



# PLANNING DEPARTMENT

224 W. Winton Ave., Room 111  
Hayward, CA 94544

Phone 510.670.5400  
Fax 510.785.8793  
www.acgov.org/cda

# DEVELOPMENT PROJECT APPLICATION SUBMITTAL REQUIREMENTS

Published October 2025

## Table 1 - Development Project Application Submittal Requirements - Checklist

This checklist and the detailed requirements provided in Table 2 apply to any Development Project (e.g. a project involving New Structures, Additions, Demolitions, or Exterior Alterations)

### SECTION 1 - FORMS & FEES

	Submitted	Waived by Staff
A. Completed Copy of this Development Project Application Submittal Requirements Checklist	<input type="checkbox"/>	<input type="checkbox"/>
B. Applicant Statement or Project Narrative, Statement in Support of Required Approval Findings, and/or if applicable, a Statement Regarding Access Easements	<input type="checkbox"/>	<input type="checkbox"/>
C. Application Fee Deposit	<input type="checkbox"/>	<input type="checkbox"/>
D. Hazardous Waste and Substance Statement required by California Government Code Section 65940(a)(1)	<input type="checkbox"/>	<input type="checkbox"/>
E. Statistical Data	<input type="checkbox"/>	<input type="checkbox"/>
F. Demolition or Relocation Request / Historical Assessment Report Application	<input type="checkbox"/>	<input type="checkbox"/>
G. Stormwater Requirements Checklist	<input type="checkbox"/>	<input type="checkbox"/>
H. Preliminary Feasibility Study Approval for an Onsite Wastewater Treatment System (OWTS) from the County Department of Environmental Health	<input type="checkbox"/>	<input type="checkbox"/>
I. Stormwater Protection Plan for Equine Facilities	<input type="checkbox"/>	<input type="checkbox"/>
J. Commercial Agriculture Determination Form for any Property Subject to a Williamson Act Contract	<input type="checkbox"/>	<input type="checkbox"/>
K. Registration of Soil Importing	<input type="checkbox"/>	<input type="checkbox"/>

### SECTION 2 - PLANS

	Submitted	Waived by Staff
A. Architectural Plans, to include:	<input type="checkbox"/>	<input type="checkbox"/>
1) Site Plan	<input type="checkbox"/>	<input type="checkbox"/>
2) Floor Plans	<input type="checkbox"/>	<input type="checkbox"/>
3) Building Elevations	<input type="checkbox"/>	<input type="checkbox"/>
4) Street Strip Elevations	<input type="checkbox"/>	<input type="checkbox"/>
5) Site & Building Section Drawings	<input type="checkbox"/>	<input type="checkbox"/>
6) Zoning Compliance Exhibits	<input type="checkbox"/>	<input type="checkbox"/>
7) Materials and Color Board	<input type="checkbox"/>	<input type="checkbox"/>
B. Landscape Plans, to include:	<input type="checkbox"/>	<input type="checkbox"/>
1) Landscape Plans - Existing and Proposed	<input type="checkbox"/>	<input type="checkbox"/>
2) Landscape Plan to demonstrate compliance with the California Water Efficient Landscape Ordinance (WELO)	<input type="checkbox"/>	<input type="checkbox"/>
C. Lighting Plan & Photometric Plan	<input type="checkbox"/>	<input type="checkbox"/>
D. Civil Engineering Plans	<input type="checkbox"/>	<input type="checkbox"/>
E. Boundary and/or Topographic Survey	<input type="checkbox"/>	<input type="checkbox"/>
F. Fire Department Access Plan	<input type="checkbox"/>	<input type="checkbox"/>
G. Grading Plan	<input type="checkbox"/>	<input type="checkbox"/>
H. Utility Plan	<input type="checkbox"/>	<input type="checkbox"/>
I. Vicinity Plan showing site context in its neighborhood	<input type="checkbox"/>	<input type="checkbox"/>
J. Statement of Compliance with California Senate Bill 1214 For Plans Subject to Copyright	<input type="checkbox"/>	<input type="checkbox"/>

### SECTION 3 - COMPLIANCE STATEMENT FOR HOUSING PROJECTS SUBJECT TO STATE LEGISLATION

Applies when your project proposes to apply the provisions of State laws established for certain types of housing developments (e.g., Senate Bills, Assembly Bills, and Government Code Sections).

	Submitted	N/A
A. Housing Accountability Act and the Housing Crisis Act. Housing Development per California Government Code Section 65589.5(h)(2)	<input type="checkbox"/>	<input type="checkbox"/>
B. State Density Bonus Law. Housing Development per California Government Code Section 65915(i)	<input type="checkbox"/>	<input type="checkbox"/>
C. SB 330 Preliminary Application. Housing Development that submitted a Preliminary Application per California Government Code Section 65941.1.	<input type="checkbox"/>	<input type="checkbox"/>



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## Table 2 - Development Project Application Submittal Checklist - Detailed Requirements

### SECTION 1 - FORMS & FEES

- A. **Completed Copy of Table 1 of the Development Project Application Submittal Checklist.** Please submit an annotated copy of Table 1 to document the materials you plan to submit with your application.
- B. **Applicant Statement or Project Narrative, Statement in Support of Required Approval Findings & Statement Regarding Access Easements.** Please prepare an application statement/project narrative to describe:
  - 1) The current and propose use(s) for the property and/or building(s), if any demolition and/or construction is proposed (include square footage of each building & use), and include details such as hours of operation, number of employees/visitors/customers, number of shifts, parking arrangement, if any activity outside of a building would occur, and any other pertinent information;
  - 2) How your project is consistent with the findings for approval that apply to your project. To do so, you may refer to the applicable sections of the Zoning Ordinance. Please talk to a planner if you need assistance to identify the findings that apply to your project; and
  - 3) How ingress/egress is provided to your project if your project is located on a parcel that does not have direct frontage or access to a public right-of-way. If so, please submit copies of any pertinent access easements.
- C. **Application Fee Deposit.** Please refer to: <https://www.acgov.org/cda/planning/ordinance/documents/FEE-deposit-schedule-02.06.25.pdf> to identify the fee deposit(s) that apply to your project type and be prepared to submit payment. Note that this is a deposit for staff time; an additional deposit may be required.
- D. **Hazardous Waste and Substance Statement.** Pursuant to the Permit Streamlining Act (PSA), an application for a development project may not be accepted as complete unless and until the applicant has submitted a signed statement indicating whether the proposed project site or any alternative site(s) is on the lists of hazardous waste sites compiled by the California Secretary for Environmental Protection, pursuant to California Government Code Section 65962.5. Please review, complete, and submit the form that may be found on **page 7 of this document**.
- E. **Statistical Data.** Please submit any Statistical Data that is provided within the project plans, to include total site square footage, total gross floor area, floor area ratio, building lot coverage, Usable Open space (as defined by the Alameda County Zoning Ordinance), number of existing and proposed automobile and bicycle parking spaces, number of existing and proposed off-street loading spaces, and the number of bedrooms and floor area of each residential unit.
- F. **Demolition or Relocation Request / Historical Assessment Report Application.** If demolition or relocation to another parcel of a building over 50 years old is proposed. For the purpose of this application requirement, demolition would occur when 50% or more of the enclosing exterior walls and 50% or more of the roof are removed within any continuous 12-month period. Please review, complete, and submit the form that is available via this weblink: <https://www.acgov.org/cda/planning/ordinance/documents/DemolitionRequestForm.pdf>.
- G. **Stormwater Requirements Checklist.** Please review, complete, and submit the form that is available via this weblink: <https://www.acgov.org/cda/planning/ordinance/documents/StormwaterChecklist.pdf>.
- H. **Preliminary Feasibility Study Approval for an Onsite Wastewater Treatment System (OWTS) from the County Department of Environmental Health.** For more information, please visit this weblink: <https://deh.acgov.org/landwater-assets/docs/OWTS%20Service%20Request%20Application.pdf>.
- I. **Stormwater Protection Plan for Equine Facilities.** For more information, please visit this weblink: <https://www.acgov.org/cda/planning/ordinance/documents/StormwaterProtectionPlanJuly2022.pdf>.
- J. **Commercial Agriculture Determination Form a Property Subject to a Williamson Act Contract.** Please review, complete, and submit the form that is available via this weblink: [https://www.acgov.org/cda/planning/landuseprojects/documents/Uniform\\_Rules\\_Appendices.pdf](https://www.acgov.org/cda/planning/landuseprojects/documents/Uniform_Rules_Appendices.pdf).
- K. **Registration of Soil Importing.** Please review, complete, and submit the form that is available via this weblink: <https://www.acgov.org/cda/planning/ordinance/documents/REGISTRATION-OF-SOIL-IMPORTING-FORM.pdf>



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#### SECTION 2 - PLANS

All plans shall be prepared by a licensed Architect, licensed Landscape Architect, registered Civil Engineer, or a licensed Land Surveyor, as applicable. Plans shall also:

- Be drawn to scale and must be legible on originals and reductions;
- Depict a North Arrow and Graphic Scale;
- Provide a legend describing all symbols and notations;
- Note Building Code construction and occupancy types;
- Provide Applicant name, address, signature, and phone number;
- Provide Property Owner name, address, signature, and phone number;
- Provide Plan Preparer name, address, and phone number;
- Provide Project Address, Assessor's Parcel Number(s); and
- Note if plans are intended to modify an existing entitlement, and if so, "cloud" all changes to previous information and provide the prior permit number and date of approval.

#### A. Architectural Plans, drawn to scale at no less than 1/8" = 1', to include:

##### 1) Site Plan to depict:

- a) Any portions of the site that are within a Very High Fire Hazard Severity Zone;
- b) All existing and proposed building(s), building dimensions, building location, and proposed uses. Delineate each residential unit or space. Provide parcel dimensions in distance and bearing, the distance from parcel to nearest street intersection, and the distance from parcel to centerline of street;
- c) The path of travel from any residential building to the public right-of-way;
- d) The location, bin size, and the path of travel to the public right-of-way for all trash/solid waste;
- e) The location and setback dimension to the nearest property line for any projecting balcony, exterior corridor, covered or uncovered stairs or step, architectural features, or roof line/eave;
- f) Driveways, pedestrian walks, access, internal circulation, location and access to all service areas, and all points of entry to all buildings;
- g) Dimensions between structures;
- h) Ground materials such as paving, lawn, ground cover, or other landscaping; and
- i) Signs, mailboxes, or trash enclosures.

##### 2) Floor Plan(s), drawn to scale at no less than 1/8" = 1', to depict:

- a) Dimensions, size, ceiling height, floor plan, and total square footage of floor area in existing and proposed buildings, by use;
- b) All floors, including mezzanines, basements, and attics; and
- c) The use of each room, the occupancy load, and all publicly accessible rooms (such as restaurants, meeting halls, retail areas, etc.), or utility rooms (such as mechanical or similar rooms), if applicable.

##### 3) Building Elevation(s) to be in color, drawn to scale at no less than 1/8" = 1', and to depict:

- a) All exterior elevations of existing and proposed buildings, including color and finish;
- b) All exterior features and openings, finishes and materials, and building projections (such as balconies, bays, etc.);
- c) Existing and proposed building height, finished floor elevations, and existing and finished grades (at the building footprint and within 5' of the building);
- d) All heating, ventilation, and cooling equipment to be installed on or within 5' of a building;
- e) Adjacent features such as fences, landscaping, and other buildings and property lines;
- f) All changes to existing buildings, provide separate elevations for existing and proposed conditions, or if changes are minor, use dashed lines for demolished features and solid lines for new features; and
- g) All architectural features, such as trim, brackets, pediments, etc.



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### SECTION 2 - PLANS

- 4) **Street Strip Elevations, drawn to scale at no less than 1/16" = 1'.** Elevation drawings to show the project site and at least 2 parcels on either side of the subject parcel to show: 1) existing conditions on the subject parcel; and 2) the proposed project.
  - 5) **Site and Building Sections, drawn to scale at no less than 1/8" = 1'.** To show exterior grade on-site and off-site, all retaining walls and fences, and the level of all finish floor(s) on-site and any building within 25' off-site.
  - 6) **Zoning Compliance Exhibits, drawn to scale at no less than 1/8" = 1'.** Site plan exhibits to document compliance with Lot Coverage, Floor Area Ratio, Gross Floor Area, Usable Open Space, Developable Site Area, Off-street Vehicle and Bicycle Parking, and Loading Zones.
  - 7) **Materials and Color Board.** Brochure(s) or photograph(s) of exterior materials to be used (must be an accurate representation); if this is not possible, samples of materials will be required. Colors to include the manufacturer's name and the specific product name/number/finish.
- B. Landscape Plans to be in color, drawn to scale at no less than 1/8" = 1', to depict:**
- 1) Plans and details to demonstrate compliance with the California Water Efficient Landscape Ordinance (WELO). For more information, please visit the California Department of Water Resources via this weblink: <https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance>;
  - 2) Any existing landscaping to remain and to be removed, to include any tree 4" DBH or larger;
  - 3) All proposed landscaping, and proposed trees, including street trees (indicate species, trunk diameter, drip line), hedge rows, and ground cover;
  - 4) Materials, location, and dimensions of major landscape structures such as fences, walls or retaining walls, walks or other hardscape, pools, trellises or arbors; and
  - 5) Arborist Report for any development within the Fairview Area Plan.
- C. Lighting Plan + Photometric Plan, drawn to scale at no less than 1/8" = 1'.** To demonstrate that the lighting of all exterior areas is the minimum necessary for safety and security, and to document that lighting will not create off-site glare or spill-over lighting impacts. The lighting plan & photometric plan shall provide the same level of detail required for a site plan that is detailed above, depict all existing and proposed trees (with tree canopy depicted at maturity), and include:
- 1) All building-mounted and/or free-standing light fixtures, height above finished grade, light type (e.g., incandescent or LED), intensity, and whether lighting is on a timer or utilizes motion sensors;
  - 2) A light fixture schedule indicating fixture type keyed to the plan, the quantity and type of lamp to be used in each fixture along with the rated lumen output of the lamp, the shielding category in which the light fixture belongs (unshielded, shielded, fully shielded, or full cut-off), and a description of the fixture and shielding;
  - 3) Cutsheets, pictures, or line drawings of each light fixture keyed to the lighting plan;
  - 4) Minimum and maximum light levels in foot-candles on-site and off-site within 20'; and
  - 5) Horizontal illuminance calculated at grade using a grid of points no more than 10' apart and covering the entire site (excluding buildings) and extending off-site a minimum of 20' (or to a point where the spill-over lighting drops to .5 foot-candles.



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### SECTION 2 - PLANS

#### D. Civil Engineering Plans, drawn to scale at no less than 1/10" = 1', to depict:

- 1) Any permanent or seasonal creek, whether above ground or within a culvert. If present, depict the setback to any existing or proposed fence, retaining wall, structure, or building, and provide cross-section drawing(s) to depict the nearest structure or building to show the creek/culvert centerline and the top of bank of any open creek;
- 2) Any portions of the site that are within a mapped Wetland. If present, depict the setback to any existing or proposed fence, retaining wall, structure, or building, and provide cross-section drawing(s) to depict the nearest structure or building to any Wetland; and
- 3) Any portions of the site that are within a mapped floodplain. If present, depict the setback to any existing or proposed fence, retaining wall, structure, or building, and provide cross-section drawing(s) to depict the nearest structure or building to the floodplain.

#### E. Boundary and/or Topographic Survey, drawn to scale at no less than 1/10" = 1', that is wet-stamped & signed by a licensed CA surveyor or appropriately licensed civil engineer, to depict:

- 1) All property lines, curb(s) and sidewalk(s);
- 2) All above and below ground utilities;
- 3) All existing structures/buildings, to include the setback from all structures/buildings to the closest property line;
- 4) Topographic elevation of the first-floor level and spot elevations of existing and finished grade around property; and
- 5) If the site slope is more than 10%, the survey must also depict all contour lines with a minimum 5-foot intervals and be prepared within the last 5 years.

#### F. Fire Department Access Plan, drawn to scale at no less than 1/10" = 1', to depict:

- 1) The path of travel for any fire department equipment or personnel;
- 2) The location of fire hydrants and standpipes;
- 3) The location and width of any new driveways or roads;
- 4) Movement diagrams and the approach, departure, and grade of all driveways or roads to show the access for fire department vehicles;
- 5) The location and type of construction of any existing building to remain and all new buildings, to include total square footage of all floors, building height, setback from street frontage, and occupancy classification(s); and
- 6) Any fire sprinkler protection that is provided and indicate the NFPA standard the system is designed to.

#### G. Grading Plan, drawn to scale at no less than 1/10" = 1', to depict:

- 1) Existing and proposed contour lines extending 60' beyond the project site boundary, to use 1-foot contours for slopes of less than 5% and 2-foot contours for slopes in excess thereof;
- 2) Finished grades, uniform cut and fill slopes, and finished floor elevations; quantify the amount of cut and fill and required off-haul; finished ground elevations at all corners of buildings, basements, grade breaks, lot corners, and all drainage connection points;
- 3) Location, height, and materials used for all retaining walls, to indicate finished ground elevations at top and bottom; and
- 4) Stormwater disposal plan, to show all catch basin elevations, pipe type, and size.

#### H. Utility Plan, drawn to scale at no less than 1/10" = 1', to depict:

- 1) The location and use of any utilities that will be abandoned;
- 2) All existing and proposed above or below grade utility lines (such as storm, sanitary, gas, electric, or communications), back-flow prevention devices and connections, utility meters, locations of all fire hydrants, PG&E transformers; and
- 3) Any screening onsite and within the public right-of-way.



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### SECTION 2 - PLANS

- I. **Vicinity Plan, drawn to scale at no less than 1/20" = 1'.** To show all parcels, buildings, and roads within 100' of the project site, to include the use, height, and number of stories of all abutting buildings.
- J. **Statement of Compliance with California Senate Bill 1214 For Plans Subject to Copyright.** If any plan contains protected information as defined by California Government Code Section 65103.5(f)(2), you must provide:
  - 1) Permission to post the full plan set online in writing; or
  - 2) Submit a massing diagram and site plan prepared in compliance with California Government Code Sections 65103.5(f)(1) and 65103.5(f)(3).

### SECTION 3 - COMPLIANCE STATEMENT FOR HOUSING PROJECTS SUBJECT TO STATE LEGISLATION

**Applies to any project that proposes to apply the provisions of State laws established for certain types of housing developments (e.g., Senate Bills, Assembly Bills, and Government Code Sections):**

- A. **Housing Accountability Act and the Housing Crisis Act.** A Housing Development per California Government Code Section 65589.5(h)(2), to confirm if the project is subject to any limit on the number of hearings, confirm historic status at the date of completeness, to confirm if the project is subject to expedited review, to confirm if replacement dwellings are required, and/or if the application is subject to a notice to the applicant if the project is found to be inconsistent, not in compliance, or not in conformity, etc.
- B. **State Density Bonus Law.** Housing Development per California Government Code Section 65915(i), to confirm if the project is eligible for any bonus, concession, waiver/reduction, parking reduction, etc. Statement to identify the total number of units, number of density bonus units, number of units affordable at each income level (e.g., above moderate, moderate, low, very low), waiver/reduction requested (Section 65915(e)), incentives/concessions requested (Section 65915(d)) and parking reduction requested (Section 65915(p)).
- C. **SB 330 Preliminary Application.** Housing Development that submitted a Preliminary Application per California Government Code Section 65941.1, to confirm vesting to ordinances, policies, and development fees at the time of the submittal of a preliminary application.



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## Hazardous Waste and Substances Statement

Pursuant to California Government Code Section 65962.5(f), I have consulted the pertinent Hazardous Waste and Substances Sites Lists (Cortese List), compiled by the California Secretary for Environmental Protection, to prepare this statement.

The site(s), including any alternatives, is  is not  listed within the California Department of Toxic Substances Control (DTSC) EnviroStar database<sup>1</sup>.

The site(s), including any alternatives, is  is not  listed within the California State Water Resources Control Board Geotracker database<sup>2</sup>.

The site(s), including any alternatives, has  has not been  identified by the California State Water Resources Control Board as a solid waste disposal site<sup>3</sup>.

The site(s), including any alternatives, has  has not been  listed by the California State Water Resources Control Board as "active" with a cease and desist order or been issued a cleanup or abatement order<sup>4</sup>.

The site(s), including any alternatives, is  is not  a hazardous waste facility subject to corrective action pursuant to California Health and Safety Code Section 25187.5<sup>5</sup>.

If the site(s) or any site alternatives are listed, the information below is required to be submitted with the project application along with any environmental assessments prepared for the site (e.g. Phase I and Phase II reports):

Applicant Name & Phone Number: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

Site Address & ZIP Code: \_\_\_\_\_

Local Agency: Alameda County

Site Assessor's Parcel#: \_\_\_\_\_

Site Regulatory ID#: \_\_\_\_\_

Date of list: \_\_\_\_\_

**I declare under the penalty of perjury of the laws of the State of California that the foregoing is true and correct.**

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

<sup>1</sup> The full URL is: [https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site\\_type=CSITES,FUDS&status=ACT,BKLG.COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29](https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITES,FUDS&status=ACT,BKLG.COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29)

<sup>2</sup> The full URL is: [https://geotracker.waterboards.ca.gov/search?CMD=search&case\\_number=&business\\_name=&main\\_street\\_name=&city=&zip=&county=&SITE\\_TYPE=LUFT&oilfield=&STATUS=&BRANCH=MASTER\\_BASE=&Search=Search](https://geotracker.waterboards.ca.gov/search?CMD=search&case_number=&business_name=&main_street_name=&city=&zip=&county=&SITE_TYPE=LUFT&oilfield=&STATUS=&BRANCH=MASTER_BASE=&Search=Search)

<sup>3</sup> The full URL is: <https://calepa.ca.gov/wp-content/uploads/2016/10/SiteCleanup-CorteseList-CurrentList.pdf>

<sup>4</sup> The full URL is: <https://calepa.ca.gov/wp-content/uploads/2016/10/SiteCleanup-CorteseList-CDOCAOList.xlsx>

<sup>5</sup> The full URL is: <https://calepa.ca.gov/sitecleanup/cortese/section-65962-5a/>



# Guide

## Applying for a Site Development Review and Signature Page

- All applications are submitted online at: <https://acpermit.acgov.org/Portal/#/>
- The online portal will ask a series of questions and allow upload of required information, payment of fees, and upload of project drawings.
- If you are unsure of the permit you need or have any questions, please send an email to [planninginfo@acgov.org](mailto:planninginfo@acgov.org) or call (510) 670-5400.

### What is a Site Development Review?

Site Development Review ensures that new buildings or land uses are compatible with their sites and with the surrounding environment, other development, and traffic circulation.

### When is a Site Development Review required?

Check with the Planning Department to see if your project is subject to a Site Development Review.

Generally, a Site Development Review is required for all construction of 1,000 square feet and over, or where the aggregate of the additions since 1977 will result in a total area of 1,000 square feet or more. In some zoning districts and Specific Plan areas, a Site Development Review is required for any new residential construction, or for construction over 30 ft. in height or over 500 square feet in area and whenever a building is moved onto a site. Depending on the size of a parcel and its development potential, Site Development Review may be required when a property has the potential for 5 or more units, even if the property owners do not intend to build that many units.

ACBD	For all new development or exterior changes; with few exceptions.
CVCBD	For all new development or exterior changes.

### Who approves it?

The Planning Director.

### What is the process?

1. **Prior to application submittal** – Talk to a Planning Department staff member and relevant County Agencies to determine what materials you need to prepare.
2. **Application Filing** – Submit the application online at <https://acpermit.acgov.org/Portal/#/>
3. **Staff Review** – Planning Department staff will review the materials to ensure that the proposed project meets the minimum zoning requirements, and then refer your application to public agencies such as school, park, and fire districts. Staff will visit your property and notify you if a public hearing will be held, and if so, will prepare a staff report for that hearing.
4. **CEQA Review** – Many applications of this type are **not** exempt from the California Environmental Quality Act (CEQA). Projects may require either a negative declaration or a mitigated negative declaration, depending on the specific of the project.
5. **Public Hearing** – If there is a hearing, staff will present a staff report with a recommendation and take public comments. After the hearing, the Planning Director makes a decision on your project. The action is effective after ten days, unless a written appeal is filed.

Site Development Review	
District	Required
M-P	For all new development.
M-1, C-1, C-O, C-N, C-2	Required for new buildings of 1,000 square feet and over, or where the aggregate additions since 1977 will result in a total area of 1,000 square feet and over.
All	When a structure is moved onto the site.
R-S	When 5 or more units are possible.
PD	It is a condition of that PD District.
A & R-1-L-B-E	For A: Additions of 500 sq.ft. or more; For all new residences and projects that propose 50% demolition of existing residence.

### Alameda County Planning Department

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Phone: (510) 670-5400 Email: [planninginfo@acgov.org](mailto:planninginfo@acgov.org) Web: <http://www.acgov.org/cda/planning>

# Guide

## Applying for a Site Development Review and Signature Page

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- The online portal will ask a series of questions and allow upload of required information, payment of fees, and upload of project drawings.
- If you are unsure of the permit you need or have any questions, please send an email to [planninginfo@acgov.org](mailto:planninginfo@acgov.org) or call (510) 670-5400.

6. **Appeal Period** – There is a 10-day appeal period. After this time the Planning Director's action will be final unless a written appeal has been filed with the Planning Commission.

### *What fees does the County charge?*

The Planning Department charges the actual cost of processing your application. Fees in the form of deposits are collected online in the following amounts:

- **\$4,000** for most types of SDRs
- **\$2,000** for Agriculture SDR
- **\$1,000** additional deposit for CEQA review
- Additional deposit required for PWA review, see fee schedule
- For fees for other SDRs, see fee schedule

There is a 3% service fee charged if paid by Credit or Debit Card.

If the deposit is depleted, you must deposit additional money for application processing to continue. We will refund any excess funds to you.

### *What drawings are needed to process my application?*

- Standard architectural drawings are required to be submitted (PDF format), please see the handout "[How to Prepare Application Drawings for Submittal](#)".

### *How long is the process?*

The SDR review process is around four months, depending on the proposed use and the complexity of the project. Some applications will require much more time to process. Appeals will add approximately two months.

### *Is there a public hearing?*

A public hearing will be held at the Municipal Advisory Council or Citizens' Advisory Council within the jurisdictional area that the project lies. If the property lies outside such an area, then the Planning Director may hold a staff-level hearing on the SDR. The Planning Department will formally notify you and all adjacent property owners when and where the public hearing will be held. At the hearing, a staff member will present the application, written agency and public comments, and staff recommendations. The Municipal Advisory Council or Citizens' Advisory Council will make a recommendation to the Planning Director whether to approve or deny the SDR. Usually within two weeks after the hearing, the Planning Director will decide to approve, deny or require changes or conditions to the proposed project.

### *What if my application is denied?*

You or any other person may appeal the Planning Director's action by filing a written appeal and paying the required fee (we continue to bill staff time if the applicant appeals the decision; generally, we charge \$250 to other interested parties who have appealed the SDR) within 10 calendar days. Consult with the Planning Department to determine the appropriate fee. Usually, the Planning Commission hears the appeal, who will reconsider your request as a *de novo* public hearing. If the appeal is denied you may re-appeal to the Board of Supervisors. The Board of Supervisors decision is final. However, if your Site Development Review requires a concurrent Variance, the appeal goes directly to the Board of Supervisors.

Alameda County Planning Department

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

Phone: (510) 670-5400 Email: [planninginfo@acgov.org](mailto:planninginfo@acgov.org) Web: <http://www.acgov.org/cda/planning>

# Guide

## Applying for a Site Development Review and Signature Page

- All applications are submitted online at: <https://acpermit.acgov.org/Portal/#/>
- The online portal will ask a series of questions and allow upload of required information, payment of fees, and upload of project drawings.
- If you are unsure of the permit you need or have any questions, please send an email to [planninginfo@acgov.org](mailto:planninginfo@acgov.org) or call (510) 670-5400.

### *Can a Site Development Review condition be changed?*

You may apply to modify a plan approved under a Site Development Review. You may also apply to modify a condition set forth in an SDR. The procedure and requirement are the same as in the original application, and there is no guarantee that they will be approved.

### *Where are public hearings held?*

**Municipal Advisory Council (MAC) and Citizens' Advisory Council (CAC)** hearings are held at various locations, depending on which MAC body has jurisdiction: Castro Valley MAC, Eden MAC, Fairview MAC, or Sunol CAC. Staff will let you know the place and time of the public hearing, if one is held.

**The Alameda County Planning Commission** hearings are held on the 1st and 3rd Mondays of the month. Times vary; we will let you know the time of the public hearing, prior to the hearing date. The Commission meets in room 160 of the Alameda County Community Development Agency offices at 224 West Winton Avenue in Hayward.

**The Alameda County Board of Supervisors** holds hearings on planning and zoning matters on the 2nd Tuesdays of the month at 1:00 p.m. in the Board of Supervisors chambers, 5th floor, 1221 Oak Street in Oakland.

\*\*\*

**See Next Page for Signatures/Authorizations**

Alameda County Planning Department

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# Guide

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### Property Owner Letter and Signature of Authorization

Date \_\_\_\_\_

To: Planning Department  
224 W. Winton Ave  
Hayward CA 94544

**RE: Zoning/Permitting – Planning Application Process**

I hereby represent that I am the legal owner of the property referenced below, and I hereby give my authorization to \_\_\_\_\_, to act as my Agent(s) in processing and obtaining approval for Zoning Permits through the County of Alameda Planning Department for the project described as:

Project Description:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Address: \_\_\_\_\_

Assessor Parcel Number: \_\_\_\_\_

**Property Owner:**

Full Name of Property Owner: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_

Signature Date: \_\_\_\_\_

Alameda County Planning Department

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

Phone: (510) 670-5400 Email: [planninginfo@acgov.org](mailto:planninginfo@acgov.org) Web: <http://www.acgov.org/cda/planning>



# AFFIDAVIT:

## To be reviewed and signed by Property Owner, Applicant and Responsible Contact for Payment

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

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

Deposits are based on the typical time it takes to process a similar application. An estimate of the time needed for each application type has been published on the County website. Processing time can vary depending on the specifics of an application and it is possible, particularly if this application becomes controversial, that the processing time, and thus the cost, may exceed the estimated time. If this happens, I am responsible for the additional costs. When the costs approach the amount of the deposit, the County will notify the Responsible Contact for Payment identified in the Standard Application page, and request an additional deposit based on the County's best estimate of the additional time necessary to complete the application review.

It is also possible that the costs to process this application will be less than the deposit. If this happens, I can request a refund of the deposit balance, minus costs for time spent on other activities such as post-approval review and landscape inspections. Should I withdraw this application, County staff will cease work on the application, and the person who submitted the deposit can request a refund of the deposit balance. Balances remaining more than a year after project resolution will no longer be available.

I further understand that the Responsible Contact for Payment identified in the Standard Application page is liable for the cost of processing this application, regardless of the outcome. Any action taken on this application will be conditioned to require that the County be made whole for any costs of processing the application that may be outstanding. The Responsible Contact for Payment identified in the Standard Application page will bear ultimate fiduciary responsibility for reimbursement of costs.

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

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

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

5. I understand that if I make changes in proposed plans during the review process or in approved plans before construction permits are issued, during construction, or prior to final inspection and occupancy, such changes will require additional design review by County staff and the advisory and approval bodies. It is my responsibility to submit such revised plans to County staff in a timely manner. This may require four to six or more additional weeks of review and processing time from the time I submit complete plans. Depending on the final outcome of the approval process, I may have to submit revised plans consistent with that action as noted above. In addition, any unauthorized building, demolition, grading, landscaping, or other site plan changes made during the review period will require correction at my expense.

6. I understand that any representations made to me in a pre-application meeting or otherwise prior to or during the application review process regarding cost or timing are estimates and that I cannot bind or hold the County to them. I understand that factors such as changes to my project or issues raised by approval bodies or members of the public during the review process, including at public hearings, can extend the time necessary to complete the review and reach a decision on this application.

7. Furthermore, I hereby agree to hold the County harmless from all costs and expenses, including attorney's fees, that the County incurs or held to be the liability of the County in connection with the County's defense of its actions in any proceeding brought in any State or Federal Court challenging the County's actions with respect to my project. This includes but is not limited to actions brought pursuant to the California Environmental Quality Act, the Alameda County Zoning Ordinance, or other State and County code and ordinance requirements. If I fail to defend adequately the County, the County may provide its own legal defense and subdivider or its successors shall be responsible for the County's reasonable attorneys' fees. This agreement to hold the County harmless shall extend to any successors in interest to this application. I agree that if this application is signed by more than one person the obligations and liabilities of each person is joint and several, with each person being responsible for the entire obligation.

Applicant Signature:	Date:
Property Owner Signature:	Date:
Responsible Contact for Payment	Date:



**PLANNING DEPARTMENT**

224 W. Winton Ave., Room 111  
Hayward, CA 94544

phone 510.670.5400  
fax 510.785.8793  
www.acgov.org/cda

# Fee/Deposit Schedule

as of September 2025

**\*\* PLEASE NOTE THAT ALL CREDIT CARD PAYMENTS ARE ASSESSED AN ADDITIONAL THREE PERCENT (3%) PROCESSING FEE \*\***

APPLICATION TYPE		FEES, DEPOSIT <sup>1</sup>	
<b>PRE- APPLICATION MEETING</b>	Conditional Use Permit (CUP) and Variance	\$125	
	Others Application Types	\$150	
	Plus additional fee for each additional agency, e.g., Public Works, Fire, etc., that attends the meeting	\$150	
<b>CONDITIONAL USE PERMIT<sup>7,9</sup></b>	Standard <sup>8</sup>	AT-COST/\$2,500 deposit	
	Cemetery, church or school	AT-COST/\$4,000 deposit	
	Flight strip, heliport	AT-COST/\$4,000 deposit	
	Outdoor recreation facility	AT-COST/\$4,000 deposit	
	Sanitary landfill	AT-COST/\$4,000 deposit	
	Solar farm	AT-COST/\$4,000 deposit	
	<i>Note: Additional PWA review cost</i>	PWA review deposit for CUP	AT-COST/\$2,000 deposit
		Soil importing	AT-COST/\$2,500 deposit/ \$2,500 deposit for PWA
	<i>Note: Additional PWA review cost</i>	Wireless Telecommunication Facility	AT-COST/\$6,000 deposit / \$2,000 deposit for PWA
		Mandatory Review	\$500
<b>ADMINISTRATIVE CONDITIONAL USE PERMIT</b>	Minor and temporary land uses	\$500	
<b>SITE DEVELOPMENT REVIEW (SDR)<sup>7</sup></b>	Standard	AT-COST/\$4,000 deposit	
	<i>Note: Additional PWA review cost</i>	PWA review deposit for Major SDR	AT-COST/\$4,000 deposit
		Agricultural/Principal Unit	AT-COST/\$2,000 deposit
		Agricultural/Horse Boarding Facility (New)	AT-COST/\$2,000 deposit
		Agricultural/Horse Boarding Facility (SDR Renewal)	AT-COST/\$1,500 deposit
		Agricultural/Caretaker Unit	AT-COST/\$1,500 deposit \$300 FEE for renewals
		Minor SDR	AT-COST/\$1,500 deposit
	<i>Note: Additional PWA review cost</i>	PWA review deposit for Minor SDR	AT-COST/\$2,000 deposit
		Modification of Conditions	AT-COST/\$1,500 deposit
		Garage Conversions	AT-COST/\$2,000 deposit
	Sign Review	\$300	

APPLICATION TYPE		FEES, DEPOSIT <sup>1</sup>	
<b>VARIANCE</b>	Standard	AT-COST/\$2,500 deposit	
	Fence	\$1,500	
<i>Note: Additional PWA review cost</i>	PWA review deposit for Variance	AT-COST/\$1,000 deposit	
<b>ZONING VERIFICATION LETTER (ZVL)</b>	Standard	AT-COST/\$500 deposit	
	Wireless Telecommunication Request Pursuant to "Section 6409"	\$500 deposit	
	Preliminary Review with Advisory Body	AT-COST/\$500 deposit	
<b>SUBDIVISION<sup>7</sup></b>	New Tentative Tract/Parcel Map	AT-COST/\$6,000 deposit	
	Re-filing of Tentative Map	AT-COST/\$6,000 deposit	
	Parcel Map Over 40 acres	AT-COST/\$6,000 deposit	
	Modify Conditions	AT-COST/\$2,500 deposit	
	Parcel Map Waiver	\$450	
	Extension of Time	\$450	
	Certificate of Compliance	\$650 <sup>2, 10</sup>	
	Lot Line Adjustment / Boundary Adjustment	\$650 <sup>2, 10</sup>	
<i>Note: Additional PWA review cost</i>	PWA review deposit for Tentative Tract/ Parcel Map	AT-COST/\$5,000 deposit	
<b>REZONING</b>	Standard or Planned Development <sup>8</sup>	AT-COST/\$4,000 deposit	
	Determination for Modification of Planned	AT-COST/\$2,000 deposit plus \$2,000 for CUP <sup>3</sup>	
<i>Note: Additional PWA review cost</i>	PWA review deposit for Rezonings	AT-COST/\$2,000 deposit	
<b>TEMPORARY USE PERMIT</b>		AT-COST/\$1,000 deposit	
<b>MINOR MODIFICATION</b>		AT-COST/\$1,000 deposit	
<b>MINOR USE PERMIT</b>		AT-COST/\$1,000 deposit	
<b>ADMINISTRATIVE MINOR USE PERMIT</b>		\$500	
<b>MISCELLANEOUS</b>	Street Name Verification or Change (Public/Private)	AT-COST/\$450 deposit	
	Agricultural Preserve/Williamson Act	\$1,000 <sup>4</sup>	
	Public Utility Report	\$150	
	Landscape Field Check	AT-COST/\$500 deposit	
	Landscape Plan Check	AT-COST/\$500 deposit	
	Rebuild Letter	AT-COST/\$350 deposit	
	Zoning Enforcement Surcharge	AT-COST (hourly rate)	
	Department of Real Estate Report	\$250	
	Historic Assessment Review	\$125	
	Mills Act	\$500	
	Certificate of Appropriateness	\$125	

<b>CALIFORNIA ENVIRONMENTAL QUALITY ACT WORK (CEQA)</b>	Initial Study	\$1,000 initial deposit
	CEQA Exemption	Included in Fee or Cost
	Environmental Impact Report	\$5,000 initial deposit
	Other, e.g., Review as Responsible Agency	AT-COST/deposit to be determined
<b>GENERAL PLAN</b>	Amendment	AT-COST/\$6,000 deposit
<b>SPECIFIC PLAN</b>	Initiation or Amendment	AT-COST/\$6,000 deposit
<b>APPEALS</b>	Fixed Fee Applications	\$250
	At-Cost Applications, appeal by Applicant	AT-COST <sup>5</sup>
	At-Cost Applications, appeal by other than	\$250 <sup>6</sup>
<i>Note: Additional PWA review cost</i>	PWA review deposit for various application types above may be requested as part of review of your application.	AT-COST / to be determined by PWA
<b>ADMINISTRATIVE</b>	Copies	\$0.10 per each side of sheet
	Prints (microfiche)	\$1.00 per each side of sheet
	Publications	As Noted Under Separate Cover
<b>SURFACE MINING</b>	Permit/Reclamation Plan	AT-COST/\$10,000 deposit
	Modification	AT-COST/\$5,000 deposit
	Five Year Review	AT-COST/\$4,000 deposit

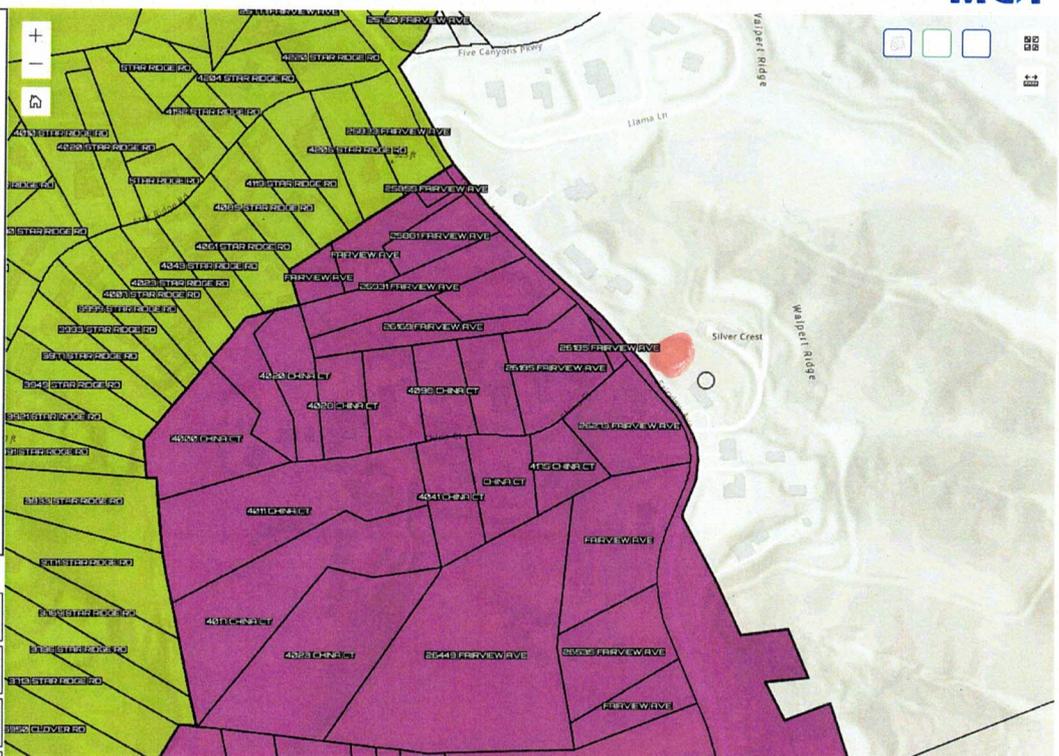
### TEN (10) NOTES ON FEES FOR VARIOUS APPLICATION TYPES:

1. Please note that the deposits cited above are based on the typical time it takes to process an application of that type. However, processing time can vary depending on the specifics of an application and it is possible, particularly if an application becomes controversial, that the processing time, and thus the cost, may exceed the original estimate. If this happens, the applicant is responsible for the additional costs. When costs approach the amount of a deposit, staff will notify the applicant and request an additional deposit based on staff's best estimate of the additional time necessary to complete the application review. The County will bill charges for staff time spent processing an application at an hourly rate that represents staff salary plus overhead and will bill consultant charges at actual cost. In addition, the County will bill direct costs, including but not limited to actual costs of mailing or publication of notices or actions, against the deposit. Depending on the particulars of the specific application, an applicant may be asked to submit a larger or smaller deposit at the pre-application or intake meeting. Where the application is not noted as AT-COST the amount stated is a fixed fee regardless of the time spent on the application. The Public Works Agency will require deposits to review a project in addition to the required Planning Department deposits.
2. \$650 Public Works Agency Review fee for Certificate of Compliance / Lot Line Adjustment / Boundary Adjustment
3. If expected to be a minor modification.
4. The Clerk of the Board receives the application and the fee
5. Charged against deposit
6. No further charges against applicant where applicant is not the appellant
7. In addition to CEQA work
8. For major projects, PWA may require additional deposit for review
9. Please reference the Zoning Ordinance for additional uses requiring a CUP that are not listed in the fee schedule
10. Document Recording Fees <https://www.acgov.org/forms/auditor/ADMN-Clerk-Recorder-Fee-Schedule-rev-01-01-2024.pdf>



26314 FAIRVIEW AVE

Place a point on the map    Reset Schools



Search by name

Fairview ES (PK-6)	23515 Maud Avenue 510-723-3830
Burbank ES (TK-6)	222 Burbank Street 510-723-3805
Cherryland ES ( )	456 Laurel Avenue
Eden Gardens ES (TK-6)	2184 Thayer Avenue 510-723-3820
Longwood ES (TK-6)	850 Longwood Avenue 510-723-3850
Park ES (TK-6)	411 Larchmont Street 510-723-3875
Ruus ES (TK-6)	28027 Dickens Avenue 510-723-3885
Schafer Park ES (TK-6)	26268 Flamingo Avenue 510-723-3895
Southgate ES (TK-6)	26601 Calaroga Avenue 510-723-3905
East Avenue ES (K-6)	2424 East Avenue 510-723-3815
Eldridge ES (K-6)	26825 Eldridge Avenue 510-723-3825



# ZONING MAP 85A

RANCHO SAN LORENZO (Pat. Bk. A Pg. 142)

(G. CASTRO)

PARCEL MAP 528 (Bk. 61 Pg. 79)

Scale: 1" = 200'

## FAIRVIEW AREA SPECIFIC PLAN

Adopted by the Alameda County Board of Supervisors 9/4/97

6100

PAGE 2

Fmly. Bk. 81D - Blk. 1810 Plus Por. Blk. 6100 - Bk. 85A  
REV. 4-16-51

50' CHINA CT.  
Pt. 305.93 S.E. Cn. & SMITHSHEET CT.  
N. 72° 28' 46" E. (R.)

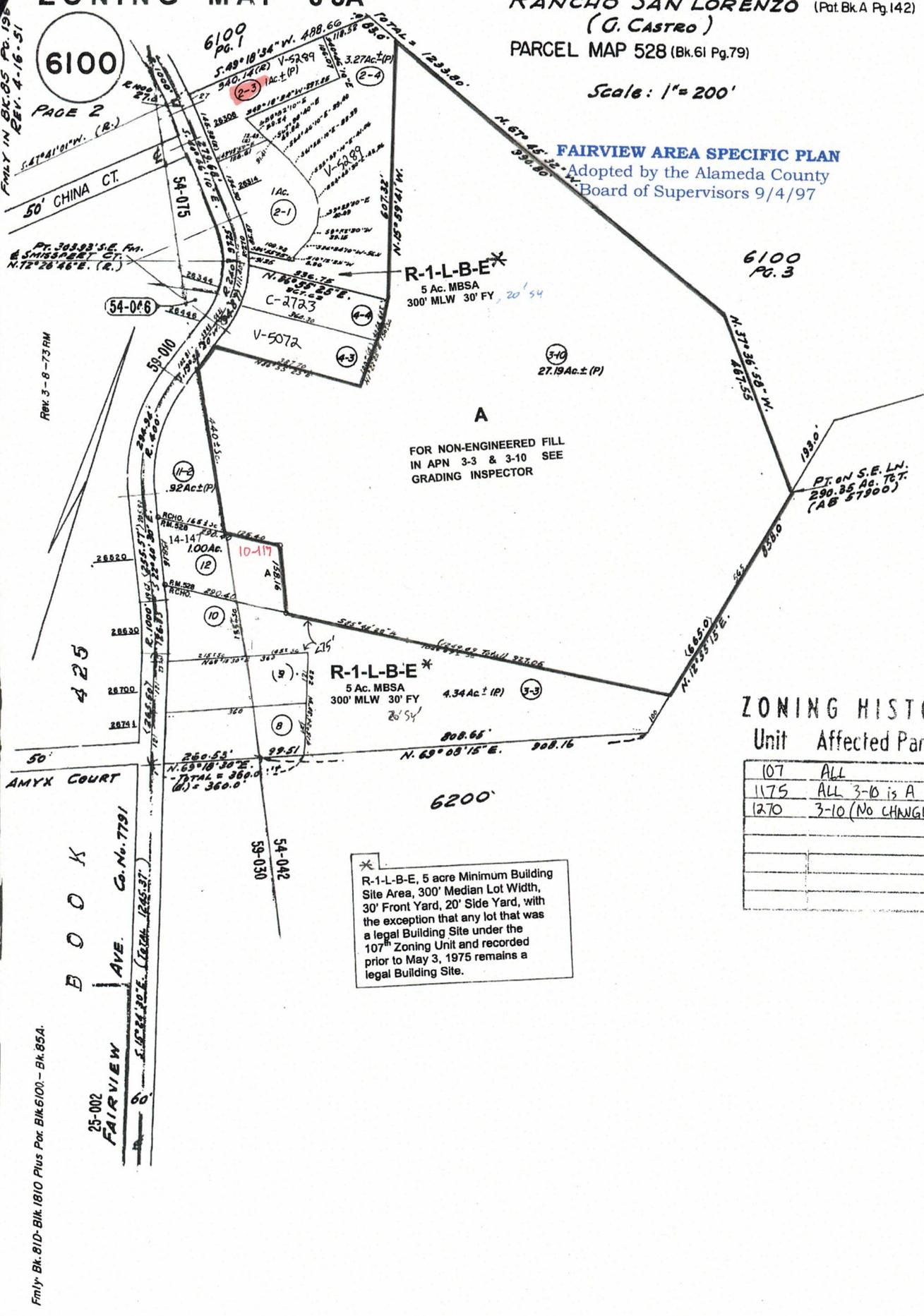
REV. 3-8-73 RM

AMYX COURT

B O O K  
25-002  
FAIRVIEW AVE. Co. No. 7791

Fmly. Bk. 81D - Blk. 1810 Plus Por. Blk. 6100 - Bk. 85A

PTN. OF 290.35 AC. TGT. IN OR 5155 Pg. 467 (AB 57900)



A  
FOR NON-ENGINEERED FILL  
IN APN 3-3 & 3-10 SEE  
GRADING INSPECTOR

R-1-L-B-E\*  
5 Ac. MBSA  
300' MLW 30' FY  
20' SY

\*  
R-1-L-B-E, 5 acre Minimum Building Site Area, 300' Median Lot Width, 30' Front Yard, 20' Side Yard, with the exception that any lot that was a legal Building Site under the 107<sup>th</sup> Zoning Unit and recorded prior to May 3, 1975 remains a legal Building Site.

### ZONING HISTO

Unit	Affected Par
107	ALL
1175	ALL 3-10 is A
1270	3-10 (NO CHNGI



SOI; Alameda County Mosquito Abatement SOI; Alameda County Resource Conservation SOI; Curbside Recycling CSA SOI-Fairview Area; East Bay Regional Parks SOI; Eden Township Healthcare District SOI; Emergency Medical Services CSA SOI; Estuary Bridges CSA SOI ; Extended Police Protection CSA SOI; Fairview Fire Protection SOI; Hayward Area Recreation and Park District SOI; Lead Abatement CSA SOI; Extended Public Works CSA SOI; Street Lighting CSA SOI; Vector Control SOI; City of Hayward SOI

<b>Park District</b>	EAST BAY PARK DIST, WARD #3	<b>School District</b>	CASTRO VALLEY UNIFIED, AREA #3
<b>State Senate District</b>	20TH ASSEMBLY DISTRICT	<b>Supervisory District</b>	4TH SUPERVISORIAL DISTRICT
<b>ROV 2020 Census Tract</b>	4351.	<b>ROV Precinct/Portion</b>	490040.0
<b>ROV Precinct/Portion</b>	492120.0		

#### UTILITY AND SERVICE PROVIDERS

<b>Sanitary District</b>	ORO LOMA SANITARY DISTRICT	<b>Water Service Area</b>	None
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#### ENVIRONMENTAL

<b>Areas of Concern</b>	Property is not in Area of Concern	<b>Flood Control District</b>	FLOOD CONTROL ZONE 2
<b>Groundwater Basin</b>	None	<b>Landslide Zone</b>	Property is within a landslide zone
<b>Liquefaction Zone</b>	Property is not within a liquefaction zone	<b>Hydro Soil Group Code</b>	C
<b>Soil Type</b>	Los Osos and Millsholm soils, 30 to 45 percent slopes, eroded	<b>Soil Type</b>	Los Osos-Millsholm complex, 30 to 50 percent slopes
<b>Wetland</b>	None	<b>Wetlands 200 ft Setback</b>	Property is not within 200 ft of a wetland
<b>Waterbody 200 ft Setback</b>	Property is not within 200 ft of a waterbody		

#### PERMITS AND CASES

**RQ21-01199** [Permit Details](#)

**COD2013-01109**

[Permit Details](#)

**COD2012-00713**

[Permit Details](#)

**COD2004-01456**

[Permit Details](#)

**MISCELLANEOUS**



# Alameda County Parcel Report

Report Date: Tuesday, January 27, 2026

APN 85A-6100-2-3

[Disclaimer](#)

## MAPS/IMAGES



### PROPERTY/PARCEL - PROPERTY DETAILS

<b>Print APN</b>	85A-6100-2-3	<b>APN</b>	085A610000203
<b>Owners Name</b>	ZHANG SHIMEI	<b>Situs Address</b>	FAIRVIEW AVE, FAIRVIEW, 94546
<b>Mail To Name</b>	ZHANG SHIMEI	<b>Mailing Address</b>	45750 CHEYENNE PL FREMONT CA 94539
<b>Jurisdiction</b>	Unincorporated County	<b>TRA Code</b>	54-135

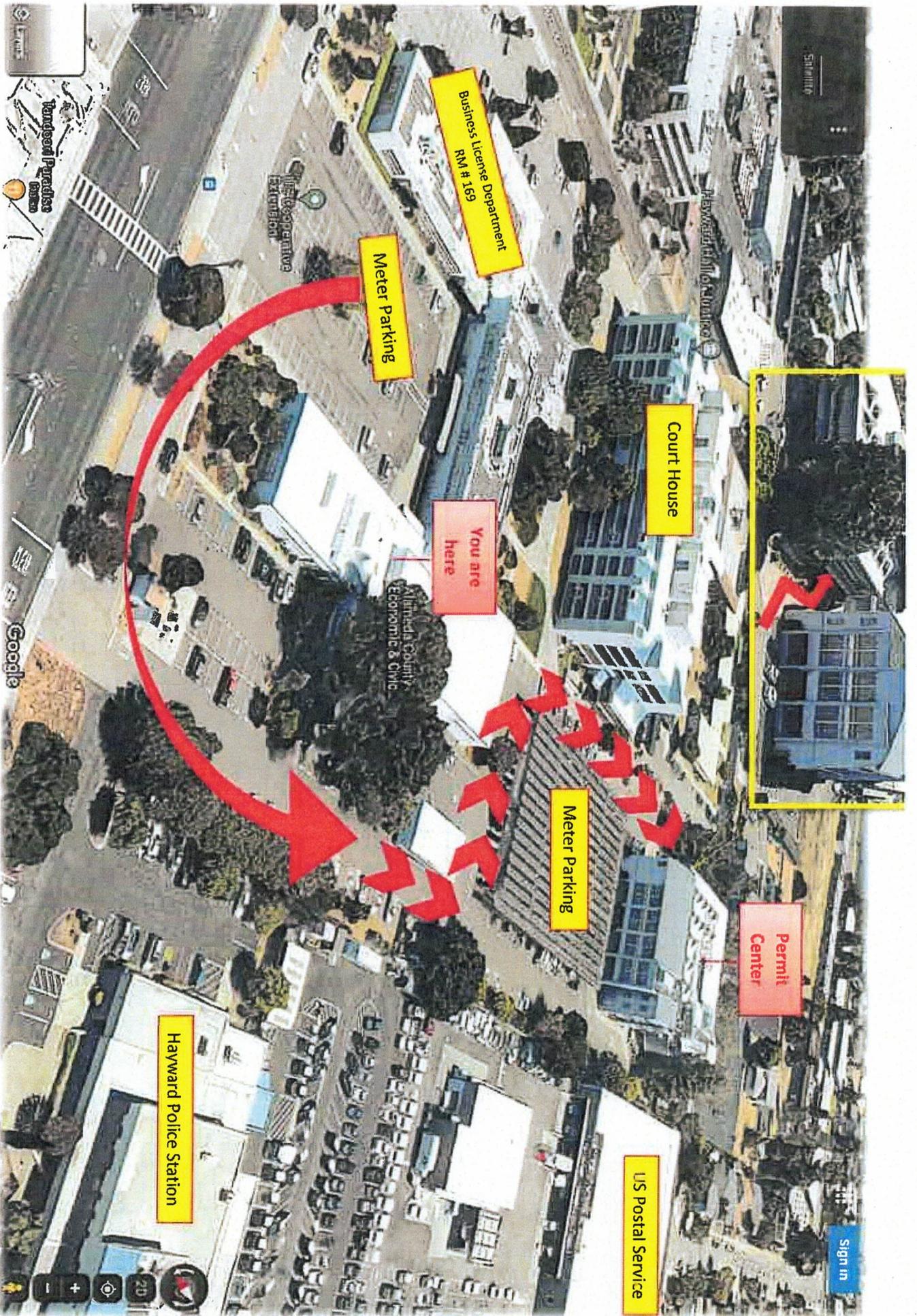
### PROPERTY/PARCEL - PROPERTY CHARACTERISTICS

<b>LotSqFt</b>	39,042	<b>YearBuilt</b>	0
<b>Effective Year</b>	0	<b>Bldg Living Area</b>	
<b>Units</b>	0	<b>Buildings</b>	0
<b>Stories</b>	0	<b>Total Rooms</b>	0
<b>Bedrooms</b>	0	<b>Baths</b>	0.0
<b>Building Class</b>		<b>Pool</b>	N

### PROPERTY/PARCEL - PROPERTY ASSESSMENT

<b>Lot Size Acres</b>	.9	<b>Total Value</b>	\$453,696.00
<b>Land Value</b>	\$453,696.00	<b>Impr Value</b>	\$0.00

<b>Other Value</b>	\$0.00	<b>Exempt Amt</b>	\$0.00
<b>HO Exempt</b>	N	<b>Use Code</b>	Vacant residential land, zoned 4 units or less
<b>PLANNING AND DEVELOPMENT</b>			
<b>Zoning Classifications - Primary Class</b>	<a href="#">FASP-R1-L-BE</a> (Residential-Low Density; Uses of a rural nature; Modify the site area/yard requirements as specified)	<b>BOS District</b>	4TH SUPERVISORIAL DISTRICT
<b>Specific Plan</b>	Property is in Specific Plan Area: <a href="#">Fairview SP</a>	<b>Zoning Unit/Effective Date</b>	1175 - 05/03/1975
<b>Wells 100 ft Setback</b>	Property is not within 100 ft of well	<b>Septic System</b>	Property does have Septic
<b>SFPUC Owned Septic System</b>	Property does not have SFPUC Septic	<b>OWTS Permit Areas</b>	Property is not in OWTS Permit Area
<b>Planning Areas</b>	Property is in Planning Area: Fairview	<b>SLVAP Boundary</b>	Property is not in SLVAP Area
<b>Moratorium Area</b>	Property is not in a OWTS Moratorium Area	<b>CLCA Williamson Act</b>	No
<b>Book/Page</b>	85A 6100	<b>Castro Valley General Plan (CVGP) Land Use</b>	Property is not in an CVGPLU Area
<b>Eden Area General Plan (EAGP) Land Use</b>	Property is not in an EAGPLU Area	<b>GPLU Overlay</b>	Property is not in a GPLU Overlay Area
<b>General Plan</b>	General Plan: <a href="#">EdenAreaGP</a>	<b>Airport Influence Area</b>	Property is not in an Airport Influence Area
<b>Neighborhoods</b>	Property is in Neighborhoods Area: Fairview	<b>Planning Area</b>	Property is in Planning Area: Fairview
<b>Measure D - Urban Growth Boundary</b>	Property is not in Measure D Area	<b>East County Area Plan (ECAP) Land Use</b>	Property is not in an ECAP Area
<b>Code Enforcement</b>	Property is in Code Enforcement office Area: Lacy Starling		
<b>ADMINISTRATIVE</b>			
<b>Groundwater Management District</b>	None	<b>RWQCB Boundary</b>	San Francisco Bay
<b>Congressional District</b>	14TH CONGRESSIONAL DISTRICT	<b>Fire District</b>	FAIRVIEW FIRE PROTECTION DIST
<b>LAFCO CSAs</b>	COUNTY LIBRARY SERVICE AREA	<b>LAFCO SOI</b>	Alameda County Fire Department SOI; Alameda County Flood Control SOI; Alameda County Library District



Permit Center: 399 Elmhurst Street, RM# 141, Hayward, CA

