



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

FIELD TRIP REPORT

**TO: PLANNING COMMISSION
HEARING DATE: SEPTEMBER 18, 2017**

GENERAL INFORMATION

APPLICATION TYPE & NUMBER: Vesting Tentative Tract Maps 8296 and 8297 – PLN2015-00180

OWNER/APPLICANT: D Street Investments, LLC / Marc Crawford, President

PROPOSAL: Application to subdivide seven parcels into thirty-one (31) single family residential lots by two separate Vesting Tentative Tract Maps (8296 and 8297), each with its own separate public street and easements for utility and access requirements. Tract Map 8297 would include three separate access easements to individual properties bordering the subdivision.

ADDRESS AND SIZE OF PARCEL: 3231, 3247, 3289 and 3291 D Street, unincorporated Fairview area of Alameda County, designated Assessor's Parcel Numbers: 417-0240-001-00; 417-0240-006-00; 417-0250-021-00; 417-0240-004-00; 417-0240-012-04; 417-0240-005-00 and 417-0250-001-00. Combined area: 426,017 square feet (9.78 acres).

ZONING: R-1-B-E (Single Family Residence, 10,000 sq. ft. Minimum Building Site Area) District, and further subject to *Fairview Area Specific Plan* requirements.

GENERAL PLAN DESIGNATION: R-1 (Single Family Residence, 5,000 sq. ft. Minimum Building Site Area), subject to the policies and regulations of the *Fairview Area Specific Plan*, a part of the Alameda County General Plan, adopted by Alameda County Board of Supervisors on September 4, 1997.

TO NOTE IN FIELD:

- Slopes across upper and lower parcels ranging from gentle to moderate throughout the site.
- Moderately deteriorating, small homes bordering D Street and further south within the upper site.
- Adjacent development, including single family homes of diverse ages and qualities and characteristics.
- Hilltop Care Home on parcel between the two development sites.
- Access requirements for two properties through the upper site (aka the “Orchards” or Tract 8297), at northeast and southwest corners (behind hill and behind the care home, respectively).
- Mature, tall eucalyptus trees at furthest southern boundary of the site.
- Existing open grass/shrub land with no wetlands, creeks or wooded areas other than at southern boundary.

PREPARED BY: Andrew Young Senior Planner
REVIEWED BY: Albert Lopez Planning Director