valley General Plan-Central Business District-Core Pedestrian Retail.

20638 Patio Dr (084A-0080-021-01)

August 11, 2004, Conditional Use Permit, C-8307, to establish a massage therapy business.

20634 Patio Dr (084A-0080-016-08)

None on file.

20634 Patio Dr (084A-0080-016-07)

August 13, 2024, PLN2024-00165, Site Development Review submitted.

SITE AND CONTEXT DESCRIPTION

Physical Features: The site consists of 4 abutting properties (4.4-acres total) within a larger shopping center with level parking lots with striped parking spaces and pedestrian paths, commercial buildings, sidewalks, trees and landscaped areas, illumination, and signage. Parking is shared throughout the site (672 spaces) and is located to the north, west, and south of the subject buildings.

20413 Redwood Rd aka 3501 Village Dr (APN 084A-0080-025-02)

Structures: Building J / "Castro Village Bowl": 1-story, 27,215 sq ft commercial building (32-lane bowling alley and restaurant "Building J1.1" with snack bar and cocktail lounge (attached "Building J1.2"), constructed c. 1961; also: small detached pavilion at front containing beauty salon.
Access: pedestrian at center interior, vehicular at Redwood Rd; Village Dr runs east-west through the center and connects to Redwood Rd to the east as well as Patio Dr to the west within the center.

20638 Patio Dr (APN 084A-0080-021-01)
Structures: Building H: 1-story, 2,305 sq ft floor-area commercial building, 2 suites, construction date unknown
Access: pedestrian at center interior, no street frontage (closest access across 20634 Patio Dr APN 084A-0080-016-08); Patio Dr runs north-south through the center and connects to Castro Valley Blvd to the south as well as Village Dr to the north within the center.

20634 Patio Dr (APN 084A-0080-016-08)
Structures: Building I: 1-story, 2,420 sq ft floor-area commercial building, 1 suite, constructed c. 1954
Access: pedestrian access at center interior, driveway at Redwood Rd

20634 Patio Dr (APN 084A-0080-016-07)
Structures: Building M / "Ross": 1-story, 35,610 sq ft floor-area commercial building (clothing store), constructed c. 1977)
Access: pedestrian access at center interior, no street frontage (closest access across 20634 Patio Dr, APN 084A-0080-016-08)

Adjacent Area: The surrounding neighborhood consists of the Castro Village Shopping Center in the Central Business District focused on the intersection of Castro Valley Blvd and Redwood Rd. The center encompasses most of the block bound by Castro Valley Blvd to the south, Jamison Way to the north, Redwood Rd to the east, and Santa Maria Ave to the west. Major retailers at the center include: Safeway, TJ Maxx, Ross, Walgreens, and Castro Village Bowl. The center contains several parking lots, smaller commercial buildings, and businesses (retail, services, food and beverage, offices, and some automotive). Many buildings, businesses, and parking lots at the center are oriented toward its interior. The block also contains some residential properties along Jamison Way at the corners of Santa Maria Ave (including Woodbine Ave) as well as Redwood Rd. The surrounding areas consists of numerous commercial properties and businesses.

REFERRAL RESPONSES

For more detail on the Referral Responses, see Exhibit A Referral Comments.

AC Sheriff's Office:

In a referral letter dated September 5, 2024, ACSO staff indicated: No Comment.

AC Community Development Agency, Economic and Civic Development:

In a referral letter dated September 5, 2024, ECD staff provided the following:

ECD is very satisfied with the proposed project at Castro Village including exterior renovations, landscaping, and outdoor dining for the Castro Village Bowl as well as the demolition of buildings "I" and "H" to be reassembled into one larger commercial building that provides increased retail space within Castro Village.

CDA Planning / Code Enforcement:

In a referral letter dated September 5, 2024, Code Enforcement staff indicated: No open Code Enforcement cases. No comments or objections on this project.

Alameda County Fire Department:

In a referral letter dated September 6, 2024, the County Fire Department staff provided the following:

Conditions of Approval
The following conditions shall be met prior the issuance of a building permit and fire clearance for occupancy.

1. Project must comply with all building and fire code requirements in effect at time of building permit submittal.

AC Public Works Agency / Development and Engineering Permits

In a referral letter dated September 16, 2024, Public Works Agency staff provided the following:

Reference is made to your below referral for a Site Development Review application to allow for exterior renovation of existing Castro Village Bowl building, and the construction of a new, adjacent outdoor dining patio; includes the demolition of two existing commercial retail buildings and the construction of one new commercial retail building.

Please consider the following recommendations in establishing the conditions of approval for the development of the site:

1. A C.3 Stormwater Permit is required in order to set up the verification inspections by the Clean Water inspector.

2. A Site Inspection Permit will be required for this project.

3. The Applicant shall comply with the codes, standards and rules of the Alameda County Fire Department.

In addition to the above comments, the following should be disclosed to the Applicant:

Submit building permit application with complete construction and demolition document via the permit portal https://acpermit.acgov.org/Portal/#/

Construction documents shall comply with the current Alameda County Building Ordinance, California Building Standards Codes and Regulations.

- Refer to the following website for construction document requirements: https://www.acpwa.org/permits/forms-and-handouts.page

PROJECT DESCRIPTION

The proposed project features exterior renovations of the existing Castro Village Bowl building, and the construction of a new, adjacent outdoor dining patio; demolition of two existing commercial retail buildings on two abutting lots and the construction of one new commercial retail building; re-orientation and expansion of existing parking adjacent to new building, with general site and landscape improvements. Changes to overall center parking to result in 10 additional parking spaces (to total 682 parking spaces).

Following are parcel-specific project elements:

20413 Redwood Rd aka 3501 Village Dr (084A-0080-025-02)
Proposal: exterior renovation of the existing building including new main entrance on west side, enlarged fenestration, paint building exterior, adjust roofline to conceal rooftop mechanical equipment, install wall-mounted illumination; construction of outdoor dining patio between building and pavilion, open pavilion (remove windows – business to vacate), and attach trellis between main building and pavilion.

20638 Patio Dr (084A-0080-021-01)
Proposal: demolish building H; construct new 1-story 6,432 sq ft commercial building (5 suites for commercial tenants subject to the Specific Plan).

20634 Patio Dr (084A-0080-016-08)
Proposal: demolish building I, replace with additional parking spaces and clears Patio Dr drive aisle); new landscaping.

20634 Patio Dr (084A-0080-016-07)
Proposal: add parking spaces.

STAFF ANALYSIS

Conformance with the GENERAL PLAN

This site is located within the *Castro Valley General Plan* adopted by the Alameda County Board of Supervisors in March 2012. The Plan currently designates the site's land use as CVGP-CBD-5, Castro Valley General Plan-Central Business District 5-Core Pedestrian Retail.

This designation is intended for the intensive pedestrian-oriented retail and service uses that form the heart of the Castro Valley community. Ground floor offices uses will be limited. A public park and parking will be integrated into the Village District. Multi-family residential uses and administrative office uses are allowed above the ground floor or behind retail frontage.

Several Policies within the Castro Valley *General Plan* are designed to preserve and enhance Castro Valley's community character. A relevant General Plan 'Policy' and how it is met by the proposed project is discussed below:

Policy 4.5-3 Business Attraction and Retention. Target retail and food services and other types of businesses that are desired by Castro Valley residents to enhance community livability and for which there is an underserved market.

The proposal, to update a portion of a shopping center in terms of architecture and site design, is compatible with these designations and Goals because the center is an important asset to the community that should be maintained and enhanced.

Conformance with the SPECIFIC PLAN:

The subject property is classified **CVBD-S07**: Castro Valley Central Business District-SubArea 7, Central Castro Valley Blvd / Redwood Rd: Intensive Retail Core. Following are Development Objectives and Design Policies related to Site Design and Surface Parking, and how these are met by the proposed project:

Development Objectives: Development in this Subarea must reflect its position as the community's business core. Development is to be limited to intensive retail and service commercial outlets which complement each other. Land extensive businesses, such as Supermarkets, auto-related facilities including Service Stations and Auto Service Shops, Drive In Businesses, etc. are not allowed in the subarea. All street frontage is to be reserved for intensive commercial use. Offices (other than those which need exposure as defined in Land Use Group C1), residential development, parking, etc. should be located on upper floors or in the interior of the block. New development should relate to existing adjacent development, should be designed to provide for interconnection with potential new development on adjacent undeveloped parcels, and should be on parcels large enough to accommodate appropriate development. Where new development occurs, consolidation of parcels, particularly smaller parcels, is strongly encourage to allow for better development. Existing low intensity businesses which were legally establish are Nonconforming Uses and are allowed to continue, however they are subject to the provisions dealing with Nonconforming Uses.

Design Polices: Development is to be pedestrian-oriented, integrated with adjacent development, and with common parking and access to the extent possible. A continuous building frontage should be maintained along the street edge as much as possible, with parking to the rear of the site. There are strict design controls. All new development must relate to adjacent existing or potential development in terms of parking, pedestrian and vehicular access, design, signage, etc. The concept of integrated commercial blocks should be explored where feasible, and consolidation of parcels is strongly encouraged. Infill and new development shall be located at the street edge, as direction in the Design Guidelines for site design in pedestrian-oriented areas.

A. Site Design
1. Pedestrian-Oriented Subareas
1.7 Attractive rear and side access to businesses should be provided where there is parking at the rear or side of the site, but in all cases, there must be a principal entry that is strong and visible from the public sidewalk.

I. Surface Parking
3.3 Separate pedestrian walkways with landscape amenities shall be provided from within parking areas to permit and encourage direct access to Castro Valley Boulevard, Redwood Road, or Lake Chabot Road, to shop entries, and to other pedestrian-oriented uses and destinations.

The proposal, to update a portion of a shopping center in terms of architecture and site design, is compatible with these Specific Plan Objectives and Policies because the center is an important asset to the community that should be maintained and enhanced.

The application has been publicly noticed, and no correspondence has been received.

TENTATIVE FINDINGS BASED ON INFORMATION AVAILABLE PRIOR TO THE PUBLIC HEARING

17.54.295.E Design review in Castro Valley.

1. The proposed project would be harmonious and compatible with existing development and with the overall character of the area;

This finding is met; the update to a portion of a shopping center in terms of architecture and site design will maintain and enhance the center which is an important asset to the community.

2. The location, size, design, and operating characteristics of the proposed project would promote the orderly growth of Castro Valley and would not be detrimental to the public interest, health, safety, convenience, or welfare of neighboring properties or to that of the overall community;

This finding is met; the project enhances existing businesses and results in net increases to number of commercial suites and parking spaces.

3. Site and architectural design and functional plan of the structure(s) and related improvements, including landscaping, are of reasonable aesthetic quality and implement the objectives of the Castro Valley General Plan;

This finding is meet; the project involves update to a large building, and replacement of two small obsolete buildings with a new attractive building.

4. Structure(s) and related improvements, including access and parking, are suitable for the proposed use of the property, consistent with the intent of the applicable zoning district, promote orderly development in the vicinity of the subject site, and provide adequate consideration of the existing and contemplated uses of land; and

This finding is met; the project features increased parking and landscaping.

5. The design and layout of the proposed project are consistent with the Castro Valley General Plan, the development standards of this code, and any approved design guidelines.

This finding is met; the project meets the requirements of the Castro Valley General Plan, Castro Valley Central Business District Specific Plan, and Zoning Ordinance, as described in this report.

SUMMARY

This project meets the requirements of the *Castro Valley General Plan*, *Castro Valley Central Business District Specific Plan*, and *Zoning Ordinance*.

RECOMMENDATIONS

Staff recommends that the Castro Valley Municipal Advisory Council recommend approval to the Planning Director of a Site Development Review (SDR), PLN2024-00165, to allow for exterior renovation of the existing Castro Village Bowl building, and the construction of a new, adjacent outdoor dining patio; demolition of two existing commercial retail buildings on two abutting lots and the construction of one new commercial retail building; re-orientation and expansion of existing parking adjacent to new building, with general site and landscape improvements, based on drawings marked Exhibit “B” dated July 12, 2024, on file with the Alameda County Planning Department.

ATTACHMENTS

- Exhibit “A” Referral Comments
- Exhibit “B” Plans dated July 12, 2024

Prepared By: Aubrey Rose, Planner
Reviewed By: Rodrigo Orduña, Assistant Planning Director

Thompson, Stephen L., Sheriff

From: Rose, Aubrey, CDA
Sent: Thursday, September 5, 2024 8:45 AM
To: DevEng; County FP Plan Checks; Orfanos, Jaimie, CDA; Thompson, Stephen L., Sheriff; Felix, Holly B., CDA; info@castrovalleychamber.com; gary@castrovalleychamber.com; planreview@cvsan.org
Cc: Randy Nahas
Subject: Referral Request 1, PLN2024-00165, Castro Village Bowl et al
Attachments: Referral Letter 1, PLN2024-00165, 9-4-24,merged.pdf

PROJECT REFERRAL

Date: September 4, 2024

RE: Case No: PLN2024-00165

Site Development Review

Due Date: 09/18/2024

* AC PWA DEVELOPMENT ENGINEERING AND PERMITS
* AC FIRE DEPT
* AC CDA ECONOMIC AND COMMUNITY DEVELOPMENT
* AC SHERIFF'S OFFICE
* AC CDA CODE ENFORCMENT
* CASTRO VALLEY CHAMBER OF COMMERCE
* CASTRO VALLEY SANITARY DISTRICT (CV SAN)

The following application is referred to you for your information and recommendation:

PLN2024-00165 / THOMAS TARN / SGPA, applicant (for: RANDY NAHAS / CASTRO VILLAGE ASSOCIATES LLC, owner): application for Site Development Review to allow for exterior renovation of existing Castro Village Bowl building, and the construction of a new, adjacent outdoor dining patio; includes the demolition of two existing commercial retail buildings and the construction of one new commercial retail building. Project scope includes the re-orientation and expansion of existing parking adjacent to new building, with general site and landscape improvements, 20413 Redwood Rd (aka "3501 Village Dr"), 20634-20634-20638 Patio Dr, west of Redwood Rd, in the CVGP-CBD-5, Castro Valley General Plan-Central Business District-Core Pedestrian Retail land use area of unincorporated Alameda County, with a Zoning District of CVBD-S07: CV Central Business District-SubArea 7, Central Castro Valley Blvd / Redwood Rd: Intensive Retail Core

APNs: **084A-0080-025-02**; 084A-0080-021-01; 84A-0080-016-07; 084-0080-016-08

This project is: Categorically exempt from the provisions of the California Environmental Quality Act (CEQA), and State and County CEQA Guidelines, under Section 15303 – Class 3, New Construction

Receipt of your comments regarding this project by the indicated due date will enable the consideration of your comments in the analysis of the proposal, and inclusion of relevant information in the preparation of a written staff report. If you have no comments on this proposal, please initial and date below that your organization, department, or agency has no comment and return this notice by the indicated due date.

Please send a copy of your recommendation(s) to the applicant.

If you have any questions, please contact me at 510-670-5322, or at the email below.

Sincerely,

Aubrey Rose, AICP
Planner III
aubrey.rose@acgov.org
510-670-5322

cc: Randy Nahas, CVS Inc

LF 1672 **No Comment – Response Date** 9/5/24

- **If "No Comment", Respondent Initials**
- **Please note: if comments are not received by deadline with no extension request, then the lack of response will be considered "No Comment"**

Attachments: Project Application Information

Aubrey Rose, AICP
Planner III
Alameda County Planning Dept
aubrey.rose@acgov.org
510.670.5322

From: Orfanos, Jaimie, CDA
Sent: Thursday, September 5, 2024 11:46 AM
To: Rose, Aubrey, CDA
Cc: Dalton, Eileen, CDA; randynahas49@gmail.com
Subject: FW: Referral Request 1, PLN2024-00165, Castro Village Bowl et al
Attachments: Referral Letter 1, PLN2024-00165, 9-4-24,merged.pdf

---

Hi Aubrey,

Thank you for forwarding this referral to the Economic and Civic Development department. ECD is very satisfied with the proposed project at Castro Village including exterior renovations, landscaping, and outdoor dining for the Castro Village Bowl as well as the demolition of buildings "I" and "H" to be reassembled into one larger commercial building that provides increased retail space within Castro Village. As requested in your email below, I am copying the applicant, Randy Nahas.

Thanks!

Jaimie Orfanos
Alameda County Community Development Agency
224 W. Winton Avenue, Suite 110
Hayward, CA 94544
510-670-6107 Office
510-461-0684 Cell

From: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>
Sent: Thursday, September 5, 2024 8:45 AM
To: DevEng <DevEng@acpwa.org>; County FP Plan Checks <countyfpplanchecks@acgov.org>; Orfanos, Jaimie, CDA <Jaimie.Orfanos@acgov.org>; Thompson, Stephen L., Sheriff <SlThompson@acgov.org>; Felix, Holly B., CDA <holly.felix@acgov.org>; info@castrovalleychamber.com; gary@castrovalleychamber.com; planreview@cvsan.org
Cc: Randy Nahas <randynahas49@gmail.com>
Subject: Referral Request 1, PLN2024-00165, Castro Village Bowl et al

PROJECT REFERRAL

Date: September 4, 2024

RE: Case No: PLN2024-00165

Site Development Review

Due Date: 09/18/2024

* AC PWA DEVELOPMENT ENGINEERING AND PERMITS
* AC FIRE DEPT

* AC CDA ECONOMIC AND COMMUNITY DEVELOPMENT
* AC SHERIFF'S OFFICE
* AC CDA CODE ENFORCMENT
* CASTRO VALLEY CHAMBER OF COMMERCE
* CASTRO VALLEY SANITARY DISTRICT (CV SAN)

The following application is referred to you for your information and recommendation:

PLN2024-00165 / THOMAS TARN / SGPA, applicant (for: RANDY NAHAS / CASTRO VILLAGE ASSOCIATES LLC, owner): application for Site Development Review to allow for exterior renovation of existing Castro Village Bowl building, and the construction of a new, adjacent outdoor dining patio; includes the demolition of two existing commercial retail buildings and the construction of one new commercial retail building. Project scope includes the re-orientation and expansion of existing parking adjacent to new building, with general site and landscape improvements, 20413 Redwood Rd (aka "3501 Village Dr"), 20634-20634-20638 Patio Dr, west of Redwood Rd, in the CVGP-CBD-5, Castro Valley General Plan-Central Business District-Core Pedestrian Retail land use area of unincorporated Alameda County, with a Zoning District of CVBD-S07: CV Central Business District-SubArea 7, Central Castro Valley Blvd / Redwood Rd: Intensive Retail Core

APNs: **084A-0080-025-02**; 084A-0080-021-01; 84A-0080-016-07; 084-0080-016-08

This project is: Categorically exempt from the provisions of the California Environmental Quality Act (CEQA), and State and County CEQA Guidelines, under Section 15303 – Class 3, New Construction

Receipt of your comments regarding this project by the indicated due date will enable the consideration of your comments in the analysis of the proposal, and inclusion of relevant information in the preparation of a written staff report. If you have no comments on this proposal, please initial and date below that your organization, department, or agency has no comment and return this notice by the indicated due date.

Please send a copy of your recommendation(s) to the applicant.

If you have any questions, please contact me at 510-670-5322, or at the email below.

Sincerely,

Aubrey Rose, AICP
Planner III
aubrey.rose@acgov.org
510-670-5322

cc: Randy Nahas, CVS Inc

_____**No Comment – Response Date**_____

- **If "No Comment", Respondent Initials**

- **Please note: if comments are not received by deadline with no extension request, then the lack of response will be considered "No Comment"**

Attachments: Project Application Information

Aubrey Rose, AICP
Planner III
Alameda County Planning Dept
aubrey.rose@acgov.org
510.670.5322

Alameda County Fire Department

Division of Fire Code Administration

Plan Review Comments

6363 Clark Ave, Dublin California 94568 Phone (925) 833-3473 Fax (925) 875-9387

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

To	Aubrey Rose	**PLN #**	PLN2024-00165
Address	20413 Redwood Road		
Job Description	Exterior Improvement Castro Valley Bowl and Surrounding Parcels		
Reviewed By	Bonnie S. Terra. Division Chief	**Date**	9/6/2024

Review of Planning referrals are usually based on information and plans that lacking details for specific comments. The primary focus of our review is to assure fire access to the site. Specific fire and building code issues will be addressed during the regular building permit submittal and review process.

Conditions of Approval

The following conditions shall be met prior the issuance of a building permit and fire clearance for occupancy.

1. Project must comply with all building and fire code requirements in effect at time of building permit submittal.

From: DevEng
Sent: Monday, September 16, 2024 11:18 AM
To: Rose, Aubrey, CDA
Subject: RE: Referral Request 1, PLN2024-00165, Castro Village Bowl et al

---

Hi Aubrey,

Reference is made to your below referral for a Site Development Review application to allow for exterior renovation of existing Castro Village Bowl building, and the construction of a new, adjacent outdoor dining patio; includes the demolition of two existing commercial retail buildings and the construction of one new commercial retail building.

Please consider the following recommendations in establishing the conditions of approval for the development of the site:

1. A C.3 Stormwater Permit is required in order to set up the verification inspections by the Clean Water inspector.

2. A Site Inspection Permit will be required for this project.

3. The Applicant shall comply with the codes, standards and rules of the Alameda County Fire Department.

In addition to the above comments, the following should be disclosed to the Applicant:

- Submit building permit application with complete construction and demolition document via the permit portal https://acpermit.acgov.org/Portal/#/.

- Construction documents shall comply with the current Alameda County Building Ordinance, California Building Standards Codes and Regulations.

- Refer to the following website for construction document requirements https://www.acpwa.org/permits/forms-and-handouts.page.

Let me know should you have questions.

Sincerely,

Rosemarie L. De Leon
Assistant Engineer
Development Engineering & Permits | Alameda County Public Works Agency
399 Elmhurst Street | Hayward, CA 94544
e-mail: roseld@acpwa.org | (510) 670-5209

NOTICE: If you are not the intended recipient of this e-mail, you are prohibited from sharing, copying, using or disclosing any of its contents. This e-mail and any attachment may contain information that is privileged, confidential or exempt from disclosure under applicable law, and may only be for use by the intended recipient(s). If you received this transmission in error, please notify the sender by replying to this e-mail or by calling (510) 670-5209; permanently delete this message from your system, and destroy all copies.

From: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>
Sent: Thursday, September 5, 2024 8:45 AM
To: DevEng <DevEng@acpwa.org>; County FP Plan Checks <countyfpplanchecks@acgov.org>; Orfanos, Jaimie, CDA <Jaimie.Orfanos@acgov.org>; Thompson, Stephen L., Sheriff <SlThompson@acgov.org>; Felix, Holly B., CDA <holly.felix@acgov.org>; info@castrovalleychamber.com; gary@castrovalleychamber.com; planreview@cvsan.org
Cc: Randy Nahas <randynahas49@gmail.com>
Subject: Referral Request 1, PLN2024-00165, Castro Village Bowl et al

PROJECT REFERRAL

Date: September 4, 2024

RE: Case No: PLN2024-00165

Site Development Review

Due Date: 09/18/2024

* AC PWA DEVELOPMENT ENGINEERING AND PERMITS
* AC FIRE DEPT
* AC CDA ECONOMIC AND COMMUNITY DEVELOPMENT
* AC SHERIFF'S OFFICE
* AC CDA CODE ENFORCMENT
* CASTRO VALLEY CHAMBER OF COMMERCE
* CASTRO VALLEY SANITARY DISTRICT (CV SAN)

The following application is referred to you for your information and recommendation:

PLN2024-00165 / THOMAS TARN / SGPA, applicant (for: RANDY NAHAS / CASTRO VILLAGE ASSOCIATES LLC, owner): application for Site Development Review to allow for exterior renovation of existing Castro Village Bowl building, and the construction of a new, adjacent outdoor dining patio; includes the demolition of two existing commercial retail buildings and the construction of one new commercial retail building. Project scope includes the re-orientation and expansion of existing parking adjacent to new building, with general site and landscape improvements, 20413 Redwood Rd (aka "3501 Village Dr"), 20634-20634-20638 Patio Dr, west of Redwood Rd, in the CVGP-CBD-5, Castro Valley General Plan-Central Business District-Core Pedestrian Retail land use area of unincorporated Alameda County, with a Zoning District of CVBD-S07: CV Central Business District-SubArea 7, Central Castro Valley Blvd / Redwood Rd: Intensive Retail Core

APNs: **084A-0080-025-02**; 084A-0080-021-01; 84A-0080-016-07; 084-0080-016-08

This project is: Categorically exempt from the provisions of the California Environmental Quality Act (CEQA), and State and County CEQA Guidelines, under Section

15303 – Class 3, New Construction

Receipt of your comments regarding this project by the indicated due date will enable the consideration of your comments in the analysis of the proposal, and inclusion of relevant information in the preparation of a written staff report. If you have no comments on this proposal, please initial and date below that your organization, department, or agency has no comment and return this notice by the indicated due date.

Please send a copy of your recommendation(s) to the applicant.

If you have any questions, please contact me at 510-670-5322, or at the email below.

Sincerely,

Aubrey Rose, AICP
Planner III
aubrey.rose@acgov.org
510-670-5322

cc: Randy Nahas, CVS Inc

_____**No Comment – Response Date**_____

- **If "No Comment", Respondent Initials**
- **Please note: if comments are not received by deadline with no extension request, then the lack of response will be considered "No Comment"**

Attachments: Project Application Information

Aubrey Rose, AICP
Planner III
Alameda County Planning Dept
aubrey.rose@acgov.org
510.670.5322

From: Felix, Holly B., CDA
Sent: Monday, September 16, 2024 3:04 PM
To: Rose, Aubrey, CDA
Cc: Labayog, Edward, CDA
Subject: RE: Referral Request 1, PLN2024-00165, Castro Village Bowl et al

---

Hello Aubrey,

No open Code Enforcement cases. No comments or objections on this project.

Kind Regards,

Holly Felix
Interim Senior Code Enforcement Investigator

ALAMEDA COUNTY | Community Development Agency
Planning Department
224 W. Winton Avenue, Room 111, Hayward, CA 94544
Office 510-670-6118
Holly.felix@acgov.org | www.acgov.org/cda

CONFIDENTIALITY NOTICE: This e-mail message including attachments, if any, is intended only for the person(s) or entity(ies) to which it is addressed any may contain confidential and/or privileged material. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>
Sent: Thursday, September 5, 2024 8:45 AM
To: DevEng <DevEng@acpwa.org>; County FP Plan Checks <countyfpplanchecks@acgov.org>; Orfanos, Jaimie, CDA <Jaimie.Orfanos@acgov.org>; Thompson, Stephen L., Sheriff <SlThompson@acgov.org>; Felix, Holly B., CDA <holly.felix@acgov.org>; info@castrovalleychamber.com; gary@castrovalleychamber.com; planreview@cvsan.org
Cc: Randy Nahas <randynahas49@gmail.com>
Subject: Referral Request 1, PLN2024-00165, Castro Village Bowl et al

PROJECT REFERRAL

Date: September 4, 2024

RE: Case No: PLN2024-00165

Site Development Review

Due Date: 09/18/2024

* AC PWA DEVELOPMENT ENGINEERING AND PERMITS

* AC FIRE DEPT
* AC CDA ECONOMIC AND COMMUNITY DEVELOPMENT
* AC SHERIFF'S OFFICE
* AC CDA CODE ENFORCMENT
* CASTRO VALLEY CHAMBER OF COMMERCE
* CASTRO VALLEY SANITARY DISTRICT (CV SAN)

The following application is referred to you for your information and recommendation:

PLN2024-00165 / THOMAS TARN / SGPA, applicant (for: RANDY NAHAS / CASTRO VILLAGE ASSOCIATES LLC, owner): application for Site Development Review to allow for exterior renovation of existing Castro Village Bowl building, and the construction of a new, adjacent outdoor dining patio; includes the demolition of two existing commercial retail buildings and the construction of one new commercial retail building. Project scope includes the re-orientation and expansion of existing parking adjacent to new building, with general site and landscape improvements, 20413 Redwood Rd (aka "3501 Village Dr"), 20634-20634-20638 Patio Dr, west of Redwood Rd, in the CVGP-CBD-5, Castro Valley General Plan-Central Business District-Core Pedestrian Retail land use area of unincorporated Alameda County, with a Zoning District of CVBD-S07: CV Central Business District-SubArea 7, Central Castro Valley Blvd / Redwood Rd: Intensive Retail Core

APNs: **084A-0080-025-02**; 084A-0080-021-01; 84A-0080-016-07; 084-0080-016-08

This project is: Categorically exempt from the provisions of the California Environmental Quality Act (CEQA), and State and County CEQA Guidelines, under Section 15303 – Class 3, New Construction

Receipt of your comments regarding this project by the indicated due date will enable the consideration of your comments in the analysis of the proposal, and inclusion of relevant information in the preparation of a written staff report. If you have no comments on this proposal, please initial and date below that your organization, department, or agency has no comment and return this notice by the indicated due date.

Please send a copy of your recommendation(s) to the applicant.

If you have any questions, please contact me at 510-670-5322, or at the email below.

Sincerely,

Aubrey Rose, AICP
Planner III
aubrey.rose@acgov.org
510-670-5322

cc: Randy Nahas, CVS Inc

_____**No Comment – Response Date**_____

- **If "No Comment", Respondent Initials**

- **Please note: if comments are not received by deadline with no extension request, then the lack of response will be considered "No Comment"**

Attachments: Project Application Information

Aubrey Rose, AICP
Planner III
Alameda County Planning Dept
aubrey.rose@acgov.org
510.670.5322



Castro Village Planning Package

Castro Valley, California

07 . 12 . 2024

SGPA ARCHITECTURE AND PLANNING



Project Directory

Architect
SGPA Architecture and Planning
San Francisco Office
160 Pine Street, Suite 700
San Francisco, CA 94111
Phone: (415) 983-0131
Fax: (415) 983-0563

Philip D'Agostino, Principal in Charge
Email: pdagostino@sgpa.com
Thomas Tarn Project Manager
Email: ttarn@sgpa.com

Owner
R.T. Nahas Company
C/O Crosspoint Realty Services, Inc.
303 Sacramento Street,
San Francisco, CA 94111

Carter Hemming
Phone: (415) 288-6888
Email: chemming@crosspointrealty.com

Civil
Alexander & Associates Inc.
147 Old Bernal Avenue, Suite 10
Pleaseanton, CA 94566
Phone: (925) 462-2255

Darryl Alexander, Cvil Engineer
Email: surveyor@trivalley.com

Landscape
JG LA Landscape Architecture + Design
57 Scenic Avenue
San Anselmo, CA 94960
Phone: (415) 785-8860

Jeff George, Landscape Architect,
R.L.A.
Email: jgrgeorge@comcast.net

Sheet Index

1	Cover Sheet
2	Information Sheet
3	Civil - Cover Sheet
4	Civil - Demolition Plan
5	Civil - Site Plan
6	Civil - Improvement Plan
7	Civil - Improvement Plan
8	Civil - Drainage Exhibit
9	Architectural - Existing Overall Site Plan
10	Architectural - Proposed Overall Site Plan
11	Architectural - Existing Enlarged Site Plan
12	Architectural - Proposed Enlarged Site Plan
13	Landscape - Preliminary Landscape Plan
14	Architectural - Elevations - Building J
15	Architectural - Elevations - Building J
16	Architectural - Elevations - Building J
17	Architectural - Elevations - Building H
18	Architectural - Aerial Perspective View
19	Architectural - Aerial Perspective View
20	Architectural - Existing Perspective View - Building J
21	Architectural - Proposed Perspective View - Building J
22	Architectural - Proposed Perspective View - Building H
23	Architectural - Colors and Materials

Project Summary

Description of Work
Exterior renovation and landscape improvements.
Demolition of two existing retail buildings,
construction of one new retail building.

Project Address
Castro Village Shopping Center
3501 Village Drive
Castro Valley, CA 94946

Project Information

Stories:	1
Construction Type:	V-B
Occupancy Type:	A2 & M
Approximate Renovated Area:	37,809 SF

CASTRO VILLAGE IMPROVEMENTS

GENERAL NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH SPECIFICATIONS, STANDARDS AND ORDINANCES OF THE COUNTY OF ALAMEDA.
2. ANY EXISTING WELLS ON PROPERTY BEING IMPROVED SHALL BE SEALED AND ABANDONED IN ACCORDANCE WITH THE REQUIREMENTS OF ALAMEDA COUNTY WATER DISTRICT. IT IS THE RESPONSIBLITY OF THE CONTRACTOR TO OBTAIN ANY NECESSARY PERMITS.
3. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT ALEXANDER & ASSOCIATES, INC., AT (925) 462-2255 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
4. THE LOCATIONS AND DEPTHS OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. THEIR LOCATIONS HAVE NOT BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CONTACT UNDERGROUND SERVICE ALERT AT 800-642-2444. ANY ADDED COST ON THE PART OF THE CONTRACTOR AS A RESULT OF THE ACTUAL LOCATIONS OF EXISTING UTILITIES BEING DIFFERENT FROM THOSE SHOWN ON THE PLANS SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICES.
5. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE OWNER, AT THE CONTRACTOR'S SOLE EXPENSE.
6. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION EITHER FROM THE OWNER OR ALEXANDER & ASSOCIATES, INC.
7. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE TO NORMAL WORKING HOURS, AND THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ENGINEER.
8. ALL STAKING REQUESTS SHALL BE DIRECTED TO THE OFFICE OF ALEXANDER & ASSOCIATES, INC., (PHONE 925 462-2255) A MINIMUM OF 48 HOURS PRIOR TO ACTUAL NEED.
9. ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
10. ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB, OR AS INDICATED.
11. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING AND BRACING OR EQUIVALENT METHOD, FOR THE PROTECTION OF LIFE, OR LIMB, WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.
12. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT CIVIL ENGINEER OF ANY DIFFERENCES OF LOCATION OF EXISTING UTILITIES FROM THAT SHOWN, OR OF ANY CONFLICTS WITH THE DESIGN BEFORE CONTINUING WORK IN THAT AREA.
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MATCH EXISTING STREETS, SURROUNDING LANDSCAPING AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURB AND GUTTER, GRADING, ETC. AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
15. THE CONTRACTOR SHALL ESTIMATE THE EARTHWORK QUANTITIES TO HIS SATISFACTION PRIOR TO THE START OF CONSTRUCTION AND SHALL ARRANGE FOR DISPOSAL OF EXCESS MATERIAL OR ACQUISITION OF IMPORT MATERIAL AS REQUIRED TO COMPLETE THE GRADING AS SHOWN ON THE PLANS. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR ANY EXPORT OR IMPORT REQUIRED.
16. NOTE: USE OF MATERIAL CONTAINING ASBESTOS: ALEXANDER & ASSOCIATES, INC. DOES NOT SPECIFY NOR RECOMMEND THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS. ANY PARTY INSTALLING OR USING SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURIES, DAMAGES, OR LIABILITIES, OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS OR EQUIPMENT. THE PROVISIONS OF THIS NOTE SHALL APPLY UNLESS THEY ARE EXPRESSLY WAIVED IN WRITING BY ALEXANDER & ASSOCIATES, INC.
17. AT NO TIME SHALL CAMPERS, TRAILERS, MOTOR HOMES, OR ANY OTHER VEHICLE BE USED AS LIVING OR SLEEPING QUARTERS ON THE CONSTRUCTION SITE.
18. PRIOR TO BIDDING, THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VISIT AND INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AFFECTING THE NEW WORK. THE CONTRACTORS SHALL NOT DISPUTE, COMPLAIN, OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE, OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO INSPECT THE SITE.
19. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE COUNTY OF ALAMEDA INSPECTION DEPARTMENT TO ARRANGE FOR A PRE-CONSTRUCTION CONFERENCE PRIOR TO START OF CONSTRUCTION.
20. AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY AND IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN THE PERMITS.
21. ALL GRADING AND TRENCHING SHALL BE DONE UNDER THE OBSERVATION OF A SOILS ENGINEER.
22. UNLESS OTHERWISE SPECIFIED ON THE PLANS GRADED SLOPES WILL BE AS FOLLOWS AS FOLLOWS:
    EARTH SWALES – 1.5% MIN
    GRADED SLOPES 0-5' FROM BUILDING – 5% MIN
    GRADED SLOPES – 1.5% MIN, 3:1 MAX
23. A CERTIFICATION BY A LICENSED CIVIL ENGINEER AND/OR LICENSED LANDSCAPE ARCHITECT THAT THE POST-CONSTRUCTION STORMWATER QUALITY MEASURES WERE INSTALLED AND ARE OPERATING PROPERLY SHALL BE SUBMITTED TO THE CITY PRIOR TO OCCUPANCY.
24. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE FOLLOWING HOURS OF OPERATION:

    ALL DEMOLITION AND CONSTRUCTION ACTIVITIES, INSPECTIONS, PLAN CHECKING, MATERIAL DELIVERY, STAFF ASSIGNMENT OR COORDINATION, ETC., SHALL BE LIMITED TO THE HOURS OF 8:00 a.m. TO 5:00 p.m., MONDAY THROUGH FRIDAY. NO CONSTRUCTION SHALL BE ALLOWED ON STATE OR FEDERAL HOLIDAYS. THE DIRECTOR OF COMMUNITY DEVELOPMENT MAY ALLOW EARLIER "START TIMES" FOR SPECIFIC CONSTRUCTION ACTIVITIES, e.g., CONCRETE POURING. ALL CONSTRUCTION EQUIPMENT MUST MEET DEPARTMENT OF MOTOR VEHICLES (DMV) NOISE STANDARDS AND SHALL BE EQUIPPED WITH MUFFLING DEVISES. PRIOR TO CONSTRUCTION, THE HOURS OF CONSTRUCTION SHALL BE POSTED ON SITE.
25. THE APPLICANT SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES. ALL ON-SITE DRAINS SHALL BE CLEANED PRIOR TO BUILDING OCCUPANCY AND IMMEDIATELY BEFORE THE BEGINNING OF THE RAINY SEASON (OCT. 15). THE CITY ENGINEER MAY REQUIRE ADDITIONAL CLEANING.
26. REPLACE ALL EXISTING CURB, GUTTER, SIDEWALK AND DRIVEWAYS AS DIRECTED BY THE COUNTY ENGINEER.
27. AS-BUILT PLANS FOR PUBLIC IMPROVEMENTS SHALL BE PROVIDED PRIOR TO OCCUPANCY.

PAVEMENT SECTION (BASE AND SUB-BASE REQUIREMENTS)

1. BASE TO BE CLASS 2, R=78 MIN.
2. SUBGRADE SHALL BE RE-COMPACTED TO A DEPTH OF 12" OR PER SOILS ENGINEER RECOMMENDATIONS.
3. A.C. PAVEMENT TO BE AR-4000, TYPE "B".
4. FOG SEAL IS REQUIRED.

CONCRETE

1. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM OF 6 SACKS PORTLAND CEMENT AND 1 LB. LAMPBLACK PER CUBIC YARD OF CONCRETE.

UNDERGROUND UTILITIES

1. PRIOR TO PREPARATION OF SUBGRADE AND PLACEMENT OF BASE MATERIAL, ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED.
2. MANHOLES, FLUSHING INLETS AND VALVE RIMS AND COVERS, SHALL BE RAISED TO FINISH GRADE AFTER PAVING IS COMPLETED.
3. NO JETTING OF TRENCHES WILL BE PERMITTED.
4. UPON INSTALLATION OF ANY LATERAL, TIE-IN, OR UTILITY BOX, THE CONTRACTOR SHOULD INFORM THE GEOTECHNICAL ENGINEER FOR OBSERVATION AND TESTING OF THE BACKFILL.
5. ALL CROSSINGS OF UTILITY LINES SHALL MAINTAIN A MINIMUM OF 6" CLEAR DISTANCE BETWEEN PIPES.
6. ALL UTILITY SERVICES SHALL BE UNDERGROUND.

STORM DRAINAGE

1. MANHOLE FRAMES AND COVERS SHALL BE BROUGHT TO FINISH GRADE BY UNDERGROUND CONTRACTOR AFTER PAVING WORK IS COMPLETED.
2. STORM PIPE SHALL BE HDPE UNLESS OTHERWISE SPECIFIED. INSTALLATION SHALL BE PER COUNTY PUBLIC WORKS STANDARDS. CONTRACTOR IS RESPONSIBLE TO PROTECT PIPE INTEGRITY DURING CONSTRUCTION AND PRIOR TO PLACEMENT OF NEW PAVEMENT SECTION.
3. LENGTHS OF STORM DRAINS ARE HORIZONTAL DISTANCES FROM CENTER TO CENTER OF STRUCTURES, ROUNDED OFF TO THE NEAREST FOOT.
4. ALL STORM DRAIN INLETS AND FACE OF CURB IN SWALES ARE TO BE STENCILED "NO DUMPING-DRAINS TO BAY" USING STENCILS PURCHASED FROM THE COUNTY OF ALAMEDA ENGINEERING DEPT.
5. DO NOT CONNECT RAINLEADERS DIRECTLY TO STORM DRAIN SYSTEM. DISCHARGE RAINLEADERS TO SPLASH BLOCKS AND DRAIN AWAY FROM BUILDING FOR 5% MIN SLOPE FOR 5' MIN DISTANCE. DIRECT RUNOFF TO STORM DRAIN SYSTEM AT 1.5% MIN SLOPE.

SANITARY SEWER

A) NEW SEWERS SHALL NOT BE CONNECTED INTO EXISTING COUNTY MAINS WITHOUT THE CITY ENGINEER'S APPROVAL.
B) ALL SANITARY SEWERS SHALL BE PVC SDR-35,. OR AS SPECIFIED ON THE PLANS.
C) ALL PVC PIPES SHALL BE CONNECTED TO MANHOLES PER COUNTY STD DETAILS.
D) THE CONTRACTOR SHALL VERIFY THE LOCATION & ELEVATION OF THE EXISTING SANITARY SEWER PRIOR TO STARTING CONSTRUCTION.
E) ALL SANITARY SEWER LATERALS SHALL INCLUDE A CLEAN OUT RISER AND ACCESS BOX INSTALLED BEHIND SIDEWALK IN ACCORDANCE WITH COUNTY STANDARD DETAILS.
F) WHENEVER POSSIBLE SANITARY SEWER LATERALS TO CROSS UNDER WATER MAIN.

WATER SYSTEM

A) ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 48".
B) THE WATER LINES SHOWN ON THESE PLANS ARE SCHEMATIC ONLY. THE CONSTRUCTION OF WATER SYSTEM SHALL BE DONE IN ACCORDANCE WITH CAL WATER PLANS, DETAILS AND STANDARDS AND SHALL BE SUBJECT TO FINAL INSPECTION AND APPROVAL BY CAL WATER AND THE COUNTY OF ALAMEDA..
C) WHENEVER POSSIBLE SANITARY SEWER LATERALS TO CROSS UNDER WATER MAIN.

BASIS OF BEARINGS

BASED UPON THOSE SHOWN ON PARCEL MAP 1242
FILED IN BOOK 84 OF MAPS AT PAGE 90 ALAMEDA COUNTY RECORDS.

BASIS OF ELEVATIONS

THE ELEVATIONS SHOWN HEREON WERE BASED UPON
BASED UPON ALAMEDA COUNTY DATUM, BENCHMARK "RUS-CVB 1987"
ELEVATION =172.222'

HAUL ROUTE

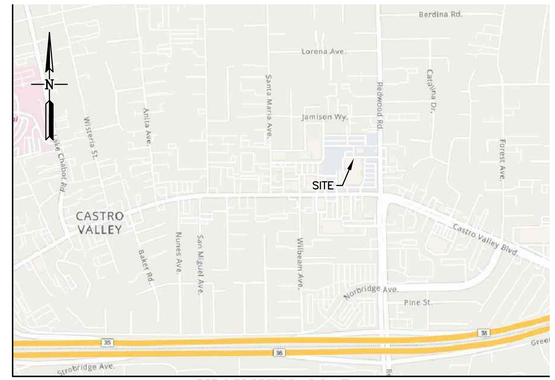
1. ACCESS TO THE DEVELOPMENT BY CONSTRUCTION EQUIPMENT, MATERIAL DELIVERIES AND OTHER HEAVY LOADS SHALL BE LIMITED BY THE DEVELOPER TO THE FOLLOWING ROUTE: HWY 580 TO REDWOOD RD. TO CASTRO VALLEY BLVD.

CONSTRUCTION SITE MAINTENANCE

1. GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE THEM IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A WEEKLY BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER POLLUTION.
2. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM THE STREET PAVEMENT, AND STORM DRAINS ADJOINING THE PROJECT SITE. DURING WET WEATHER AVOID DRIVING VEHICLES OFF PAVED AREAS.
3. BROOM SWEEP THE PUBLIC STREET PAVEMENT ADJOINING THE PROJECT ON A DAILY BASIS. CAKED-ON MUD OR DIRT SHALL BE SCAPED FROM THESE AREAS BEFORE SWEEPING.
4. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, FLAMMABLE, OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS USED ON THE PROJECT SITE THAT HAVE THE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM THROUGH BEING WINDBLOWN OR IN THE EVENT OF A MATERIAL SPILL.
5. NEVER CLEAN MACHINERY, TOOLS, BRUSHES, ETC., OR RINSE CONTAINERS INTO A STREET, GUTTER, OR STORM DRAIN.
6. ENSURE THAT CONCRETE/GRANITE SUPPLY TRUCKS OR CONCRETE/PLASTERERS OPERATIONS DO NOT DISCHARGE WASH WATER INTO STREET GUTTERS OR DRAINS.
7. THE CONTRACTOR SHALL MEET AND FOLLOW ALL NPDES REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
8. UNPAVED CONSTRUCTION AREAS SHALL BE SPRINKLED WITH WATER AT LEAST TWICE DAILY, OR AS NEEDED, TO REDUCE FUGITIVE PARTICUALTE EMISSIONS.
9. DURING CONSTURCTION, ACTIVITIES INVOLVING EARTH MOVING OF TRAVEL ON UNPAVED SURFACES SHALL BE DISCONTINUED WHEN WIND SPEED EXCEEDS 15 MPH TO PREVENT EXCESSIVE DUST GENERATION. AS AN OPTION TO SUSPENDING THE ABOVE ACTIVITIES WHEN WIND SPEEDS ARE ABOVE 15 MPH AND WIND BLOWN DUST IS OBSERVED, THE FREQUENCY OF SITE WATERING SHALL BE INCREASED TO FOUR TIMES PER DAY.
10. STOCKPILES OF TOPSOIL, OTHER STOCKPILE MATERIAL AND HAUL TRUCKS SHALL BE KEPT COVERED , WETTED OR STABILIZED AS DETERMINED BY THE COUNTY ENGINEER TO LIMIT WIND EROSION OF THESES MATERIALS.
11. ROADWAYS AND WORK AREAS SHALL BE SWEPT AND WASHED AS NECESSARY USING BEST MANAGEMENT PRACTICES (BMPS) TO REDUCE FUGITIVE PARTICULATES AND REDUCE POLLUTANT QUANTITY IN STORMWATER RUNOFF FROM SITE DURING CONSTRUCTION. UNPAVED HAUL ROUTES SHALL AND PARKING AREAS SHALL BE SPRINKLERED, PAVED, OR STABLIZED TO CONTROL DUST.
12. TO REDUCE CONSTRUCTION EMISSIONS, UNNECESSAY IDLING SHALL BE LIMITED AS MUCH AS FEASIBLE , AND EQUIPMENT PRODUCING EMISSIONS SHALL BE REGULARLY MAINTAINED.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR WEED ABATEMENT DURING CONSTRUCTION.
14. THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS FAILURE TO DO SO.
15. CONSTRUCTION OPERATIONS- DUST SHALL BE CONTROLLED AT ALL TIMES. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM, AND IF NECESSARY, PROVIDED AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS THAT COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS THAT ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORMWATER TO RUN ONTO THE AREA.

CIVIL ABBREVIATIONS

AC	ASPHALT CONCRETE
AB	AGGREGATE BASE
BC	BEGIN CURVE
BW	BOTTOM OF WALL
BVC	BEGIN VERTICAL CURVE
C&G	CURB & GUTTER
C-C	CENTER TO CENTER
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
CONST.	CONSTRUCT
CR	CURB RETURN
DET	DETAIL
DI	DROP INLET
DIAM.	DIAMETER
ELEV	ELEVATION
EC	END CURVE
ESMNT.	EASEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FLOOR FINISH
FG	FINISHED GRADE
FH	FIRE HYDRANT
FS	FINISHED SURFACE
FL	FLOWLINE
FM	FORCE MAIN
FI	FIELD INLET
G	GAS
GA	GAUGE
GB	GRADE BREAK
INST	INSTALL
INV	INVERT
JP	JOINT POLE
L	LENGTH
LAT	LATERAL
L.E.	LANDSCAPE EASEMENT
LOL	LAYOUT LINE
LP	LOW POINT
LT.	LEFT
MIN.	MINIMUM
PBO	PERMANENT BLOW OFF
PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE
PIVC	POINT OF INTERSECTION VERTICAL CURVE
PRC	POINT OF REVERSE CURVE
PRVC	POINT OF REVERSE VERTICAL CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PT	POINT
PUE	PUBLIC UTILITY EASEMENT
PVMT	PAVEMENT
R	RADIUS
RT	RIGHT
S	SLOPE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SO	SIDE OPENING
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SW	SIDEWALK
SWI	STORM WATER INLET
TBO	TEMPORARY BLOW OFF
TC	TOP OF CURB
TEMP	TEMPORARY
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
W	WATER
WM	WATER METER
WS	WATER SERVICE OR WATER SURFACE
x 423.2	EXISTING ELEVATION
P 423.21	FINISHED PAVEMENT GRADE
℄	CENTER LINE
℄	FLOW LINE
℄	PROPERTY LINE
e	EXTERNAL ORDINATE
Δ	DELTA
D/W	DRIVEWAY
F/C	FACE OF CURB
M/L	MONUMENT LINE
R/W	RIGHT OF WAY
T/L	TRACT LINE

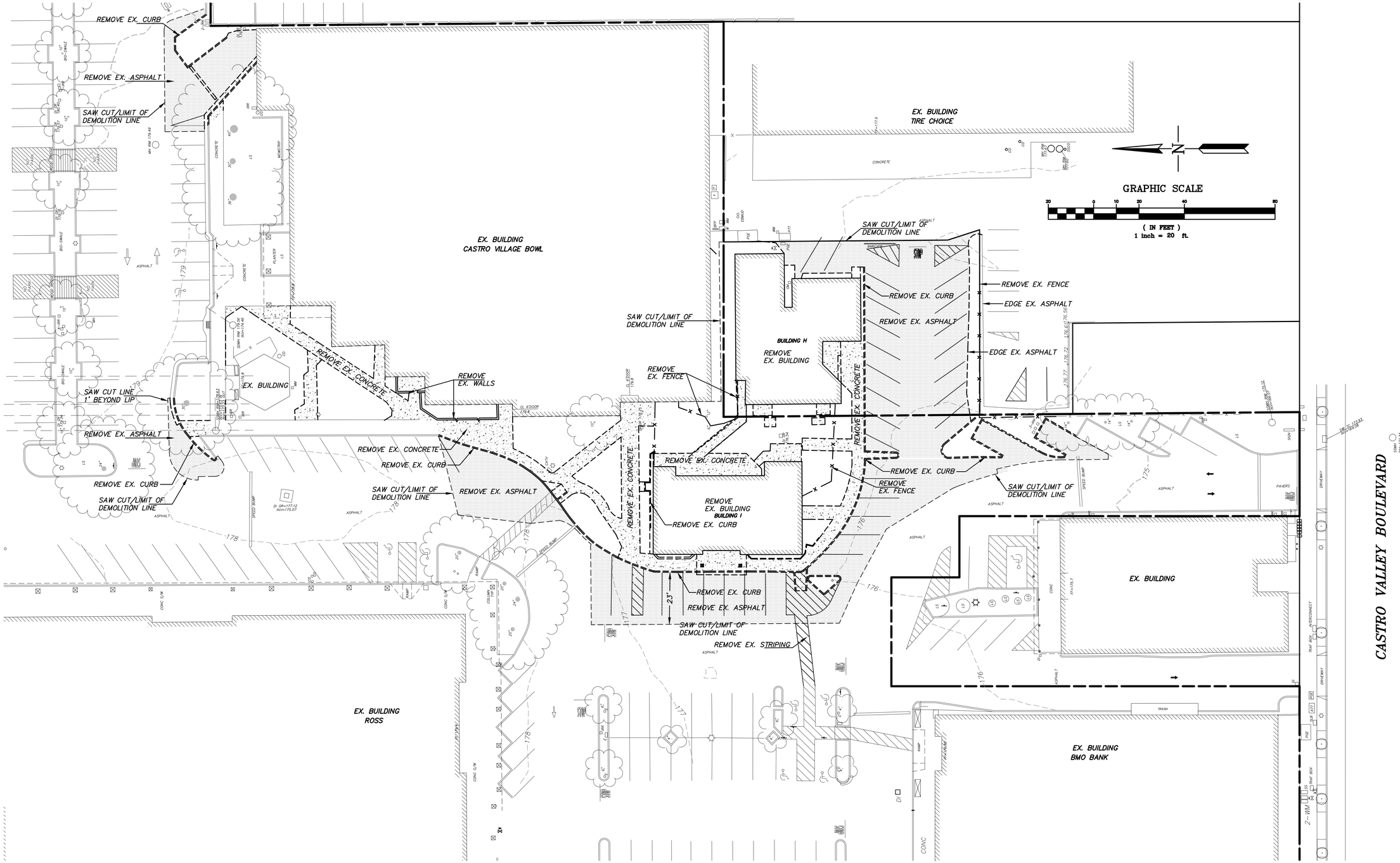


VICINITY MAP
NOT TO SCALE

SHEET INDEX

1 COVER SHEET
2 DEMOLITION PLAN
3 SITE PLAN
4 IMPROVEMENT PLAN
5 IMPROVEMENT PLAN
6 DRAINAGE EXHIBIT

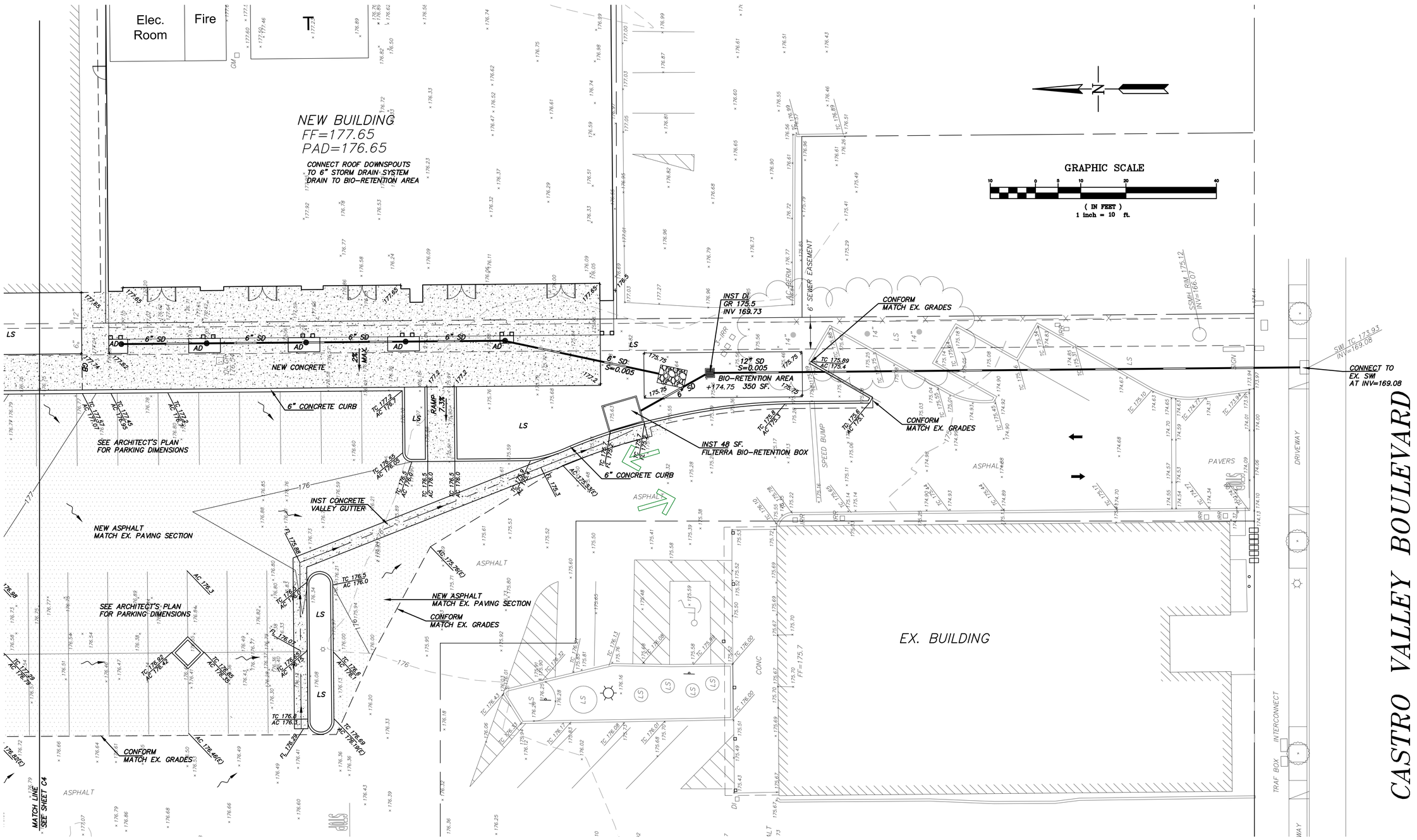
REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DIESTLER
NO. C 66722
EXPIRES 09/30/24
CIVIL
STATE OF CALIFORNIA



REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DIESTLER
NO. C 66722
EXPIRES 09/30/24
CIVIL
STATE OF CALIFORNIA

NEW CONCRETE
NEW TRASH ENCLOSURE
LIMIT OF CONSTRUCTION
SEE SHEET C5
EX. BUILDING
CASTRO VILLAGE BOWL
EX. BUILDING
TIRE CHOICE
LIMIT OF CONSTRUCTION
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
Elec. Room
Fire
T
NEW BUILDING
NEW BIO-RETENTION BASIN
NEW CONCRETE
NEW CONCRETE
NEW FILTERRA DRAINAGE UNIT
NEW CONCRETE VALLEY GUTTER
LIMIT OF CONSTRUCTION
LIMIT OF CONSTRUCTION
NEW CONCRETE
LIMIT OF CONSTRUCTION
NEW ASPHALT
NEW ASPHALT
LIMIT OF CONSTRUCTION
EX. BUILDING
SEE SHEET C5
SEE SHEET C4
EX. BUILDING
ROSS
EX. BUILDING
BMO BANK
CASTRO VALLEY BOULEVARD

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DIESTLER
NO. C 66722
EXPIRES 09/30/24
CIVIL
STATE OF CALIFORNIA



REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DIESTLER
NO. C 66722
EXPIRES 09/30/24
CIVIL
STATE OF CALIFORNIA

NEW TRASH ENCLOSURE SEE DETAIL BELOW

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

6" SEWER EASEMENT

NEW CONCRETE

CONFORM MATCH EX. GRADES

6" CONCRETE CURB

RAMP 7.5%

RAMP 5.9%

RAMP 4.9%

4.9%

2% MAX.

SEE ARCHITECT'S PLAN FOR PARKING DIMENSIONS

NEW ASPHALT MATCH EX. PAVING SECTION

SEE ARCHITECT'S PLAN FOR PARKING DIMENSIONS

CONFORM MATCH EX. GRADES

CONFORM MATCH EX. GRADES

ASPHALT

SPEED BUMP

Bbsgpa1!!

MATCH LINE SEE SHEET C4

NEW TRASH ENCLOSURE
1"=10'

NEW CONCRETE

NEW TRASH ENCLOSURE SEE ARCHITECT'S PLANS

6" CONCRETE CURB

CONFORM MATCH EX. GRADES

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DIESTLER
NO. C 66722
EXPIRES 09/30/24
CIVIL
STATE OF CALIFORNIA

NEW CONCRETE AREA = 911 SF
DRAINS TO EX. STORM DRAIN

TRASH ENCLOSURE ROOF = 320 SF
DRAINS TO EX. STORM DRAIN

IMPERVIOUS AREA DRAINING TO FILTERRA UNIT 1
NEW ASPHALT=10,543 SF
NEW CONCRETE=3,340 SF
EX. ASPHALT=13,184 SF
EX. CONCRETE=1,116 SF
EX. ROOF=6,858 SF
EX. ROOF=810 SF
TOTAL=35,851 SF

IMPERVIOUS AREA DRAINING TO BIO-TREATMENT 1
NEW ROOF=7,258 SF

NEW IMPERVIOUS AREA DRAINING TO EX. STORM DRAIN
NEW ROOF=320 SF
NEW ASPHALT=302 SF
NEW CONCRETE=1,769 SF
TOTAL=2,391 SF

EX. BUILDING
CASTRO VILLAGE BOWL

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

EX. BUILDING
TIRE CHOICE

1 INST 48 SF.
FILTERRA BIO-RETENTION BOX

2 INST BIORETENTION AREA
PER ALAMEDA COUNTY CLEAN
WATER MANUAL.
TREATMENT AREA NEEDED = 4% OF IMPERVIOUS AREA
TREATMENT AREA NEEDED = 0.04 x 8,437 SF
TREATMENT AREA NEEDED = 338 SF
TREATMENT AREA PROVIDED = 350 SF

EX. ROOF
AREA = 6,858 SF.
DRAINS TO FILTERRA UNIT 1

NEW BUILDING
ROOF AREA = 8,437 SF.
DRAINS TO BIO-RETENTION AREA 1
CONNECT ROOF DOWNSPOUTS
TO 6" STORM DRAIN SYSTEM

NEW CONCRETE AREA = 694 SF
DRAINS TO EX. STORM DRAIN

NEW CONCRETE AREA = 164 SF
DRAINS TO EX. STORM DRAIN

NEW CONCRETE
AREA = 4,034 SF.
DRAINS TO FILTERRA UNIT 1

NEW ASPHALT AREA = 302 SF
DRAINS TO EX. STORM DRAIN

NEW ASPHALT
AREA = 10,543 SF.
DRAINS TO FILTERRA UNIT 1

EX. BUILDING

EX. ROOF
AREA = 810 SF.
DRAINS TO FILTERRA UNIT 1

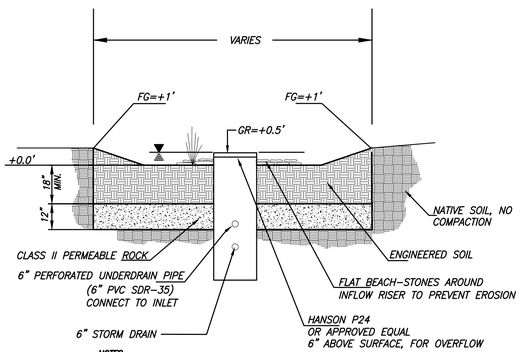
EX. ASPHALT
AREA = 13,112 SF.
DRAINS TO FILTERRA UNIT 1

EX. BUILDING
ROSS

EX. CONCRETE
AREA = 1,116 SF.
DRAINS TO FILTERRA UNIT 1

PARKING LOT
DRAINAGE PATTERN
TYPICAL

EX. BUILDING
BMO BANK



NOTES:
1. SWALE SHALL BE GRADED TO DRAIN TOWARD OUTLET AT A MINIMUM SLOPE 0.2%
2. PLANTINGS MAY INCLUDE TREES, MINIMUM INFILTRATION RATE 5"/HR
3. ENGINEERED SOIL – USE TOPSOIL BLEND AS SPECIFIED IN THE MOST RECENT ALAMEDA COUNTY C.3 GUIDEBOOK
4. DO NOT CONNECT STORM DRAIN INFLOW PIPES TO UNDERDRAIN.
5. MINIMUM SLOPE MEASURED FROM TOP OF GRATE OF AREA DRAIN (OR DOWNSPOUT DRAIN) TO TOP OF EMITTER SHALL BE 1% (4" PIPE) OR 0.5 % (6" PIPE)
6. MINIMUM INFLOW PIPE SLOPE SHALL BE 1% (4" PIPE) OR 0.5% (6" PIPE)
7. MINIMUM UNDERDRAIN PIPE SLOPE SHALL BE 0.5% (6" PIPE)
8. INSTALL PERFORATED PIPE WITH PERFORATIONS DOWN.
9. NO FILTER FABRIC TO BE USED.
10. INSTALL CAPPED CLEANOUTS AT UNDERDRAIN ENDS.

BIO-RETENTION DETAIL

NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DIESTER
NO. C 66722
EXPIRES 09/30/24
CIVIL
STATE OF CALIFORNIA

Jamison Way

Redwood Road

Woodbine Ave.

Santa Maria Ave.

Castro Valley Blvd

Building K
Offices

Building L
Retail

Building M
Ross

Building O
Retail

Building N
Retail

Building P
TJ Maxx

(E)
Offices
(NAP)

(E)
Offices
(NAP)

Building Q
Food

Shops
(NAP)

Patio Drive

Bldg J.2
Food

Building J.1
Castro Village Bowl

Village Drive

Village Drive

STOP

STOP

Patio Drive

Bldg
I

Bldg
H

Safeway
(NAP)

Tires
(NAP)

Building A
Retail

Building B
Retail

Rustic Drive

Building
C
Food
&
Retail

Building
D
Retail

Building E
Walgreens

One Way

Building F
Bank
of the
West

Patio Drive

Bldg G
(NAP)

N

0' 20' 40'

Jamison Way

Redwood Road

Santa Maria Ave.

Castro Valley Blvd

Woodbine Ave.

Building K
Offices

Building P
TJ Maxx

(E)
Offices
(NAP)

(E)
Offices
(NAP)

Building L
Retail

Building Q
Food

Building M
Ross

Village Drive

Shops
(NAP)

Building O
Retail

Building N
Retail

Patio Drive

Bldg J.2
Food

Building J.1
Castro Village Bowl

Village Drive

Village Drive

Bldg
I

Patio Drive

Safeway
(NAP)

Building B
Retail

Building A
Retail

Tires
(NAP)

Building
C
Food
&
Retail

Building
D
Retail

Building E
Walgreens

One Way

Building F
Bank
of the
West

Patio Drive

Bldg G
(NAP)

Rustic Drive

Previous Parking Summary

Total Parking Provided : 672
Total ADA Parking Provided : 30
Parking Ratio : 4.01 / 1000 SF

Proposed Parking Summary

Total Parking Provided : 682
Total ADA Parking Provided : 30
Parking Ratio : 4.03 / 1000 SF
Net Gain : 10 SP

N

0' 20' 40'

Safeway
(NAP)

Tires
(NAP)

Building J
Castro Village Bowl
27,215 SF

Concourse

Bowling Entry

Lockers

Restrooms

Offices

Mech

Cocktail Lounge

80'

18'

23'

17'

14'

27'

12'

48'

J.1

J.2

Building H

Building I

G
(NAP)

Patio Drive

Patio Drive

Patio Drive

STOP

STOP

Bank of the West

One Way

Castro Valley Boulevard

Bldg L
Retail

Building M
Ross

Building E
Walgreens

Safeway
(NAP)

Tires
(NAP)

G
(NAP)

(E) Tree
to remain

Future
Trash
Location

(E)Trees
to remain

Open
Pavilion

(E)Tree
to remain

Building J
Castro Village Bowl
27,215 SF

Concourse

Bowling
Entry

Interior
Seating
Area

Restrooms

Entry

Tenant Space J2
(N) Food and
Beverage Tenant
2,785 SF

BOH

Lockers

Restrooms

Cocktail Lounge

Offices

Mech

New Building H
6,432 SF

H5 H4 H3 H2 H1

Elec.
Room

Fire

(E) Sidewalk

STOP

Patio Drive

(E) Curb
expanded

(E) Diagonal
stalls to remain

(N) Fence

(N) Crosswalk

(E) Trees to be
removed

(E) Building to
be demolished

(N) Building

(N) Landscape
and Outdoor
Dining

(N)
Bio-Retention
Ponds

(E) Trees to remain

Patio Drive

Bank of
the West

(E) Parking Stalls
to be removed

(E) Curb to be
demolished

(E) Crosswalk
to be removed

Patio Drive

STOP

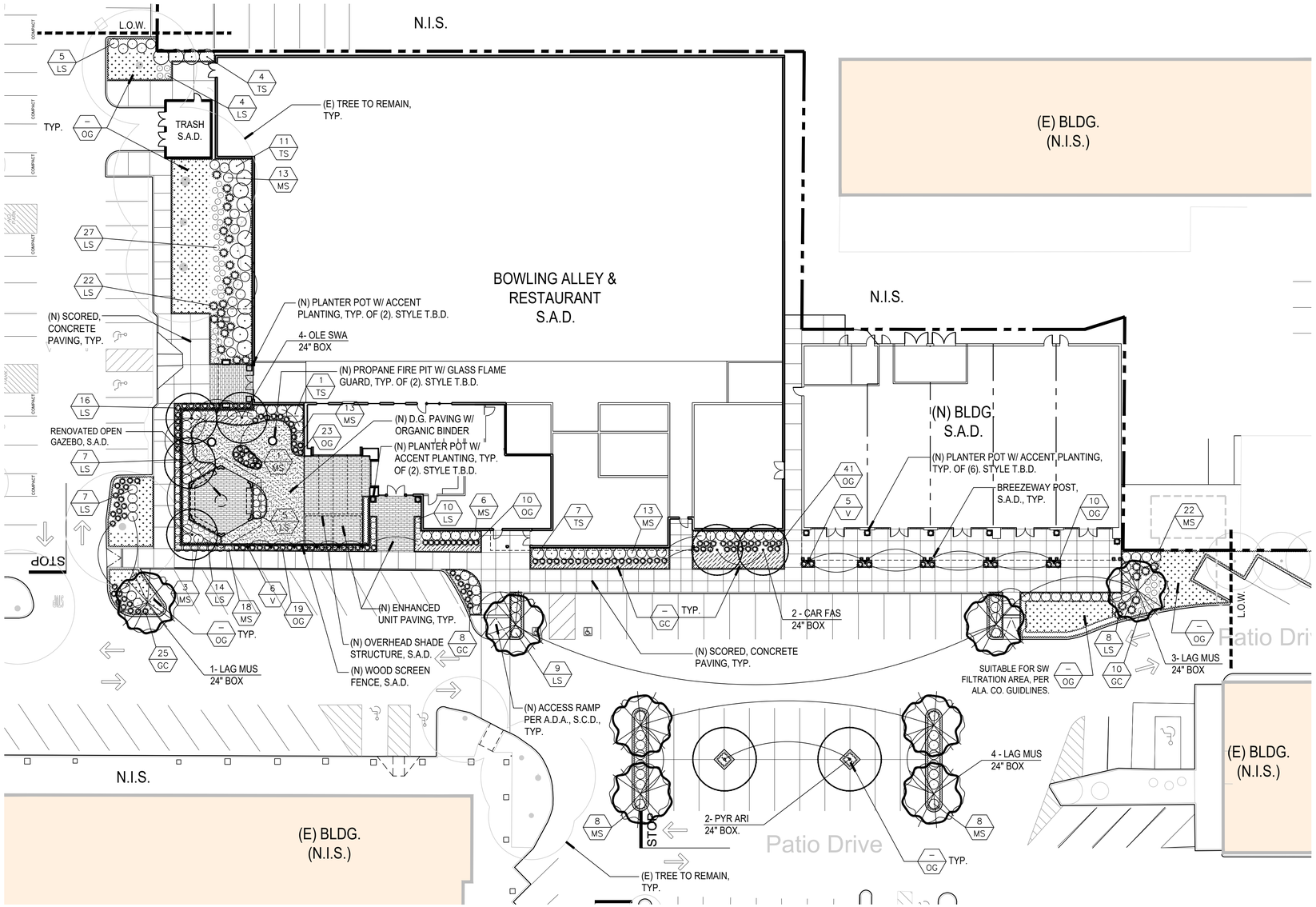
One Way

Castro Valley Boulevard

Bldg L
Retail

Building M
Ross

Building E
Walgreens



PRELIMINARY

NOT FOR CONSTRUCTION

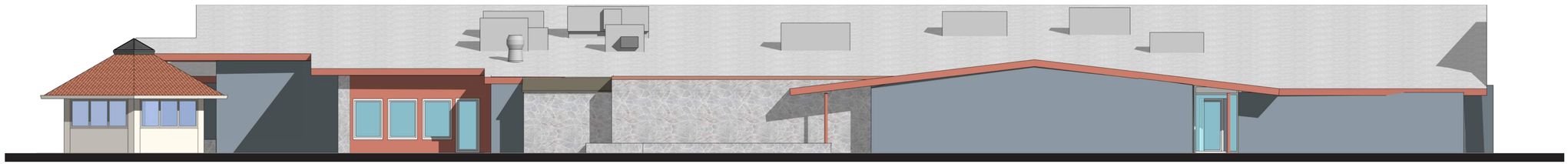
LAYOUT & MATERIALS LEGEND

- Enhanced Unit Paving
- Scored Natural Gray Concrete Paving
- Gold Decomposed Granite Fines (w/ organic binder)
- Planting Area
- Mass Planting of Ornamental Grass or Ground Cover (see Plant Legend)
- Quantity (or See Spacing Comments) Plant Key (See Plant Legend)
- L.O.W. — Limit of Work
- Property Line (S.C.D.)

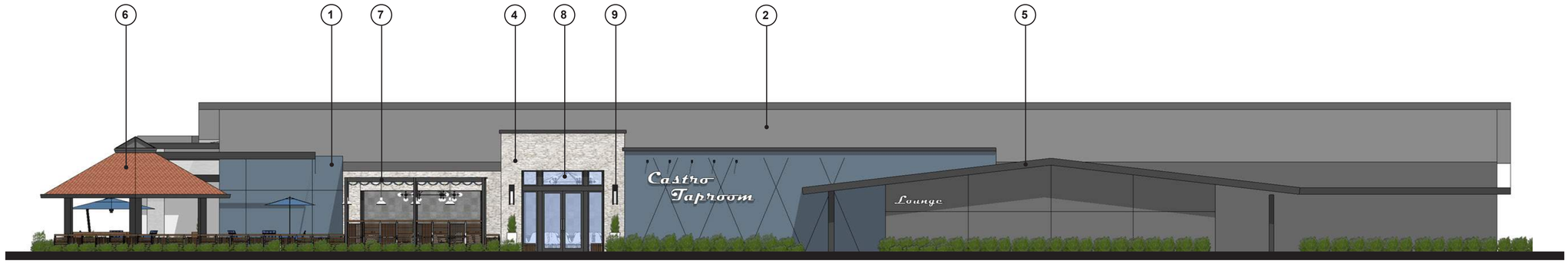
S.A.D.	See Architect's Drawings
S.C.D.	See Civil Engineer's Drawings
S.E.D.	See Elec. Engineer's Drawings
S.S.D.	See Structural Drawings.
N.I.S.	Not In Scope
(N)	New
(E)	Existing

PRELIMINARY PLANT LEGEND

SMALL ACCENT TREES (S.A.T.) - 15'-20' TALL			
SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
CER FOR	Cercis c. 'Forest Pansy'	Eastern Redbud	
LAG MUS	Lagerstroemia indica 'Muskogee'	Crape Myrtle	Also 'Tuscarora'/'Catawba'
OLE SWA	Olea e. 'Swan Hill'	Swan Hill Fruitless Olive	Standard
MEDIUM ACCENT TREES (M.A.T.) - 25'-35' TALL			
CAR FAS	Carpinus b.'Fastigiata'	Columnar Hornbeam	
PYR ARI	Pyrus c. 'Aristocrat'	Aristocrat Pear	
TALL SHRUBS (T.S.) - 6'-12' TALL			
SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
TS	Myrica californica	California Wax Myrtle	Suitable for SW filtration areas
TS	Pittosporum tenuifolium	Kohuhu	Tall Evergreen Hedge
TS	Prunus c. 'Brite-N-Tite'	Compact Carolina Laurel	Tall Evergreen Hedge
TS	Rhamnus alaternus	Italian Buckthorn	Tall Evergreen Hedge
MEDIUM SHRUBS (M.S.) - 3'-6' TALL			
MS	Acacia c. 'Cousin Itt'	Cousin Itt Acacia	Med. Evergreen Shrub
MS	Escallonia 'Frades'	Frades Escallonia	Med. Evergreen Shrub
MS	Ligustrum texanum	Texas Privet	Med. Evergreen Hedge
MS	Olea europea 'Little Ollie'	Dwarf Olive	Med. Evergreen Hedge
MS	Phormium 'Amazing Red'	Amazing Red Flax	Med. Accent Shrub
MS	Rhamnus c. 'Mound San Bruno'	San Bruno Buckthorn	Suitable for SW filtration areas
MS	Westringia f. 'Smokey'	Smokey Coast Rosemary	Med. Evergreen Shrub
LOW SHRUBS (L.S.) - <3' TALL			
LS	Dietes vegeta	Fortnight Lily	Low Accent Shrub
LS	Escallonia 'Compakta'	Dwarf Escallonia	Low Hedge Shrub
LS	Lavandula x. 'Grosso'	English Lavender	Low Flowering Shrub
LS	Phormium 'Jack Spratt'	Jack Spratt Flax	Low Accent Shrub
LS	Rhaphiolepis u. 'Minor'	Dwarf Yeddo Hawthorne	Low Flowering Shrub
LS	Salvia l. 'Santa Barbara'	Santa Barbara Sage	Low Flowering Shrub
ORNAMENTAL GRASSES			
SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
OG	Elymus glaucus	Blue Lime Grass	Suitable for SW filtration areas
OG	Helictotrichon sempervirens	Blue Oat Grass	Groundcover/ Accent
OG	Juncus patens	California Gray Rush	Suitable for SW filtration areas
OG	Lomandra l. 'Platinum Beauty'	Platinum Beauty Mat Rush	Groundcover/ Accent
OG	Muhlenbergia capillaris	Pink Muhly Grass	Groundcover Mass Planting
OG	Pennisetum a. 'Hameln'	Hameln Fountain Grass	Groundcover/ Accent
VINES			
SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
V	Distictus buccinatoria	Blood Red Trumpet Vine	Column/Fence Vine
V	Ficus pumila	Creeping Fig	Building/Screen Wall Vine (Clinging)
V	Trachelospermum jasminoides	Star Jasmine	Column/Fence Vine
GROUNDCOVERS			
SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING
GC	Arctostaphylos 'Emerald Carpet'	Prostrate Manzanita	36" O.C. Suitable for SW filtration
GC	Erigeron karvinskianus	Mexican Daisy	30" O.C.
GC	Myoporum p. 'Putah Creek'	Creeping Myoporum	36" O.C.
GC	Teucrium c. 'Prostratum'	Prostrate Germander	30" O.C.
GC	Tulbaghia 'Silver Lace'	Society Garlic	24" O.C.



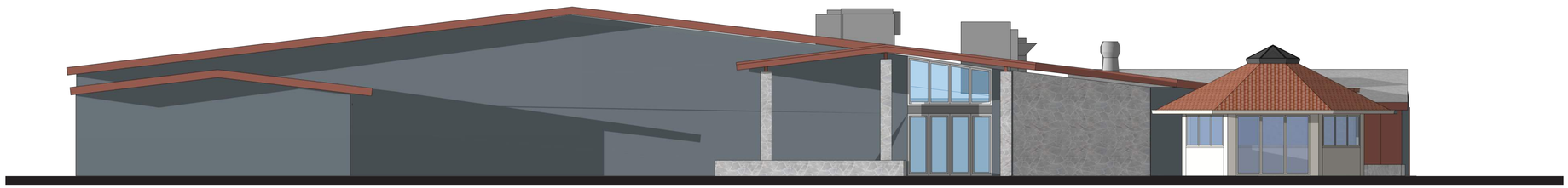
Existing South Elevation



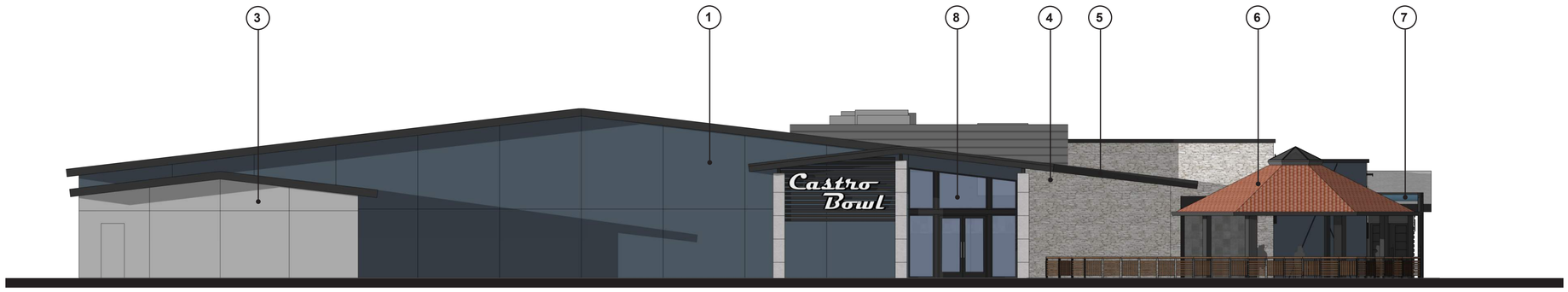
Proposed South Elevation

Colors and Materials

1. Exterior Plaster Painted
2. Exterior Plaster Painted
3. Exterior Plaster Painted
4. Stone
5. Roof
6. Open Pavillion
7. Trellis with Fabric Canopy
8. Storefront
9. Decorative Wall Light



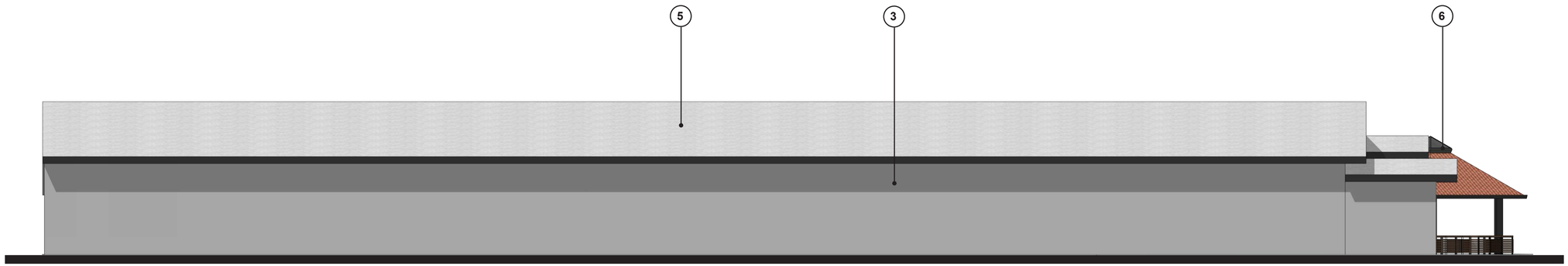
Existing West Elevation



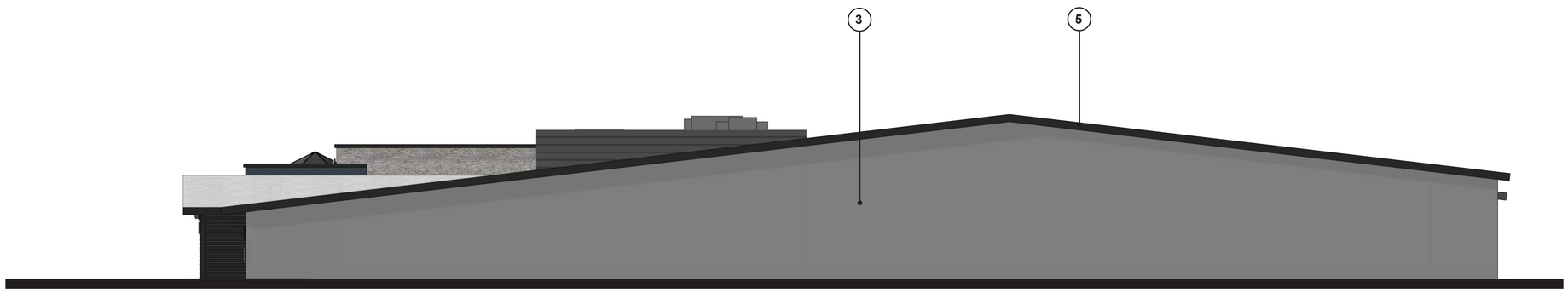
Proposed West Elevation

Colors and Materials

1. Exterior Plaster Painted
2. Exterior Plaster Painted
3. Exterior Plaster Painted
4. Stone
5. Roof
6. Open Pavillion
7. Trellis with Fabric Canopy
8. Storefront
9. Decorative Wall Light



Proposed North Elevation



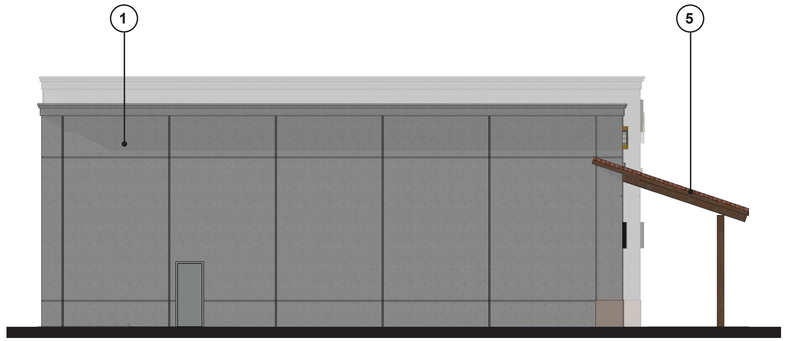
Proposed East Elevation

Colors and Materials

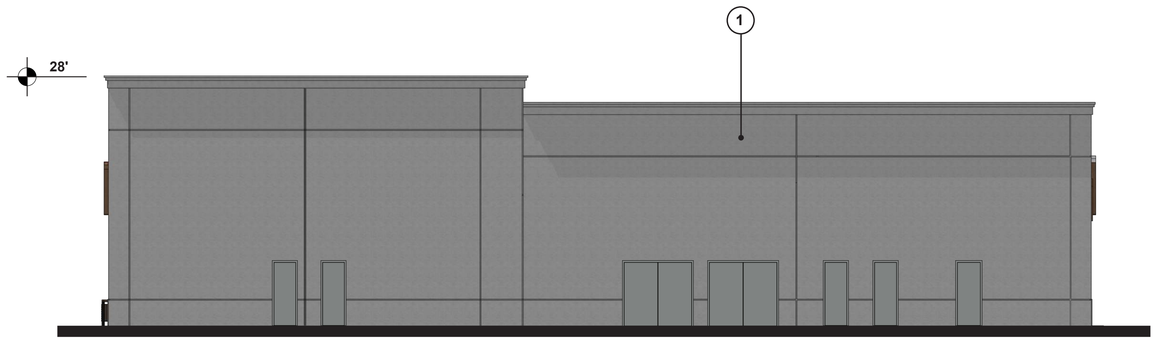
1. Exterior Plaster Painted
2. Exterior Plaster Painted
3. Exterior Plaster Painted
4. Stone
5. Roof
6. Open Pavillion
7. Trellis with Fabric Canopy
8. Storefront
9. Decorative Wall Light



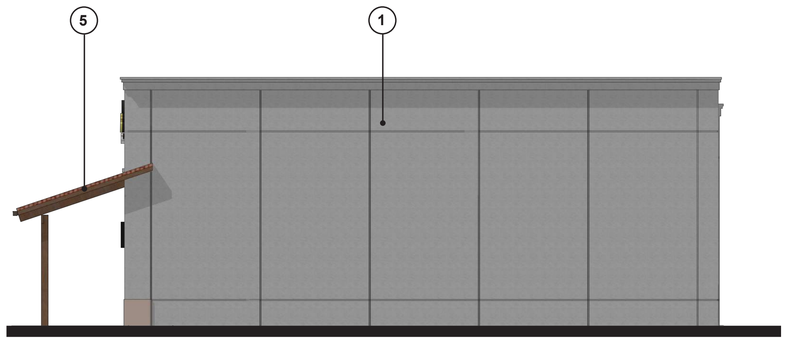
South Elevation



West Elevation



North Elevation



East Elevation

Colors and Materials

1. Exterior Plaster Painted
2. Exterior Plaster Painted
3. Exterior Plaster Painted
4. Stone
5. Roof
6. Open Pavillion
7. Trellis with Fabric Canopy
8. Storefront
9. Decorative Wall Light


Castro Taproom
Lounge
Castro Bowl
A Woman's Touch
Edward Jones
REPAIR
CHICAGO TITLE


Castro Taproom
Lounge
Castro Bowl
A Woman's Touch
Edward Jones
REPAIR
CHICAGO TITLE




Castro Taproom


A Woman's Touch
Edward Jones
UREPAIR
CHICAGO TITLE
Castro Bowl

Colors and Materials



1 BM AF 530 Lucerne



2 BM HC 178 Charcoal Slate



3 BM 1599 Marina Gray



4 Stone



5 BM 2120-20 Black Iron
(Roof trim, Trellis, Storefront, Light)



8 Wood Storefront