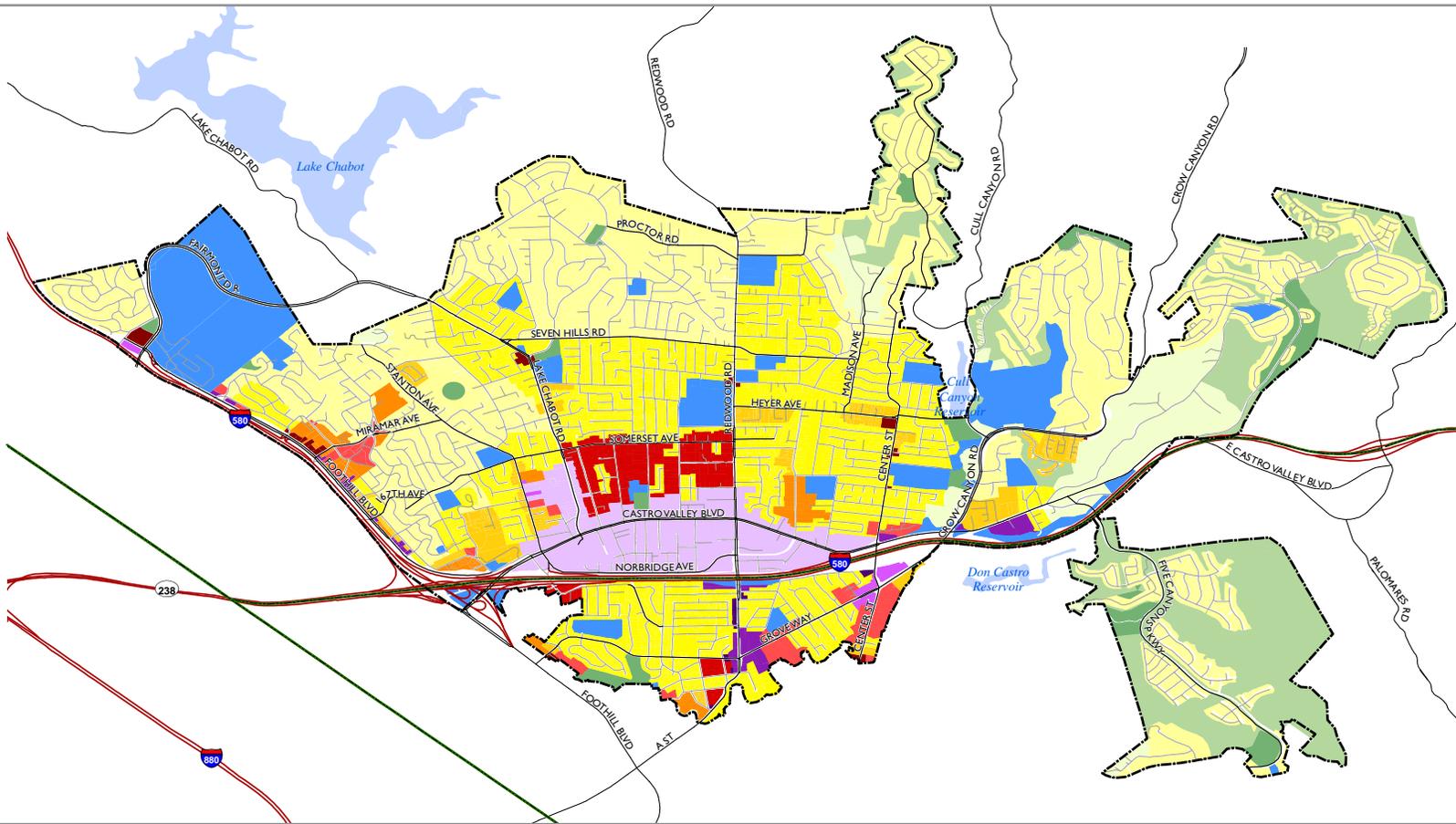


Castro Valley GENERAL PLAN



July 2010

Revised Draft

Castro Valley

GENERAL PLAN

July 2010

| Revised Draft

**Prepared for the Alameda County
Community Development Agency**

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A special thanks to Sutter Medical Center Castro Valley for the use of their community meeting rooms

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1

Introduction

Castro Valley is an unincorporated area of Alameda County that has developed a strong community identity over its 150 year history. Castro Valley’s name suggests its character – a populated valley surrounded by picturesque hills. It began as an area of cattle and poultry ranches and has evolved into a residential community of more than 60,000 people. Its main thoroughfare, Castro Valley Boulevard, began as a small road connecting eastern and western Alameda County, which later became a state highway lined with auto-oriented uses, and is now the commercial center of the community.

This Castro Valley General Plan sets forth the vision for the next 20 years of Castro Valley’s evolution. While the community appears to be fully developed, or “built out,” an analysis of existing zoning shows that there are many sites available for residential and commercial development. Given Castro Valley’s central location and transportation access, the area will experience additional growth, especially given the great housing demand in the region combined with voter-approved preservation of surrounding open space. This plan is intended to guide that development, so that it contributes to the quality of the community, allowing Castro Valley to retain its picturesque natural setting and small town character as it continues to grow and evolve.



Greenridge Park offers panoramic views of Castro Valley and areas beyond.



Castro Valley will continue to grow with infill residential development.

Alameda County does not have a countywide Land Use or Circulation Element but has adopted area plans that meet the Government Code’s requirements for these elements for Castro Valley and other unincorporated areas. As such, the General Plan for Castro Valley is part of the Alameda County General Plan serving as the Land Use and Circulation elements for the urbanized area of Castro Valley, and establishing policies for other topics specific to Castro Valley. The Alameda County General Plan’s countywide Housing, Resource Conservation, Open Space, Noise, Seismic Safety, and Safety Elements are also applicable to Castro Valley. This plan has been written to be consistent with all of their policies and provisions.

1.1 PURPOSE OF THE PLAN

The Castro Valley General Plan establishes a new vision and comprehensive plan for the next 20 years of the community. It has two primary purposes:

- update the General Plan to take changing conditions into account, and
- guide the future development of Castro Valley.

The previous General Plan for Castro Valley was adopted in 1985 and, while many General Plan policies are still relevant, the planning context and setting have changed. The new General Plan reflects the passage of Measure D, the initiative approved by County voters in 2000 that amended the County’s General Plan to establish an Urban Growth Boundary (UGB). That measure limits urban development in most of the rural areas of the county, including the canyonlands surrounding Castro Valley. The new Plan also implements amendments to the County’s Housing Element that the Board of Supervisors adopted in 2005 and updated in 2010.

Together with these adopted policies, the new General Plan is intended to serve as the basis for regulating land use and development until the year 2025, which is the horizon year of the plan. The key objectives of the General Plan regarding future development are discussed in Chapter 2 and include:

- Revitalize the Central Business District;
- Preserve the area’s defining natural characteristics;
- Improve access for children to schools, parks and recreation facilities;

- Provide facilities for activities and entertainment venues for all age groups;
- Ensure safe streets;
- Preserve the small town “rural” character of Castro Valley;
- Reduce impacts of regional traffic and freeway traffic;
- Continue to allow new infill housing on sites that have capacity, in a way that fits in with the existing scale and character of the community;
- Identify regulatory changes that need to be made to implement the plan; and
- Establish priorities for the capital improvement projects.

1.2 PLANNING PROCESS

The Castro Valley General Plan was prepared over a five year period from 2004 to 2010, with extensive input from the community. The planning effort began with a General Plan meeting attended by over 400 people, a demonstration of Castro Valley residents’ commitment to their community. Through a series of six interactive public workshops and four meetings of the Municipal Advisory Committee, the plan maps and policies were developed.

In 2007, in response to residents’ requests, the Board of Supervisors voted to expand the planning area to include the El Portal Ridge and Fairmont Terrace neighborhoods, which had been covered by the 1985 Castro Valley General Plan, as well as Hillcrest Knolls, previously in the Eden Plan area. Two additional public workshops were held to determine the residents’ needs and concerns for the new area. The Draft General Plan originally completed in 2007 was revised and then reviewed by the Castro Valley Municipal Advisory Committee.

The County Board of Supervisors adopted the revised General Plan in 2011 following review and hearings by the Planning Commission and the Board. In its final form, the General Plan serves as the community’s statement of its goals for the next 20 years, and the County’s regulatory “constitution” of the community regarding the future development of Castro Valley.



Leslie Gould of Dyett & Bhatia solicits comments from the community; County Supervisor Nate Miley listens closely

1.3 PLAN STRUCTURE AND CONTENTS

The proposed General Plan addresses nine major topic areas that are related to the physical environment of Castro Valley but are intended to achieve a broad range of economic, environmental, and social objectives: Land Use and Development; Community Character and Design; Circulation; Biological Resources; Community Facilities, Parks and Schools; Public Services and Utilities; Natural Hazards and Public Safety; Noise, and Air Quality and Climate Change. Each of the nine topics has four components: a background section describing existing conditions and analysis; an overarching goal; a series of guiding policies; and action steps to implement those policies. Maps are used extensively to illustrate information and policy direction.

The plan is designed to be a strategic plan, focused on the primary goals that Castro Valley wants to achieve in the next 20 years, and on the specific actions that will be taken to achieve those goals. The types of actions the Plan recommends are within the County and community's control or influence, including:

- Regulations – Zoning, Subdivision, Biological Resources and Creek Protection
- Guidelines – Residential Design, Historic Preservation, Biological Resources, Creekside Development
- Programs – Economic Development, Traffic Calming, Pedestrian Safety
- Capital Improvement Projects – Streets, Parks, Community Buildings
- Funding for Capital Improvements

1.4 REGIONAL LOCATION AND PLANNING BOUNDARIES

Castro Valley, an unincorporated sub-area of Alameda County, is centrally located in the western part of the County. Castro Valley is bounded by the City of San Leandro and the unincorporated communities of Ashland and Cherryland to the west, the City of Hayward and unincorporated Fairview to the south, the East Bay Regional Park District to the north, and Contra Costa County and the Dublin Planning Area to the east. See Figure 1-1: Castro Valley Regional Context Map.

Castro Valley is divided by Interstate 580 and the Dublin-Pleasanton BART line, the principal means of access between

San Francisco and Oakland, to the west and Dublin, Pleasanton, and Livermore to the east. Castro Valley Boulevard is the major commercial thoroughfare and one of the area’s few east-west connectors, running generally parallel to I-580. Radiating from the Central Business District (CBD) north and south of Castro Valley Boulevard are a series of primarily single-family residential neighborhoods, most of which were developed from the early 1950s to the late 1990s.

The new Castro Valley General Plan area includes approximately 11 square miles of urbanized land within the boundaries described above. Alameda County defines the Castro Valley Planning area to include the urbanized area as well as the Canyonlands outside the Urban Growth Boundary that voters established in 2000 with the passage of Measure D (See Appendix A). This Plan uses the term “planning area” to refer to the urbanized area within the County’s Urban Growth Boundary, including the Castro Valley Census Designated Place (CDP) as well as the Five Canyons neighborhood, as shown in Figure 1-2. These boundaries largely follow the area that was proposed for incorporation in 2002, plus the Five Canyons neighborhood, which was previously included in the County’s Cherryland-Fairview sub-regional area.

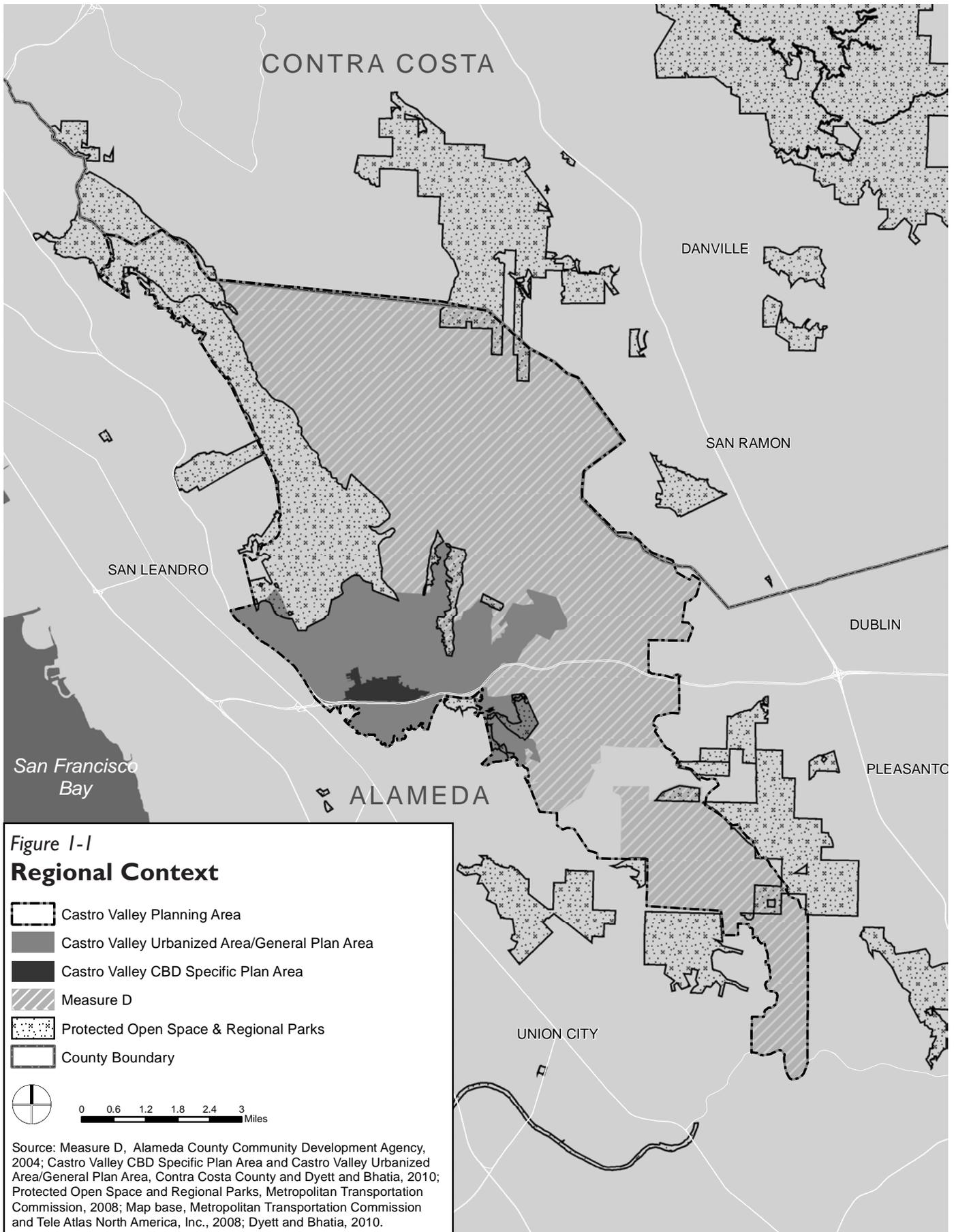
1.5 RELATIONSHIP TO OTHER PLANS

State law requires that all municipalities have a General Plan that includes seven elements: Circulation, Conservation, Housing, Land Use, Noise, Open Space, and Safety. Other optional elements can also be included in the General Plan. None of these elements take precedence over the other ones; they must be consistent with one another.

As an unincorporated area, Castro Valley is subject to the County’s General Plan. State law allows a county General Plan to be adopted as a series of area plans, such as those Alameda County has produced for Castro Valley and the Eden area. These plans must conform to all countywide general plan elements and be consistent with one another. Consequently, the Castro Valley General Plan must be consistent with the land use plans for adjacent unincorporated areas of Eden and Fairview, as they are also components of the County’s Land Use Element, and must also be consistent with the other countywide General Plan elements.

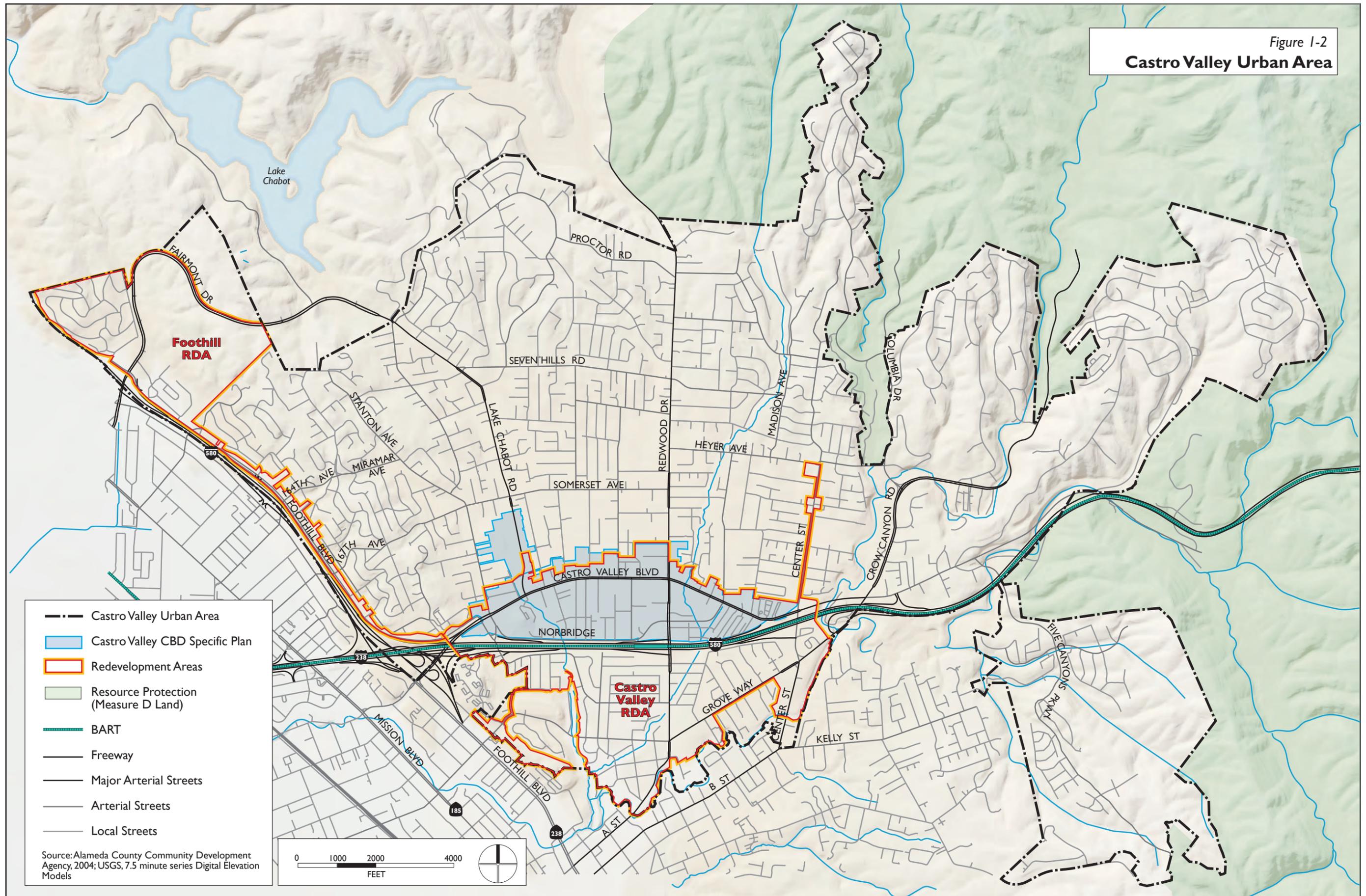
Table 1.5-1: Castro Valley General Plan Correspondence Table		
Required Element	Castro Valley General Plan Chapter	Countywide General Plan Element
Land Use Circulation	Land Use and Development; Community Character and Design Circulation	Alameda County Scenic Route Element (1976)
Open Space	Land Use and Development; Community Facilities, Parks and Schools	Alameda County Open Space Element (1973, rev. 1989), Alameda County Park and Open Space Element (1956 rev. 1966)
Conservation	Biological Resources; Community Character and Design; Natural Hazards and Public Safety; Public Services and Utilities	Alameda County Conservation Element (1976 rev. 1994)
Safety	Natural Hazards and Public Safety; Public Services and Utilities	Alameda County Seismic and Safety Elements (1982)
Noise	Noise	Alameda County Noise Element (1976 rev. 1994)
Housing	Land Use and Development	Alameda County Housing Element (2001 rev. 2003, 2005, 2010)

Land use decisions within the Castro Valley planning area are also governed by a variety of area, sub-area, and countywide plans and regulations. All of these plans and regulations, including the County subdivision and zoning ordinances (General Ordinance Code Titles 16 and 17), must be consistent with the Castro Valley General Plan. They may need to be amended after the new General Plan is adopted. Other Plans that could be affected include the Central Business District Specific Plan, the Upper Madison Avenue/Common Road Area Specific Plan, and the Eden Redevelopment Plan.



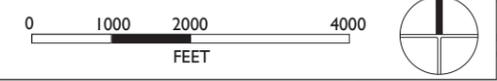
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Figure 1-2
Castro Valley Urban Area



- Castro Valley Urban Area
- Castro Valley CBD Specific Plan
- ▭ Redevelopment Areas
- Resource Protection (Measure D Land)
- BART
- Freeway
- Major Arterial Streets
- Arterial Streets
- Local Streets

Source: Alameda County Community Development Agency, 2004; USGS, 7.5 minute series Digital Elevation Models



2

Vision for Castro Valley 2025

2.1 CASTRO VALLEY 1985-2005

Castro Valley's previous General Plan was completed in 1985. At that time, flatter areas of the Castro Valley "bowl" were generally built out, and there were hillside subdivisions, such as Greenridge and Columbia, as well as other scattered "rural residential" homes throughout the hills. Since the 1985 plan, two large planned unit developments have been constructed: Palomares Hills in the late 1980's and Five Canyons from 1999-2004. In addition, extensive small residential infill development has occurred. Larger hillside lots have been subdivided into multiple lots and larger properties in flat areas have been redeveloped with townhomes and small lot single family developments. The total population of Castro Valley has increased from about 46,000 in 1985 to more than 61,000 people in 2005.

Job growth in Castro Valley has increased at a slightly faster rate than the population, increasing by 50 percent between 1980 and 2005. In comparison, the population grew by 35 percent over the same period. Most of the jobs in Castro Valley are in the health, education, and recreation fields, largely associated with Sutter Medical Center Castro Valley (the Medical Center), the County's Fairmont health facilities, and the Castro Valley Unified School District. Retail jobs make up relatively little of the local employment market, actually declining between 1980 and 2000.

In the year 2000, Alameda County voters passed a ballot measure that defines future growth areas in Castro Valley. Measure D (see Appendix A) established an urban growth boundary, restricting the areas outside the boundary to agricultural, natural resource, and rural uses, and preventing the construction of infrastructure to support any urban development. As a result of Measure D, the canyonlands surrounding Castro Valley are now off-limits to development, and there are no large land areas left for new subdivisions. New growth will involve infill in existing areas, and redevelopment of older sites and structures. This land use prescription is part of a larger regional effort toward "smart growth," encouraging new development in areas with existing infrastructure and transportation, and preserving outer areas with agricultural and natural resource value.

2.2 DEVELOPING A VISION FOR CASTRO VALLEY 2005-2025

Residents in Castro Valley care deeply about their community, and have chosen to live here because of many positive community attributes. In the public workshops, there was general consensus about the things people like about Castro Valley and want to preserve.

- Community character and quality of life, which was described as a "hometown" or "small town" or "rural" character.
- Residential neighborhoods that are good for raising families, specifically including large lots, cul-de-sacs, children playing in the streets, and a sense of privacy.
- Small commercial establishments that people know and love, mostly locally-owned small businesses (Chabot Theater, the

Ice Creamery, Lucca’s Deli), but also new businesses that provide desired services like Trader Joe’s.

- Great open space and recreation, both the proximity of neighborhood and regional parks like Cull Canyon and Lake Chabot, and the views to the hills and canyon lands.
- Good schools and public facilities, including the Castro Valley Unified School District schools, the Castro Valley Adult School, the Medical Center, Kenneth Aitken Senior Center, and the Adobe Art Center.
- Location and transportation access, specifically the location in between the major employment centers of the east county and west county, and the proximity of two regional freeways plus access to BART. As one person put it, “You can get anywhere from here.”
- Great climate.

Residents are, however, concerned about many issues in Castro Valley, and want things to change for the better in several ways. They are worried that new growth could exacerbate certain conditions that are already a problem. The main issues they identified were:

- Traffic that detracts from the quality of life in the community, described as outsider traffic trying to avoid freeway congestion, and cut-through traffic that goes through residential streets.
- Pedestrian and Bicycle Safety. Residents expressed a strong need for sidewalks, street trees, medians, and other measures that create safe environments for pedestrians and bicyclists, and improve the appearance of the community.
- Loss of Community Character due to New Development. Residents are very worried that new homes are oversized and do not fit in with the existing character of Castro Valley. They also are concerned that the natural environment which contributes so much to the character of Castro Valley – hillsides, canyons, and creeks – is being degraded or lost.
- Castro Valley Boulevard is unattractive. Residents all want major improvement in the appearance of Castro Valley Boulevard, including both the public right of way and the buildings’ appearance.
- Lack of civic center and community facilities. Residents want more community facilities, including a library (which was completed in 2009), a teen center, a better post office, a community meeting facility, and entertainment venues.

- South of I-580 not a part of the schools or the community. A number of people were concerned that the area south of I-580 is physically divided from the rest of Castro Valley and has a different school district. Most neighborhoods in the western part of the planning area are also not in the Castro Valley Unified School District.
- Lack of quality shops and restaurants. People want to be able to do more of their shopping in Castro Valley, and to enjoy a greater range of quality shops, restaurants, and service businesses.

Community Vision for Castro Valley

Out of all the community input and planning analysis, a clear vision for Castro Valley emerged. The key objectives that the community desires for the Castro Valley of 2025 include:

- Revitalize the Central Business District. Create a pedestrian town center where people walk to shops, meet neighbors, and gather for community events. Provide a variety of shops, restaurants, and services, so residents do not need to leave Castro Valley for their daily needs, and remake Castro Valley Boulevard as a beautiful street where it is pleasant to walk.
- Preserve the area’s defining natural characteristics, embodied in the hills, canyons, creeks, and rural corridors, and views to those natural areas. Update policies to reflect the passage of Measure D, which established an Urban Growth Boundary limiting urban development in most of the rural areas of the county, including the Canyonlands surrounding Castro Valley.
- Improve access for children to schools, parks and recreation facilities, and provide safer streets for walking and bicycling, in order to create a good environment for raising a family.
- Provide facilities for activities and entertainment venues for all age groups, including places like the Chabot Theater, the Adobe Art Center, the Aitken Senior Center, and the Community Theater, and the new Performing Arts Center at the high school.
- Ensure safe residential streets where traffic speed and noise do not dominate residential streets, and where residents, especially children, can walk or bike to schools, neighbors, stores, and other destinations.
- Preserve the small town “rural” character of Castro Valley, with low scale buildings, views to the natural areas, many small local businesses, and a town center where people gather and see their neighbors.

- Reduce impacts of regional traffic and freeway traffic, so that local streets contribute rather than detract from the quality of life in the community.
- Continue to allow new infill housing on sites that have capacity in a way that fits in with the existing scale and character of the community. Provide a variety of types of housing are available for all types of households and incomes, including single family homes, townhomes, apartments, condominiums, cottages, and mobile homes. Encourage new housing on designated sites in the Central Business District that are close to BART and other transit facilities.
- Identify regulatory changes that need to be made to implement the plan, including changes to the Alameda County Zoning Ordinance, the CBD Specific Plan, and other applicable regulations to implement the community’s vision.
- Establish priorities for the capital improvement projects that the County and other agencies make in the Castro Valley planning area in order to implement the community’s vision.

Major Initiatives to Accomplish the Vision

The General Plan chapters that follow outline all the goals and policies for Castro Valley and implementation actions. However it is important to have a concise statement of the key initiatives that should be undertaken by government and community groups over the next 20 years to achieve the vision expressed above. The list of 15 initiatives below evolved from the community meetings during the development of the General Plan. Because Castro Valley is not a city, the community members need to provide the leadership to bring these about, working with the County government. Castro Valley has a tradition of this type of civic involvement and care for the community. That tradition will need to continue, and each community member should look for opportunities to be involved in some aspect of one of these initiatives. All of the initiatives below require funding in addition to community leadership, so securing long-term funding sources must be part of the effort.

1. **Valleys, Creeks, Canyons, and Hillsides Preserved:** Establish a framework of legal, managerial, and operational protections for the community’s natural resources, including the valleys, creeks, canyons, and hillsides, as well as views to those resources. Ensure that there is ongoing stewardship and maintenance.

2. **Greening Castro Valley:** Plant street trees, install planted medians, create parks and open views to green spaces, so that Castro Valley has a green landscaped character that makes it attractive and harkens back to its rural beginnings.
3. **Design Standards and Guidelines for New Housing:** Establish a comprehensive detailed framework of zoning and subdivision regulations, development standards and guidelines used in the review of all new housing projects to ensure that new residential development fits with the desired character for Castro Valley.
4. **Preserve Resources that embody Castro Valley's Historic Rural Character:** Castro Valley evolved from a rural agricultural area to become a residential community. While there are few "historic resources" eligible for listing on the State and federal registers, there are some resources that can be preserved or enhanced to retain a connection with the community's historic rural character. These include the natural hillside and canyon resource areas, some remaining agricultural sites, and the row of early 20th century commercial storefronts on the western end of Castro Valley Boulevard.
5. **Traffic Calming:** Allow traffic flow so that auto circulation is convenient for residents, but control the volume and speed of traffic on streets to maximize safety and ensure that the nature of the traffic fits with the character of the area. Develop a traffic calming program that includes education and enforcement as well as control devices such as signals, new sidewalks, speed limits, traffic humps, and roundabouts. Make sure that streets are safe for pedestrians and bicyclists.
6. **Walkable Town Center:** Create a central pedestrian-friendly shopping and restaurant area on a few blocks along Castro Valley Boulevard and key side streets, including Castro Village Shopping Center. Over time add and relocate buildings, sidewalks, and parking so that the area has a pedestrian environment. Add a plaza and features that create a public gathering place that can be identified as the heart of the community. If at all possible, create a place for a new post office as part of this area.
7. **Beautiful Castro Valley Boulevard:** Complete a streetscape improvement project on Castro Valley Boulevard that adds street trees, lights, banners, medians, bulb-outs and other such features and removes billboards to make it a beautiful boulevard. Add bicycle lanes. Preserve two lanes of traffic

in each direction so excessive traffic congestion does not occur. Establish or continue other programs that improve the appearance of the commercial area, including: Façade Improvement Program; Billboard Reduction Program; Revised Sign Regulations; and Design Review Guidelines for commercial projects.

8. **New Shops, Restaurants, and Entertainment in Castro Valley:** Establish a business attraction program to bring new shops, restaurants, entertainment, and services to Castro Valley, that helps existing businesses expand or upgrade, and new businesses to get established. Support small local businesses. The Redevelopment Agency should work to facilitate the provision of adequate sites, parking, and maintenance.
9. **Castro Valley Community Center:** Complete construction of the community library on Norbridge Street. Over time, add other facilities on the library site, or elsewhere if that is not feasible, to create an additional community center that could include a meeting room and facilities for seniors and teenagers.
10. **Castro Valley Parks/Recreation Centers:** Over the next twenty years, add at least one new neighborhood park in the underserved western area of Castro Valley, and a large community gym/recreation center. Add quality after-school facilities to make fuller use of existing schools and parks.
11. **Lake Chabot Road Medical District:** Allow the rebuilding of the Medical Center so it can continue to provide high-quality medical and emergency services in structures that can withstand earthquakes. The hospital and the citizens of Castro Valley should form a working committee to ensure that the new campus and surrounding sites create an attractive and functional medical district with medical offices, retail, restaurants, and supportive housing. Establish standards and guidelines to ensure that the medical facility construction and operation does not negatively impact the surrounding residential neighborhoods.
12. **Castro Valley Neighborhood Centers:** Renovate or rebuild on the neighborhood commercial sites in Castro Valley so that there are convenience stores and services close to residences, and the properties look attractive and well maintained so they contribute to the community. Establish zoning that allows the construction of housing or other uses that make the renovation or rebuilding financially viable; and work with project applicants to facilitate the renovation through all means available, including Redevelopment Agency tools.

13. **Housing In and Around the Town Center:** Adding new housing in and around the town center is a way to meet housing needs for smaller and more affordable units, and offer housing choice where residents can walk to shops and transit. It will also help support downtown businesses by locating customers within walking distance. The neighborhood between Somerset and Castro Valley Boulevard, the BART station, and some of the existing mobile home parks all offer potential housing sites. New housing should fit in with the desired character of the area, in attractive buildings no more than 2-4 stories tall that preserve views to the hillsides.
14. **An Improved Look for Castro Valley:** Improve the general appearance of Castro Valley by establishing and funding several types of programs: Streetscape Improvements, Planting Programs, Façade Renovation, New Sign Regulations, and Gateway Entry Structures. Review the design of new structures and façade renovations to achieve a greater consistency and unity in the overall appearance of downtown Castro Valley.
15. **Enforcement:** Enforce the zoning regulations, conditions of approval, traffic regulations, and all the other types of agreements that the community has adopted through public participation and/or legislation. Enforcement is a critical component that is often neglected. Establish more thorough plan check and inspections to make sure buildings are constructed as approved, public notice is sent when project designs are substantially revised, etc.

2.3 PRIORITIES

As part of the General Plan process, the community discussed the different types of projects and programs that are necessary to implement the General Plan, and evaluated priorities. The focus of the discussion was to identify the recommendations of the General Plan that require additional funding, and establish the community's priorities for use of available funds. A range of suggestions was provided that included:

- Capital projects such as new buildings or street improvements,
- Land purchase for open space preservation,
- Redevelopment Agency assistance to property owners and/or businesses,
- Educational and marketing programs,

- Regulations, and
- Enforcement programs and personnel.

Top Ten Priorities for Castro Valley

At workshops conducted during the planning process, community residents agreed that the following ten actions should be the top priorities over the lifetime of the General Plan. Successful execution or attainment of these clear and realistic items, which are listed in descending order of importance, will help bring Castro Valley closer to achieving its desired future.

1. Highly Visible Hillside or Canyon Sites Preserved as Open Space.
2. Castro Valley Streetscape Improvements.
3. Enforcement of Zoning and Design Review Regulations, as well as property maintenance requirements.
4. Residential Design Standards and/or Guidelines.
5. Billboards Eliminated .
6. Neighborhood Commercial Center Sites at Heyer/Center and Lake Chabot Road/Seven Hills Renovated and/or Redeveloped with Mixed Use.
7. Commercial Façade Improvement Program.
8. Revised Subdivision Standards – Lot Size, Private Streets, Landscaping, etc.
9. Commercial Design Review Standards and/or Guidelines.
10. New Neighborhood Park in the western area of Castro Valley, and/or in other areas.

Other Recommended Implementation Projects and Programs

It is important that Alameda County and the Castro Valley community also pursue investments and policy changes that will help bring about the vision laid out in the General Plan. Many of these projects and programs will take longer to execute than the top ten priorities, and can be engaged concurrently with those actions.

Capital Projects

- Library Enhancements
- Performing Arts or Music Venues
- Traffic Calming Projects
- Sidewalks on Somerset, Miramar, and Heyer
- Gateway Landscaping or Structures at Key Entrances to Castro Valley
- Streetscape Improvements to Identified Arterials
- Tree Planting
- Fitness Center/Recreation Center

Land Purchase for Preservation

- Buy Creekside Property
- Buy Sensitive Biological Sites
- Buy Historic Resource Sites

Redevelopment Assistance

- Retail Site Creation Program
- Downtown Parking Lots
- BART Site Joint Development

Programs

- Business Attraction Program
- Local Cultural Resource Preservation Program
- School Safety Plans – County and School District to jointly prepare detailed circulation plans for safe drop-off/pick up; and safe walking routes; and improvements plans

Regulations

- Changes to the Zoning Ordinance Map and Text
- Residential Design Review Process
- Commercial Design Review Process
- Standards for Private Streets
- Overlay Districts for Creeks and sensitive habitat areas
- New Sign Regulations

3

Community Development Strategy

The community development strategy establishes the areas where growth and change are planned to occur in Castro Valley over the twenty year planning period. There will continue to be infill residential development, because there is strong regional housing demand and there is development capacity on existing lots. Encouraging commercial development and renovation is a key goal of the General Plan, because existing commercial buildings are older and need of renovation; and there is a strong community desire for more retail and services. To prepare the community development strategy, a detailed study of existing development patterns was conducted, and the development capacity under existing zoning was analyzed for every property. Regional growth projections were also analyzed. This information was considered in light of all the community goals for Castro Valley, and strategies were prepared to define: areas for infill residential development; areas for commercial renovation and development; and areas where special long range planning efforts are needed to ensure natural resources are protected and community character is maintained and improved.



Infill residential development will continue in Castro Valley over the next 20 years.

3.1 POPULATION AND JOBS: EXISTING CONDITIONS AND FUTURE TRENDS

Demographic and economic data for Castro Valley must be estimated, since the community is an unincorporated area and the planning area boundaries have changed since the 2000 census. The US Census treats Castro Valley, excluding Five Canyons and Hillcrest Knolls, as a unique populated place, but the data collected for the 2000 Census have become somewhat outdated. Consequently, information on current households, household size, and population for Castro Valley is based on the Alameda County Congestion Management Agency's (CMA) 2005 data, which do include Five Canyons and, therefore, provide a more accurate representation of Castro Valley's current status. These data are based on the Association of Bay Area Governments' (ABAG) 2002 projections for job and housing growth in the Bay Area.

Population Growth

According to the CMA, Castro Valley's household population was 61,357 in 2005 including 2,523 in Five Canyons and an estimated 1,158 in Hillcrest Knolls. The 2000 Census reported that about 1,520 persons, who comprised 2.5 percent of the total population, lived in group quarters. Including this non-household population, the total 2005 planning area population was estimated to be 62,877. (The relatively high proportion of the population living in group quarters is probably associated with the institutional uses on the Fairmont Campus. In comparison, only 1.9 percent of the total Alameda County population lived in group quarters.)

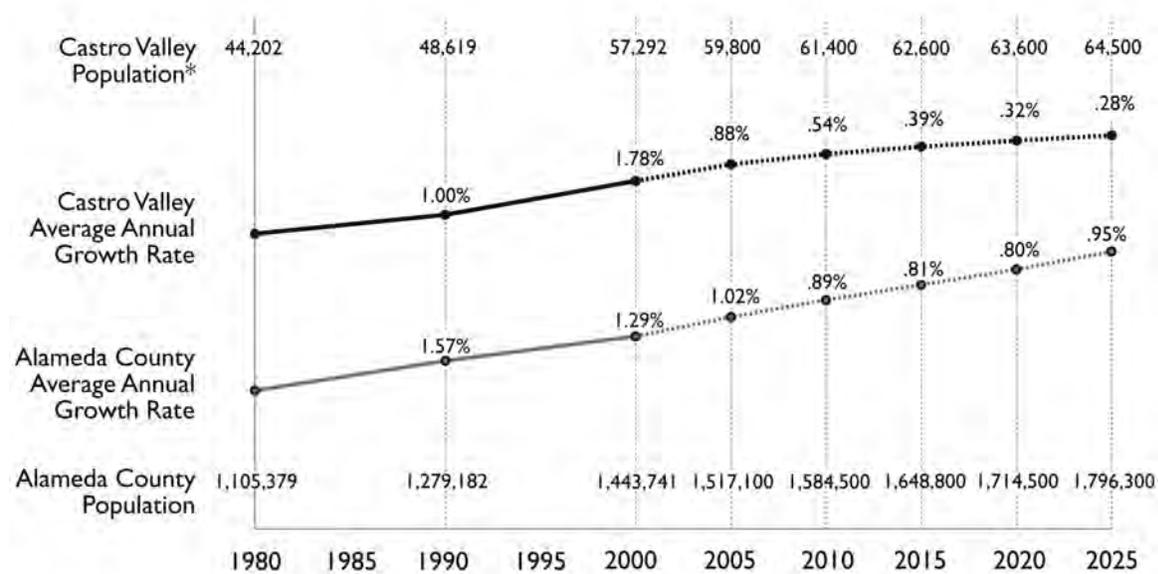
The estimated 2005 planning area population represents an increase of about 4.0 percent over the 2000 Census estimate of 60,488 and is far less than the 29 percent increase the area has realized since the 1990 Census, when the population was 48,619. Historically, the population increased rapidly during and after World War II, from approximately 5,000 before the war to 18,000 by 1950. The population continued to grow, doubling by 1960, and reaching 45,749 by 1970. The 1980s brought a temporary decline in population but the extremely strong housing market in the Bay Area during the 1990s and early 2000s has made places like Castro Valley very attractive, and the population is still growing.

Between 1990 and 2000, Castro Valley added more population than any other unincorporated community in Alameda County but its growth rate, which has averaged about 1.93 percent a

year since 1990, is now slower than Cherryland-Fairview and Ashland. Castro Valley experienced its most rapid growth during and after World War II, when the population soared from about 5,000 before the war to 18,000 by 1950. The population continued to grow, doubling by 1960, and reaching 45,749 by 1970. Since the 1980s, the community has grown more slowly than the countywide population, a trend that ABAG projects will continue. Today, Castro Valley, including Five Canyons, accounts for just over 4 percent of Alameda County’s population. See Chart 3.1-1. CMA estimates the current population of the Five Canyons area to be about 3,000 and expects the population to increase to about 3,500 by 2025.

ABAG (2005) projected that between the years 2005 and 2025, Alameda County’s population will increase by 18.4 percent, from 1,517,100 to 1,796,300 people. Castro Valley is projected to grow by 7.9 percent, an average annual growth rate of less than .4 percent, during the same period. This reflects the reality that the community is becoming increasingly built out, since there are no large undeveloped acreages within the urban growth boundary established by Measure D.

Chart 3.1-1: Castro Valley* and Alameda County Population Trends and Projections (1980-2025)



* Excluding Five Canyons and Hillcrest Knolls

Sources: 1990 & 2000 US Census; 1985 Castro Valley General Plan; ABAG Projections 2005.

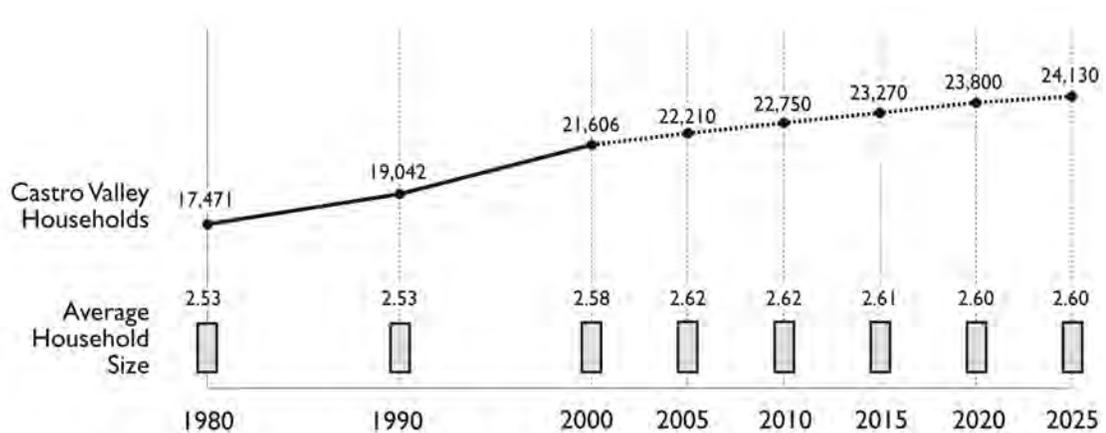
Population Characteristics

Households in Castro Valley are, on the average, smaller, older, and wealthier than households countywide or in nearby unincorporated communities. However, while Castro Valley will continue to be home to many older households, young families and smaller households are likely to move in to take advantage of the community’s central location within the job centers of the East Bay, quality of life, and good schools.

Based on the 2000 Census, there were an estimated 23,066 households in the Castro Valley Planning Area (including Five Canyons and Hillcrest Knolls) with an average household size of 2.67 persons, an increase from 1980, when households averaged 2.53, but still smaller than nearby communities. In contrast, there were 2.70 persons in the average Alameda County household. Households were also larger in San Lorenzo (2.92), Cheryland (2.87), and Fairview (2.84). Based on CMA estimates, in 2005, Castro Valley had 23,226 households with an average household size of 2.64. Chart 3.1-2 shows how the community’s household size has changed over the years.

Despite the fact that Castro Valley and the county as a whole have the same proportion of population between the ages of 5 and 19 (20.3 percent), the median age of Castro Valley residents is higher (39.4 years compared with 34.5 countywide) because of the larger percentage of elderly residents. Almost 15 percent of Castro Valley’s residents are 65 years of age and older compared with 10.2 percent countywide. About 60 percent of the community’s residents are between the ages of 20 and 64 com-

Chart 3.1-2: Castro Valley* Household Size Trends (1980-2025)



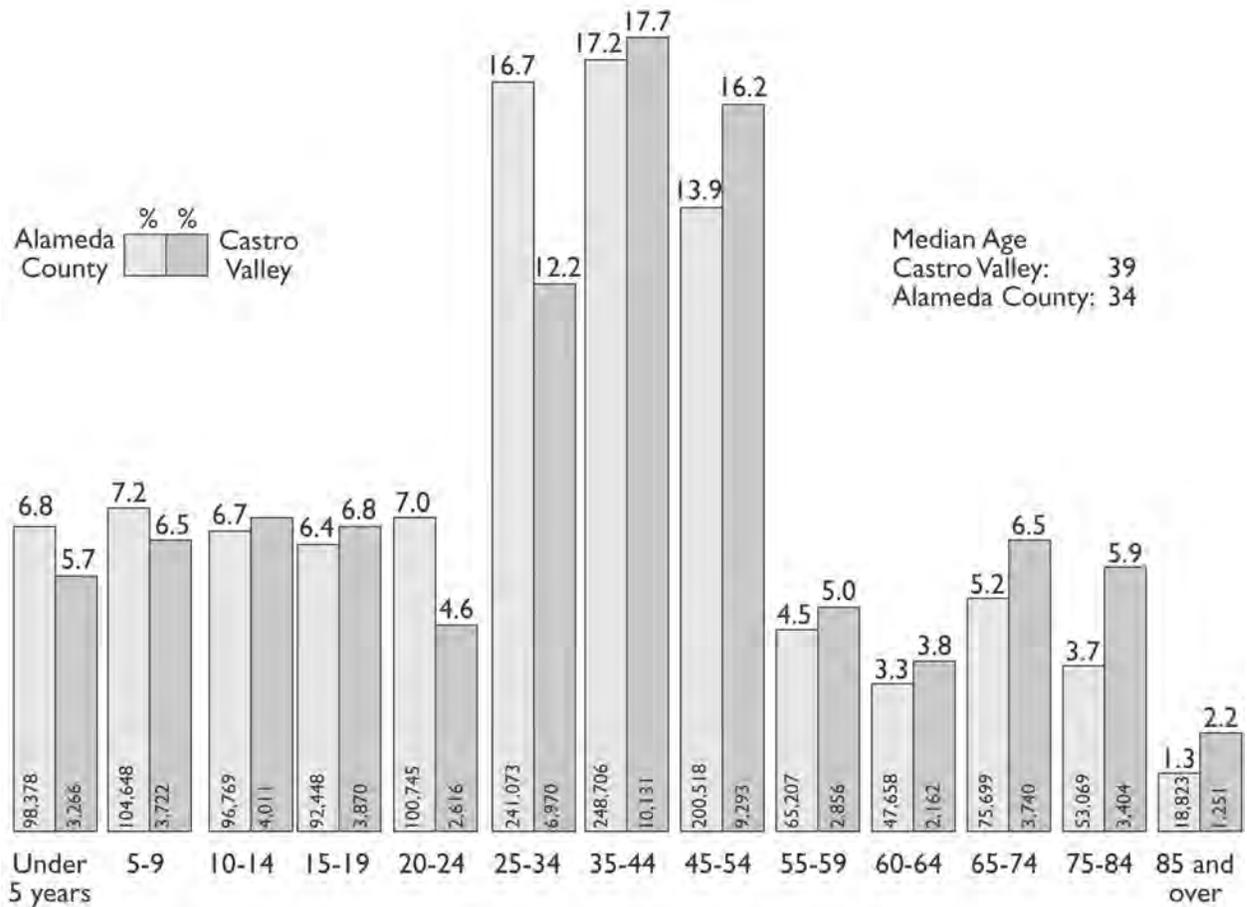
* Excluding Five Canyons and Hillcrest Knolls

Sources: 1990 & 2000 US Census; 1985 Castro Valley General Plan; ABAG Projections 2005.

pared with almost 63 percent county wide. Chart 3.1-3 shows the age distribution in Castro Valley versus Alameda County as a whole.

The median age of Castro Valley residents increased from 35.5 in 1980 to 39.4 in 2000 indicating that an increasing proportion of the planning area’s population is made up of older adults, a trend that is likely to continue in the future. One reason for this characteristic may be that many of Castro Valley’s long-time residents choose to remain in the community while the rate of population increase from in-migration and natural increase have been somewhat lower than the countywide average.

Chart 3.1-3: Castro Valley* and Alameda County Age Distribution (2000)

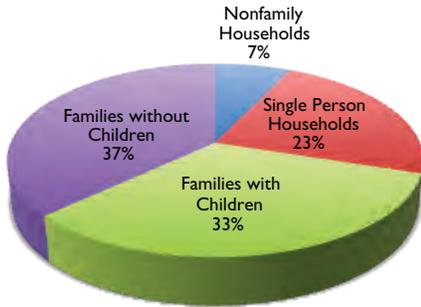


Age Distribution, 2000: Castro Valley & Alameda County

* Excluding Five Canyons and Hillcrest Knolls

Source: 2000 US Census.

Chart 3.1-4: Castro Valley Household Types (2000)

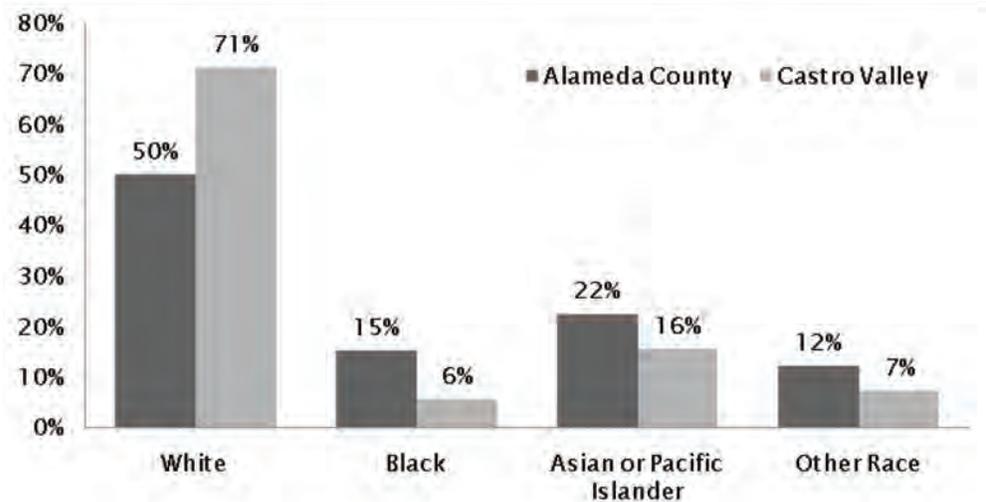


Of the roughly 22,800 Castro Valley households in 2000, 70 percent were families compared with only 65 percent for Alameda County as a whole. Single women headed 22 percent of all households and 23 percent of householders live alone. Even though the proportion of persons who live alone is higher countywide than in Castro Valley, a greater proportion of these non-family Castro Valley householders are 65 or older (9.3 percent compared with 7.3 percent countywide). The breakdown of household types is shown in Chart 3.1-4.

The median income of Castro Valley households excluding Five Canyons increased 42 percent from \$45,636 in 1989 to \$64,874 in 1999. In contrast, the median income of households in the Five Canyons area was \$117,846. Although the average Alameda County household experienced a 49 percent increase during the same period, the median household income countywide was almost 16 percent lower than in Castro Valley. Only 7.2 percent of Castro Valley households had income levels below the poverty line compared with 11 percent countywide, 9.0 percent in Fairview, 9.1 percent in San Lorenzo, and 21.3 percent in Cherryland.

Even though the 2000 Census reported a significant increase in the proportion of non-white Castro Valley residents, the community continues to be relatively homogenous. In 1980, 92 percent of the residents were white, 7.5 percent Latino and about 2 percent African-American. As shown in Chart 3.1-5, in 2000 about

Chart 3.1-5: Castro Valley* and Alameda County Racial Distribution (2000)



* Excluding Five Canyons and Hillcrest Knolls

Source: 2000 US Census.

70 percent of the community's residents identified themselves as white compared with 50 percent countywide. Asian and Pacific Islander residents now make up 16 percent; African American residents are 6 percent; and other races are 7 percent of Castro Valley's population. The County population is distributed as: 50 percent white; 15 percent African American; 22 percent Asian or Pacific Islander; and 12 percent other races. Within the total Castro Valley population, 12 percent identify themselves as being of Hispanic or Latino ethnicity and 5 percent identify themselves as being multi-racial. Within the County as a whole, 19 percent identify themselves as being of Hispanic or Latino ethnicity and 6 percent identify themselves as being multi-racial.

Housing Units

The 2000 Census reported a total of 23,051 dwelling units in Castro Valley (including Five Canyons), about a 9 percent increase from 1990. The vacancy rate was 1.8 percent compared with 3.1 percent countywide indicating the strength of the housing market. See Table 3.1-1.

Table 3.1-1: Housing Occupancy & Tenure, 2000

	Alameda County		Castro Valley	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Total housing units	540,183	100.0	23,051	100.0
Vacant housing units	16,817	3.1	415	1.8
Occupied housing units	523,366	96.9	22,636	98.2
Owner-occupied housing units	286,277	54.7	16,069	71.0
Renter-occupied housing units	237,089	45.3	6,567	29.0
Average household size of owner-occupied unit	2.86		2.68	
Average household size of renter-occupied unit	2.52		2.39	

Source: 2000 US Census

Housing Types

Housing is the predominant land use in Castro Valley and the area's residential neighborhoods are its most prominent feature. As of the 2000 Census, most of the housing in the planning area (71.9 percent) was in single family detached structures and another 8 percent of the dwellings are in two-unit buildings. About 18.5 percent of the area's housing is in multi-family buildings that contain three or more housing units. The multi-family units, townhouses, and mobile homes are generally located closer to the Central Business District between Somerset

and Castro Valley Boulevard, along Redwood Road, and south of I-580 along Grove Way. About 2 percent of the housing units are mobile homes, most of which are in nine mobile home parks; all but one of the parks are on Castro Valley Boulevard. This is one of the largest clusters of mobile homes in Alameda County. Table 3.1-2 summarizes this breakdown.

Table 3.1-2: Castro Valley Residential Units by Building Type, 2000

	Housing Units	Percentage
Single Family Detached	16,595	71.9
Duplex	1,791	7.8
Multi-Family (3-19)	2,054	8.9
Multi-Family (20 or more)	2,217	9.6
Mobile Homes and other (RV, etc.)	437	1.9
Total Housing Units	23,094	

Source: U.S. Census 2000

Almost 85 percent of all units were constructed before 1990, the majority of which were built between 1940 and 1959. About 11 percent were built during the 1980s, and another 15.3 percent during the 1990s. Close to half of the newest units are in the Five Canyons development.

Jobs

Castro Valley is primarily a residential community, with more employed residents than jobs. The CMA estimated 9,276 jobs in the planning area in 2005—almost 3.4 employed residents for every job. Castro Valley is also expected to have a lower rate of job growth than the county as a whole, again due to limited availability of land. In 2005, ABAG projected that the number of jobs in Alameda County would increase by 36 percent, from 750,160 in 2000 to 1,021,960 in 2025. During the same period, the number of jobs in Castro Valley was expected to grow by about 11 percent.

According to the projections done by ABAG in 2005, just over half of the jobs based in Castro Valley are in the services sector including personal and business services as well as health, education, and recreation, which is indicative of the importance of the Fairmont Campus facilities as well as Sutter Medical Center. Many of the other jobs in this category are school district employees. Another 18.6 percent of Castro Valley jobs are in the financial

and professional sector. Retail employment represents a relatively small proportion of the community's job base—only 9.2 percent in 2005 compared with 11.1 percent countywide. In fact, ABAG reports that the actual number of retail jobs dropped from 1,723 in 1980 to 1,270 in 2000. Although ABAG projected an 11.2 percent increase in the number of jobs in Castro Valley, the proportion of retail jobs is expected to decline. Meanwhile, the proportion of jobs in the services sector is projected to increase.

3.2 COMMUNITY DEVELOPMENT STRATEGY

Infill residential and commercial development can continue to occur in Castro Valley without changing the fundamental character of the community. There is capacity throughout the community to add small residential projects on residentially zoned properties. There are sites in the downtown recently designated for higher density housing, which is consistent with community and regional “smart growth” goals of encouraging housing near transit and community services. There are many small commercial properties that have not been renovated in many years, and the community would benefit overall from renovation and new development in downtown and along the commercial corridors.

The following principles outline the overall community development strategy:

- Continue to allow infill residential development to occur throughout the community. Accommodate a wide variety of housing types and households – small subdivisions of single family lots, “small-lot” subdivisions for detached homes; townhouses; rowhouses; condominiums and apartments.
- In the lower density residential areas of Castro Valley, maintain the character of the existing neighborhoods while allowing infill with new homes, home additions, and secondary units. There is no need for major increases or decreases in allowed density, except in cases where there are significant biological resources on the property.
- In areas where medium density housing or a mix of residential densities exist, clarify the desired character and density of whole neighborhoods and sub-neighborhoods in the General Plan and Zoning, rather than considering density changes piecemeal through Planned Unit Developments and individual site re-zonings.

- Encourage the renovation of older commercial development, and the development of new commercial uses that provide retail, restaurants, services, and employment.
- Protect areas that are environmentally sensitive and/or contain significant biological resources.

Areas for Infill Residential Development

Over the past twenty years, there have been a few major large subdivisions and a wide variety of smaller infill development projects. Homes in the major subdivisions are much larger in scale than the older single family homes built from the 1950's through 1980's. Future residential development in Castro Valley will consist primarily of the smaller projects, because most of the large acreages within the urbanized area established by Measure D have been developed. In addition, there have been a number of subdivisions on narrow deep lots, creating detached single family homes or townhomes on small lots along a private driveway. There have also been single family homes built behind existing homes on deep lots, creating new "flag lots."

The primary areas where there is capacity for infill residential development are shown in Figure 3-1, Community Development Strategy, and further described below:

- *Small Single Family Subdivisions on Existing Large Lots.* Existing large lots exist in areas currently designated for single family development, where one lot can be divided into a few smaller lots. Minimum lot sizes for new subdivisions should be established in the zoning, based on slope conditions, access limitations, biological resources, and prevailing lot size. In some areas where very small lots already exist, minimum lot sizes can be reduced below 5,000 square feet.
- *Housing Element Sites.* The 2003 Alameda County Housing Element designated sites in the downtown and scattered in neighborhoods for multifamily development at densities from 40 to 60 units per acre. These are opportunity sites for infill residential development that will benefit from access to downtown, BART, bus, retail, and services.
- *Mixed Housing Type Areas Near Business Districts.* There are several areas near commercial centers in Castro Valley that currently include medium and higher density housing as well as lower density housing. The primary area is north of Castro Valley Boulevard to Somerset, between Lake Chabot Road and Redwood Road. Others are located close to

Redwood Road, Grove Way, and Foothill Boulevard. These areas are well served by roadways and transit and have easy pedestrian access to shopping and services. It is appropriate to allow new medium and high density development in these areas, provided that lot dimensions can accommodate higher density development and meet development standards and design criteria.

- *Vacant Sites.* There remain small vacant sites in Castro Valley where infill residential development can be accommodated.



Small vacant site in Castro Valley.

Areas for Commercial Renovation and Development

- *Central Business District Redevelopment Opportunity Sites.* There are many sites in the Central Business District (CBD) where renovation and redevelopment should be encouraged so that restaurants, retail, entertainment, and services are available to community residents. Opportunity sites have been identified in conjunction with preparation of the Redevelopment Strategic Plan (2006).
- *Potential Renovation or Rebuilding Sites.* There are other sites in the Central Business District and the Eden Area Redevelopment Project Area outside the CBD that are smaller and may not have as much potential for new development, but still are appropriate for renovation and rebuilding.
- *Hospital and Medical Office/Retail District.* During the course of the 20 year planning period, the hospital must be rebuilt to comply with State seismic standards. This will involve a major rebuilding and renovation of facilities on the hospital campus. There are sites within the campus, and surrounding properties, where further infill commercial development is appropriate to support this major community facility and employer.
- *Neighborhood Commercial Mixed Use.* There are several very small sites within residential neighborhoods that have long been occupied with small neighborhood-serving commercial uses. These sites would benefit from renovation, and are also appropriate for mixed use development, provided that it fits in with the scale of the neighborhoods.



Infill sites in the Central Business District are being redeveloped for new retail and service uses.



Underused sites around the Medical Center can be redeveloped for health-related uses.



Neighborhood commercial sites should be retained for commercial or mixed use development.



Madison-Common Specific Plan Area



Cull Creek Canyon

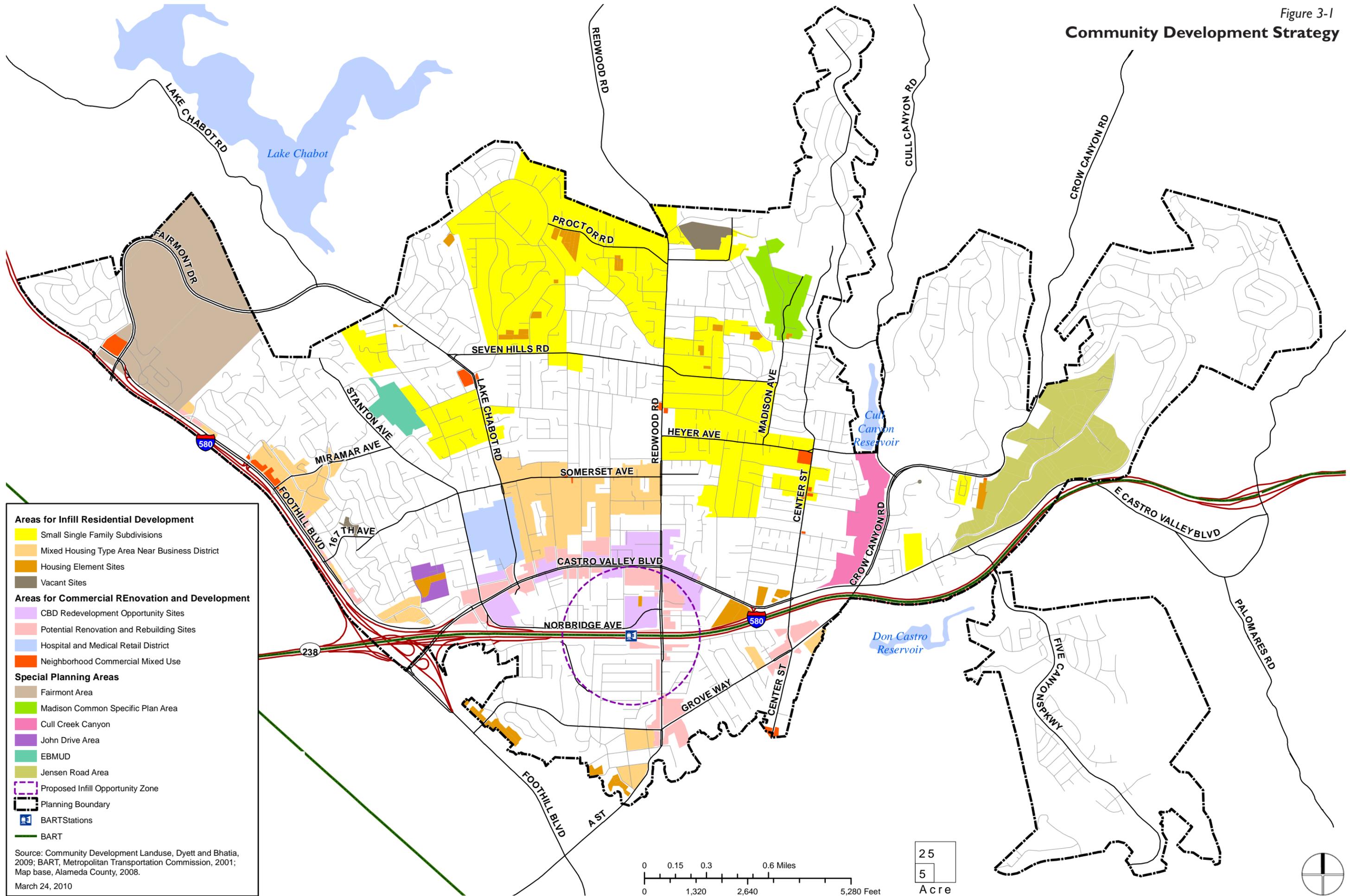


Fairmont Campus Area

Areas Where Special Planning Efforts Are Needed

- *Madison-Common Specific Plan Area.* This area has very limited access for automobiles and emergency vehicles due to narrow streets, as well as steep slopes and significant biological resources. Thus future development in this area should be limited, as per the provisions of the Specific Plan.
- *Cull Creek Canyon.* This area contains a major creek and has significant biological resources as well as steep slopes. Thus, development in this area should be limited to protect these sensitive areas.
- *Fairmont Area.* This 204-acre area is controlled by Alameda County for such uses as the Juvenile Justice Center, animal shelter, and Sheriff Department Facility. In addition, The Alameda County Medical Center (ACMC), and the Health Care and Behavioral Health Care facilities are located in the Fairmont Area. Approximately 30 percent of the area is not suitable for structures as the Hayward fault runs through the area.
- *EBMUD Site.* The East Bay Municipal Utilities District owns a 24-acre parcel at Sydney Way, Stanton and Carlton Avenues, which is zoned for single family development. Steep slopes constrain access to the flatter parts of the site that may be suitable for development.
- *John Drive Area.* Despite its proximity to Interstate 580 and Castro Valley Boulevard, development of vacant lands in the southwestern part of Castro Valley, north of the Neighborhood Church, will be hampered by steep slopes and poor access.
- *Jensen Road Area.* Formerly part of the Jensen Ranch, this area is characterized by grassland vegetation that serves as an important natural habitat and migration route for animals. Steep slopes and adjacency to I-580 require that special planning be done to ensure resources are protected.

Community Development Strategy



Areas for Infill Residential Development

- Small Single Family Subdivisions
- Mixed Housing Type Area Near Business District
- Housing Element Sites
- Vacant Sites

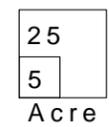
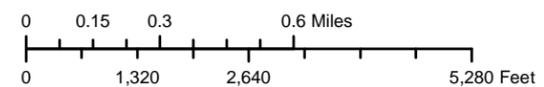
Areas for Commercial Renovation and Development

- CBD Redevelopment Opportunity Sites
- Potential Renovation and Rebuilding Sites
- Hospital and Medical Retail District
- Neighborhood Commercial Mixed Use

Special Planning Areas

- Fairmont Area
- Madison Common Specific Plan Area
- Cull Creek Canyon
- John Drive Area
- EBMUD
- Jensen Road Area
- Proposed Infill Opportunity Zone
- Planning Boundary
- BART Stations
- BART

Source: Community Development Landuse, Dyett and Bhatia, 2009; BART, Metropolitan Transportation Commission, 2001; Map base, Alameda County, 2008.
March 24, 2010



3.3 2025 PROJECTIONS: GENERAL PLAN “BUILDOUT”

Based on the overall community development strategy, detailed land use proposals that follow in Chapter 4, and the community character and design analysis contained in Chapter 5, a detailed set of growth projections were prepared for the twenty year planning horizon of the General Plan. Full development under the proposed General Plan is referred to as “buildout.” Although the General Plan applies a 20-year planning horizon, it does not specify or anticipate when or where buildout will actually occur; the designation of a site for a certain use does not necessarily mean the site will be built or redeveloped with that use in the next 20 years. Buildout does not reflect the maximum capacity that the planning area could theoretically accommodate based on the General Plan, but rather the most likely level of development based on trends, permit history, demographic characteristics, and a variety of other relevant factors that are discussed below.

This General Plan designates new land use classifications for some areas of Castro Valley. In contrast to much of Castro Valley’s past growth, new housing units will be added through infill development, primarily from the redevelopment of under-built sites, additional units on lots that are already developed, and some development on vacant lots. As shown in Table 3.3-1, the proposed General Plan would add around 2,394 households, increasing the total number of households in Castro Valley to 25,620 by 2025. This would result in a population of approximately 67,191 people at buildout, an increase of less than 10 percent over the estimated 2005 population.

Over a 20-year period, the addition of about 5,834 people represents an average annual growth rate of 0.5 percent, a lower rate than that experienced by Castro Valley over the last 15 years (1990-2005), which was approximately 1.6 percent.

Average household size is expected to remain steady, decreasing slightly from 2.64 people per household in 2005 to 2.62 in 2025. However, the future population estimates shown in Table 3.3-1 assume an average household size of 2.62 over the course of the planning period in order to be slightly more conservative when estimating Castro Valley’s future population.

Table 3.3-1: Households and Population at Buildout

	Estimated 2005 ¹	Increase 2005-2025	Buildout 2025 ³
Housing units	23,691	2,442	26,133
Average household size	2.64	-	2.62
Households ²	23,226	2,394	25,620
Population	61,357	5,834	67,191

1. Estimates of households, household size, and population are based on the Alameda County Congestion Management Agency’s 2005 data, which are considered to be the most accurate representation of Castro Valley’s current status. This data is based on ABAG’s 2002 projections for job and housing growth in the Bay Area, which are similar in methodology to ABAG’s 2005 projections. For household size, we have assumed an average household size of 2.62, in order to exercise caution in buildout estimates, although by the end of the planning period the average size is projected to be 2.60, as shown in Figure 3-5.
2. Assumes an average household size of 2.62, in order to exercise caution in buildout estimates.
3. A vacancy rate of 2 percent is assumed in calculating future households, based on a vacancy rate of 1.8 percent, as reported in the 2000 US Census.
4. To project population at buildout, the number of new housing units was added to current housing units. Households were then calculated by multiplying total housing units by 0.98 to take the assumed 2 percent vacancy rate into account. The households were then multiplied by the assumed average household size.

Sources: Existing Information from CMA 2005, projected from ABAG 2002 numbers. Projected growth from Dyett & Bhatia, 2005, based on parcel by parcel analysis of development potential under the new Castro Valley General Plan.

Residential Development

The expected residential growth rates are based on a weighted average of recent residential development rates in Castro Valley. Between 1990 and 2000, there was an average of 167 units built per year; between 2001 and 2003 the average was 99 units per year; and between 2004 and 2005 the average was only 32 units per year. The 15 year average annual rate was 135 units built per year between 1990 and 2005. However, growth rates from 1990 to 2005 included several very large subdivisions, and with the new Urban Growth Boundary established by Measure D, there are no large sites remaining that can be subdivided.

Based on the development anticipated under the parcel-level development potential analysis, The projected buildout rate is approximately 122 units per year. This projected rate takes into account the pace of development over the past 16 years, the fact that higher residential densities have recently been adopted for the downtown, and also the many factors that limit housing development on individual sites in Castro Valley. These include restrictions due to slope and biological resources, limited access to some lots, the number of people willing to subdivide their lots,

a constraint on the number of new units that can be absorbed in a year, and difficulty in adding units to existing building configurations and meeting parking and frontage requirements. All of these factors severely limit residential development and, as a result, just 15 percent of maximum possible residential construction is expected to occur.

Single Family Development Potential

New single-family units will primarily be created through the subdivision of existing single-family lots, most of which already include one unit. Outside of the Central Business District, about 1,000 new single-family units are expected to be added to Castro Valley by 2025.

Multifamily Development Potential

Outside of the Central Business District, about 430 new multifamily units are projected to be added to Castro Valley over the next 20 years.

Secondary Units Development Potential

Secondary units are expected to be added at a rate of around five per year, which is slightly higher than the rate of 3.25 per year added between 2002 and 2006, and assumes that secondary units will be built on one percent of single-family lots that can accommodate them. Around 100 new accessory units are expected to be added by 2025.

Downtown Development Potential

Within Castro Valley's Central Business District, residential development is expected to occur at a higher rate as sites have recently been rezoned to allow for denser, mixed-use development. The analysis studied the ratio of the value of improvements to the value of land in order to identify opportunity sites for development. Depending on the size and existing structures on the opportunity sites within different sub-areas of downtown, development is expected to occur on between 25 and 100 percent of the opportunity sites. Around 900 new housing units are expected to be added in the Central Business District, almost doubling the housing stock in that area and accounting for 37 percent of Castro Valley's expected residential growth.



Existing mobile home parks in the CBD are potential sites for new multi-family residential or mixed-use development.

Total Projected Residential Development

Table 3.3-2 shows the number and type of units anticipated in the Central Business District, as well as in the rest of Castro Valley.

Table 3.3-2 Projected Residential Development (2025)

	Existing Units	New Single-Family Homes	New Second Units	New Multi-Family Units	Net New Units	Total Units (Existing and New)
CBD	1,100	-	-	900	900	2,000
Rest of Castro Valley	22,600	1,000	100	430	1,530	24,130
Total	23,700	1,000	100	1,330	2,430	26,130

Source: Existing Information from CMA 2005, projected from ABAG 2003 numbers. Projected growth from Dyett & Bhatia, 2005 and 2009 based on parcel by parcel analysis of development potential under the new Castro Valley General Plan.

Employment Growth

Castro Valley is projected to accommodate approximately 1,608 new jobs within the community at buildout, an increase of 17 percent over the Alameda County CMA's estimate of 9,276 jobs in the community as of 2005. This job growth will occur from a combination of more commercial floor area being developed, the renovation of Sutter Medical Center Castro Valley, growth in local public sector jobs, and more residents working from home or starting home-based businesses. About half of the new jobs will be located in Castro Valley's Central Business District (CBD). Most of the other new jobs are projected to be created by an increase in residents working from home or from other jobs based in private residences but performed by non-residents. The breakdown of new employment is shown in Table 3.3-3.

Table 3.3-3: Projected Employment Growth

Type/Location	Number of new jobs	Percentage
CBD and commercial areas	812	50
Hospital	99	6
Work from home	570	35
Home-based employment	91	6
Schools	36	2
TOTAL	1,608	100

Source: Dyett & Bhatia, 2010

Opportunity Sites in Commercial Areas

About 42 percent of the projected new employment (812 jobs) will be generated by an estimated net increase of 200,000 square feet in Castro Valley's commercial floor area, which represents about a 20 percent increase above the community's current commercial floor area of 1.04 million square feet. This amount of development corresponds with economic demand analyses undertaken for the Existing Conditions report and the Redevelopment Strategic Plan (Alameda County Community Development Agency, completed December 2005) which estimate that over the next 20 years Castro Valley would experience demand for approximately 150,000 square feet of new retail space, 15,000 square feet of medical office space, 40,000 square feet of other office space, and 5,000 square feet of neighborhood retail space.

There are three types of areas where commercial development will likely occur in Castro Valley: around the BART station, in mixed use projects elsewhere in the CBD, and on other sites that are developed for a variety of exclusively commercial uses. Table 3.3-4 shows the anticipated extent of development of each, taking into account the loss of existing commercial floor space in the CBD due to demolition for redevelopment for housing and other uses.

Table 3.3-4: Commercial Buildout through (2025)

Location	Existing Building Square Footage	Existing Lot Square Footage	Projected Non-Residential FAR	Percent of Sites to be Redeveloped	Est. New Square Footage	Existing Square Footage Demolished for Redevelopment	Total Net New Square Footage
BART Site	0	488,927	0.20	100	97,800	0	97,800
Mixed-Use Sites in CBD	245,250	1,398,855	0.10	35	49,000	85,838	-36,800
Other Commercial	793,882	3,357,572	0.35	35	377,100	235,811	141,300
Total	1,039,132	5,245,353	-	-	523,900	321,649	202,300

Source: Dyett & Bhatia, 2006



A very small number of new jobs are anticipated at the Medical Center, since the hospital does not plan to increase the number of beds.

To calculate the buildout, assumptions were made about the intensity and mix of development in each location:

- The BART site is designated to allow a mix of uses. It was assumed that development within this area build out to the maximum intensity permitted, with 20 percent of the structures being used for non-residential space and the remainder for housing.
- For mixed-use sites in the CBD, it was assumed that retail would be placed on the ground floor of the structure, with a depth of 80 feet or less.
- For the other commercial sites, an average FAR of 0.35 is the typical density of a single story commercial structure with surface parking.

Sutter Medical Center Castro Valley

Sutter Medical Center does not project any increase in total employment because the hospital does not plan to increase the number of beds. An increase of 100 jobs was assumed, since the hospital is planning to rebuild its facilities, and more modern facilities may attract more doctors and patients. The General Plan also creates a Hospital and Medical Office District and includes policies intended to optimize the role of the Medical Center as a catalyst for health-related development.

Other Employment

The 2000 Census reported that 3.7 percent of Castro Valley’s employed residents worked from home. The General Plan projects that the number of residents who work at home will increase to 5 percent in both existing and new units, based on increasing demand and technology available for working from home. This means that close to 2000 employed Castro Valley residents will be working from home in 2025. Assuming that about half of the existing employed residents will be shifting from other jobs in the planning area, about 570 or the new jobs will be home occupations, or as much as 35 percent of Castro Valley’s job growth.

A similar category is home-based employment, which includes jobs like gardeners and cleaning services. Home-based employment is expected in one of every 8 new households, which will create 259 new jobs, or 18 percent of the job growth. Because some of these positions are part-time jobs that are filled by persons who work in more than one household, the number of new home-based jobs is estimated at about 90 or 6 percent of the increased planning area employment.

School employment is expected to increase slightly (36 jobs), to reflect minimal increases in the total number of students over the next 20 years based on projected demographic trends.

Employed Residents per Household

In addition to an increase of jobs located within Castro Valley, it is expected that households in the community will contain a higher number of employees per household on average. Alameda County's Congestion Management Program estimates that as of 2005, Castro Valley had 31,233 employed residents in 23,226 households, for a rate of 1.34 employed residents per household. This General Plan anticipates that by 2025, Castro Valley will have 38,462 employed residents in 25,620 households, for a rate of 1.50 employed residents per household. This reflects demographic trends, which include: new young families moving in taking the place of older residents that retire; and an increased number of workers per household due to high housing costs.

This change is not accompanied by a significant shift in average household size, so the increase in employed residents per household is primarily a function of an increase in the proportion of residents with jobs. This increase in employed residents per household may affect traffic volumes, although the impact will depend on the location and hours of these jobs.

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4

Land Use and Development

This chapter contains the detailed land use and development policies that will guide future development in Castro Valley over the next twenty years. Action items specify changes that need to be made to the existing Zoning Code, Subdivision Code, and project review processes to implement the policies. Because Castro Valley is an urbanized area where new growth will happen through smaller infill development projects, the policies are very detailed and specific to certain neighborhoods, districts, and building types. The overarching goal for land use and development is to continue to allow infill housing and add new retail, restaurants, services, and employment, while preserving and enhancing the small town character of Castro Valley.

This chapter contains policies and actions covering the following topics:

- Land Use Plan;
- Residential Development;
- Civic Uses and Community Facilities;
- Economic Development
- Neighborhood Commercial Uses;
- Central Business District;
- Professional-Medical District;
- Other Commercial Districts; and
- Special Planning Areas.

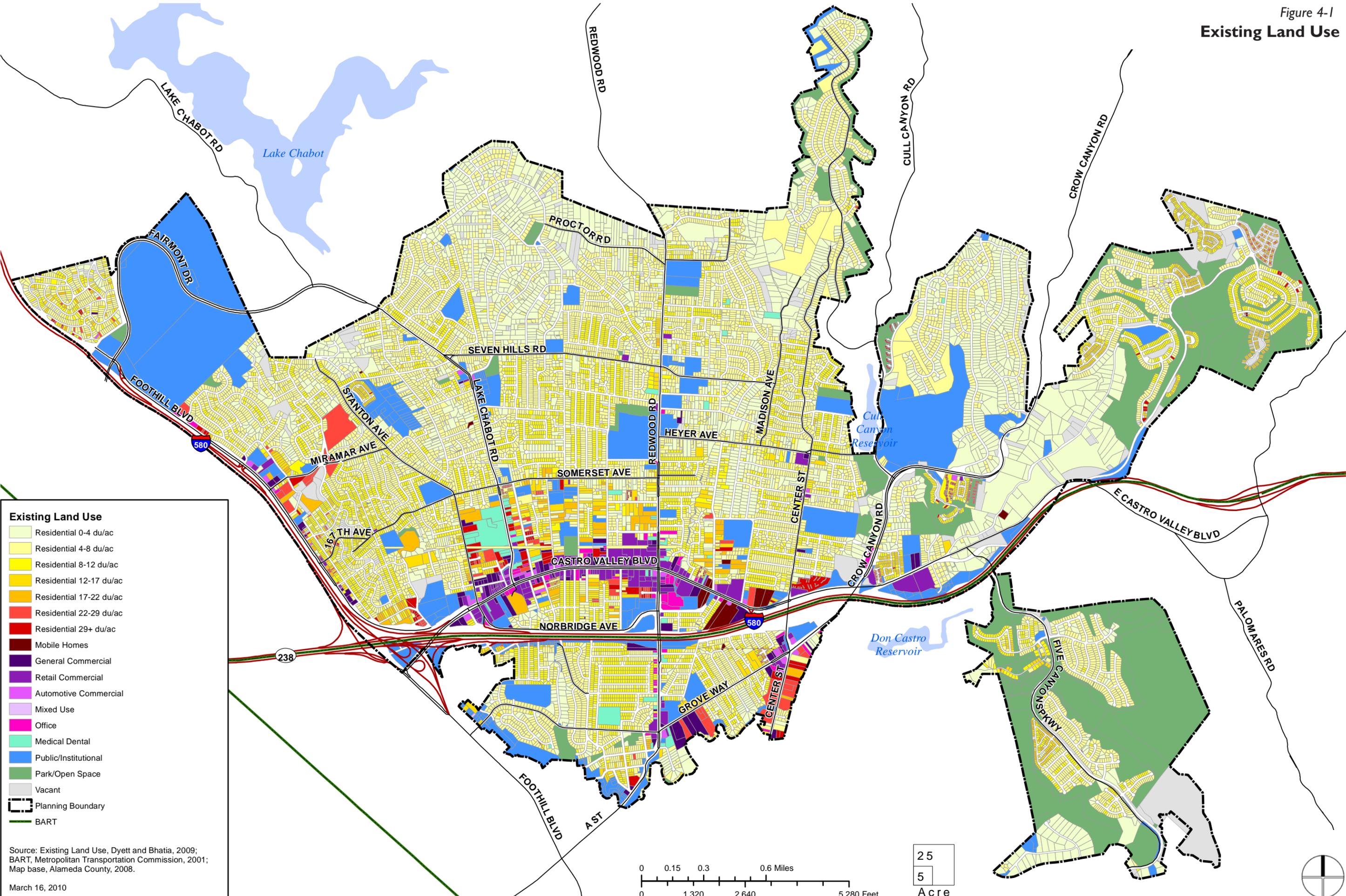
Development standards and design recommendations are included in Chapter 5: Community Character and Design.

4.1 EXISTING LAND USE

Land use in Castro Valley is primarily residential. Commercial uses are concentrated along Castro Valley Boulevard, along Redwood Road and Grove Way, and in several neighborhood shopping centers. Public and quasi-public uses, such as schools, libraries, and churches, are spread throughout the area, adjacent to both commercial and residential uses.

Interstate 580 divides Castro Valley into its northern and southern halves; from west to east, Lake Chabot Road, and Redwood Road provide the major north-south connections. Crow Canyon Road is the other major arterial running east-west and connecting Central Castro Valley with San Ramon and eastern Alameda County. Figure 4-1 illustrates Castro Valley's existing land use and vacant land as of 2010.

Figure 4-1
Existing Land Use

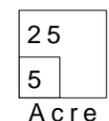
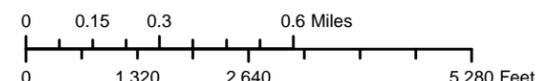


Existing Land Use

- Residential 0-4 du/ac
- Residential 4-8 du/ac
- Residential 8-12 du/ac
- Residential 12-17 du/ac
- Residential 17-22 du/ac
- Residential 22-29 du/ac
- Residential 29+ du/ac
- Mobile Homes
- General Commercial
- Retail Commercial
- Automotive Commercial
- Mixed Use
- Office
- Medical Dental
- Public/Institutional
- Park/Open Space
- Vacant
- Planning Boundary
- BART

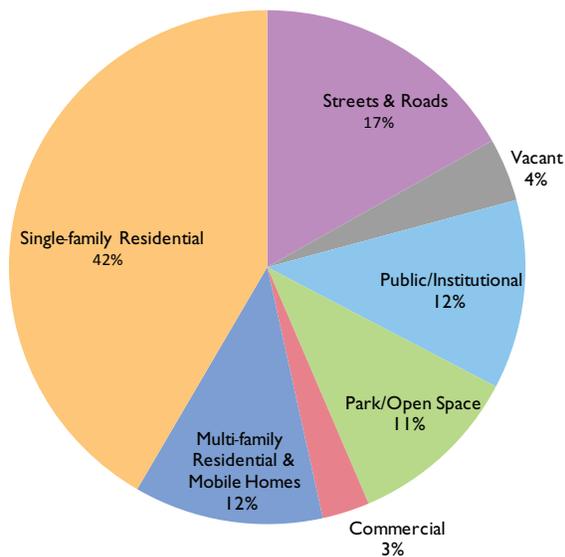
Source: Existing Land Use, Dyett and Bhatia, 2009;
BART, Metropolitan Transportation Commission, 2001;
Map base, Alameda County, 2008.

March 16, 2010



Castro Valley's Planning Area encompasses 6,880 acres, with 54 percent devoted to residential uses, as shown on Chart 4.1-1, Existing Land Use Distribution. Single-family residential dwellings account for approximately 3,000 acres with another 700 acres used for multi-family development and 20 acres for mobile homes. Commercial, medical/dental services and industrial/auto-related land uses occupy approximately 3 percent of Castro Valley's land area. Public and quasi-public land uses, including schools, churches, and public facilities, comprise about 12 percent of the land area. Parks and open space occupy 11 percent. About 257 acres, or 4 percent of the planning area, are vacant.

Chart 4.1-1 Existing Land Use Distribution



Source: Alameda County Assessor, Dyett & Bhatia, 2010

4.2 LAND USE PLAN

The amount of growth anticipated over the next twenty years in Castro Valley can generally be accommodated without major changes to the existing land use designations or substantial increases in permitted densities. Opportunities for residential development exist on vacant lots, and on lots in the upper and lower hillside areas that are large enough to be subdivided into two to four lots. Infill residential development is also possible in the downtown area and in multifamily neighborhoods north and south of I-580. Within the downtown, substantial additional commercial square footage can be developed because most of the properties are currently built at far less intensity than permitted under the Castro Valley CBD Specific Plan.



Opportunities for residential development exist on vacant lots in Castro Valley.

The focus of the General Plan effort has been to formulate more detailed land use and density regulations that reflect a deeper understanding of existing conditions, community character, environmentally sensitive areas, and new types of residential development. The General Plan Land Use Map (Figures 4-2 and 4-3) and Land Use Classification Tables (Tables 4.2-1A, -1B, and -1C) contained in this section represent a comprehensive revision to the land use regulatory framework, tailored specifically to Castro Valley. The Land Use Map is structured to function as a new zoning map for Castro Valley. The Land Use tables and policies of this chapter provide detailed guidance to revise the zoning ordinance provisions for land use, density, and development standards.

Figure 4-4, Substantive Zoning Changes, shows locations where the new Land Use Map will require changes to the County Zoning districts.

Land Use Classifications

The following tables, 4.2-1A-C, indicate the land use category descriptions and standards to be used when revising the County's Zoning Ordinance.

Table 4.2-1A: Residential Land Use Classifications

Land Use Category	Description	Corresponding Existing Zoning	Proposed Zoning	Maximum Density (Units per Net Acre)
<i>Rural Residential</i>	This designation is intended to retain opportunities for rural living with very low density, one-family detached housing on large lots greater than 20,000 square feet in size. The primary purpose is residential with the secondary purpose being crops, orchards, and gardens, and limited animal-keeping.	R-1(B-40); R-1(B-E, CSU, RV); R-1(L, B-E)	RR-40; RR-20	1-2
<i>Hillside Residential</i>	This designation is used in areas of steep slopes and/or high fire hazard areas to ensure that adequate mitigations are identified for the development of one-family detached dwellings. Lots range from 5,000 to 10,000 square feet resulting in residential densities between 4 and 8 units per net acre. Minimum lot sizes are to be based on the slope.	R-1 (B-E, CSU, RV); R-1 (B-E)	RH-10: minimum 10,000 sf lot; RH-8: minimum 8,000 sf lot; RH-7.5: minimum 7,500 sf lot; RH-6.5: minimum 6,500 sf lot; RH-5: minimum 5,000 sf lot	4-8
<i>Residential-Single Family</i>	This land use category provides for and protects established neighborhoods of one-family dwellings. Community facilities compatible with low-density residential uses ranging from 4 to 8 units per net acre are allowed.	R-1 (BE), R-1 (5000)	R-1-7.5 (7500 sf minimum lot size and R-1-5 (5000 sf minimum lot size)	6-8

Table 4.2-1A: Residential Land Use Classifications

Land Use Category	Description	Corresponding Existing Zoning	Proposed Zoning	Maximum Density (Units per Net Acre)
<i>Residential - Small Lot</i>	This designation is intended to provide for and protect small lot subdivisions where a variety of housing types are located on lots between 2,500 and 5,000 square feet in size. Housing types include one-family detached, duplexes, townhouses, and rowhouses. Residential densities range from 8 to 17 units per net acre.	RS; R-2; RS(D-35); RS(D-25)	RSL-5: One-family detached, duplexes and town-houses with maximum 5,000 sf lot area per unit; RSL-3.5: Small one-family detached with 3,500 to 5,000 square foot lot per unit; RSL-2.5: Duplexes and townhouses with 2,500 square foot lot per unit	8-17
<i>Residential - Low Density Multifamily</i>	This designation is intended for high density townhouses, and low density multi-family residential uses such as garden apartments and condominiums. Typical lot sizes are 2,000 square feet per unit. Residential densities range from 18 to 22 units per net acre.	R-3; RS(D-20)	RLM	18-22
<i>Residential - Medium Density Multifamily</i>	This designation is intended for medium density apartments and condominiums. Typical lot sizes are 1,500 square feet per unit. Residential densities range from 23 to 29 units per net acre.	RS(D-3); RS(D-15)	RM	23-29
<i>Residential Mixed Density</i>	This land use category is intended to provide a variety of housing types near commercial business districts while maintaining the existing character and development pattern of the neighborhood. The housing types include one-family dwellings, duplexes, townhomes, and two-story multi-family residential uses. Residential densities range from 8 to 29 units per net acre based on the lot width, depth, and size.	R-1; R-2; R-3; R-4; RS; RS(D-25); RS(D-3); RS(D-35)	RMX	8-29

Table 4.2-1A: Residential Land Use Classifications

Land Use Category	Description	Corresponding Existing Zoning	Proposed Zoning	Maximum Density (Units per Net Acre)
<i>Residential - Downtown Mixed Use</i>	The Downtown Mixed Use land use category allows for a vertical mix of uses that is uniquely appropriate to the central business district. The primary use is high density multi-family residential with densities ranging from 30 to 60 units per net acre. Ground floor commercial uses are required along Castro Valley Boulevard west of Forest Avenue or Norbridge. Landscaped front yards are required along Castro Valley Boulevard east of Forest Avenue. Ground floor commercial uses are encouraged along other high-traffic streets.	Portions of CBD Sub-area 10	CBD-RMU-40; CBD-RMU-60	30-60; ** 1.0 FAR*
<i>Residential - Downtown Low Density</i>	This designation is for the existing single-family neighborhoods within the CBD Specific Plan Area. Lot sizes are typically 5,000 square feet. One-family detached dwellings and duplexes are allowed.	Portions of CBD Sub-area 11	CBD-R-1 or R-1	10
<i>Residential - Downtown Medium Density</i>	This designation is applied to existing residential areas close to Castro Valley Boulevard commercial areas and the BART station. Housing types include townhouses, condominiums and apartments. Residential densities range dependent on lot size and width.	Portions of CBD Sub-area 11	CBD-RMX or RMX	8-29

* FAR = Floor Area Ratio. Floor Area Ratio is equal to the total square feet of floor area divided by the total square feet of lot area. Floor area excludes areas devoted to parking.

** On sites with mixed-use development, commercial density (FAR) and residential density (units per acre) are allowed to be combined, provided that buildings meet all other development standards.

Source: Kahn/Mortimer/Associates and Dyett & Bhatia: 2010, Castro Valley Central Business District Specific Plan, 1993.

Table 4.2-1B: Public and Open Space Land Use Classifications

Land Use Category	Description	Corresponding Existing Zoning	Proposed Zoning
<i>Public Facilities</i>	This land use designation is for large sites owned by public agencies and institutions or used for public and institutional facilities such as schools, community centers, fire stations, and utilities. The designation includes sites that are owned or used by the school districts for school-related purposes such as maintenance or corporation yards or are leased to private entities.	NA	PF
<i>Open Space - Parks</i>	This designation provides for current and expected future locations for public parks of all sizes and types in the community. Parks may include a wide range of uses including active playing fields, recreation facilities including buildings, picnic areas, plazas, bicycle and walking trails, water features, passive green spaces, and landscaped areas.	NA	OS-P
<i>Open Space - Natural</i>	This designation provides for natural open spaces that have been identified for permanent conservation. These areas are typically established as part of Planned Unit Developments as permanent easements. These areas are intended for passive recreation only.	NA	OS-N
<i>Biological Resources Overlay</i>	The biological resources overlay zone delineates high, moderate, and low priority areas for habitat preservation in order to ensure maximum protection of biological resources.	NA	See Figure 7-2

Source: Kahn/Mortimer/Associates and Dyett & Bhatia: 2010

Table 4.2-1C: Commercial and Central Business District Land Use Classifications

Land Use Category	Description	Corresponding Existing Zoning Districts	Proposed Zoning	Maximum Intensity (FAR*)
Commercial Land Uses				
<i>Neighborhood Commercial Mixed Use</i>	This designation applies to areas where the primary purpose is for neighborhood-serving retail and commercial service uses. Typical uses include but are not limited to convenience stores, small restaurants, hair salons, and fitness studios. Multi-family residential and live-work uses are allowed above the ground floor.	C-N	CNM	1.0; 22 units per net acre **
<i>Community Service and Office</i>	This land use category is intended for low-intensity office, administrative, retail, and personal service uses.	C-O	CS	1.0
<i>Community Commercial</i>	This designation is intended to provide a wide range of commercial goods and services to meet community needs generally in an auto-oriented setting. Typical uses include community-serving retail and commercial services, comparison retail, and office uses.	C-1; C-2; C-N;	OS-N	
<i>General Commercial</i>	This designation is intended for retail and service uses that meet the local, sub-regional, and regional demand. These uses are best located where there is the highest level of automobile access.	C-2	CG	1.0

Table 4.2-1C: Commercial and Central Business District Land Use Classifications

Land Use Category	Description	Corresponding Existing Zoning Districts	Proposed Zoning	Maximum Intensity (FAR*)
Central Business District Land Uses (Figure 4-7)				
<i>Low-Intensity Retail</i>	This designation allows land-extensive, auto-oriented uses near the freeway. Typical uses include retail, service, wholesale commercial, and industrial uses with some limited office uses.	CBD Sub-area 1	CBD-1	1.5
<i>Heritage Retail</i>	This designation supports existing pedestrian-oriented retail with continuous frontages. Ground floor retail, commercial services, or medical or dental offices are required. Live-work uses may be allowed behind or above the historic retail frontage on Castro Valley Boulevard or fronting San Carlos Avenue.	Portion of CBD Sub-Area 3	CBD-2	1.0
<i>Downtown Community Commercial</i>	This designation is intended to provide a wide range of commercial goods and services to meet community needs generally in an auto-oriented setting. Typical uses include retail and commercial services, comparison retail, and office uses.	Portions of CBD Sub-areas 2, 5, 7, 10	CC or CBD-3	2.0
<i>Downtown General Commercial</i>	This designation is intended for service-oriented commercial and office uses. Due to the location near the Medical Center and the existing character, offices uses, in particular medical and dental offices are encouraged. Live-work units may be allowed if determined to be appropriate with adjacent uses but not other types of residential uses.	Portion of CBD Sub-Area 3	CBD-4	2.0
<i>Core Pedestrian Retail</i>	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.	Portion of CBD Sub-area 7	CBD-5	2.0; 30-60 units per net acre**

Table 4.2-1C: Commercial and Central Business District Land Use Classifications

Land Use Category	Description	Corresponding Existing Zoning Districts	Proposed Zoning	Maximum Intensity (FAR*)
<i>Entertainment-Theater</i>	This designation is intended to support the regional theater with additional entertainment uses and complementary retail and restaurant uses. The district should be a pedestrian-oriented destination that is well served with parking.	Portion of CBD Sub-area 5	CBD-CE-1	2.0
<i>Regional Retail and Entertainment</i>	This designation is intended to provide for and protect the existing commercial recreation and entertainment uses. Complementary retail, hospitality, and office uses are allowed.	Portion of CBD Sub-area 2	CBD-CE-2	2.0
<i>Professional-Medical Office</i>	This designation provides for and protects the concentration of medical and professional office uses surrounding Sutter Medical Center Castro Valley. Complementary health-related professional and technical services, nursing homes, retail, and personal services such as fitness centers, day care, and restaurants, parking structures are encouraged.	CBD Sub-area 4	CBD-PM	2.0
<i>Redwood Road Office Commercial</i>	This designation supports high-intensity office development to provide employment opportunities between the Castro Valley BART station and downtown. Complementary retail, personal services such as day care and restaurants, parking structures, and other public facilities are encouraged. High density mixed use and residential uses are allowed west of Redwood Road, adjacent to the Transit Village.	CBD Sub-area 9	TOD-O	2.0

Table 4.2-1C: Commercial and Central Business District Land Use Classifications

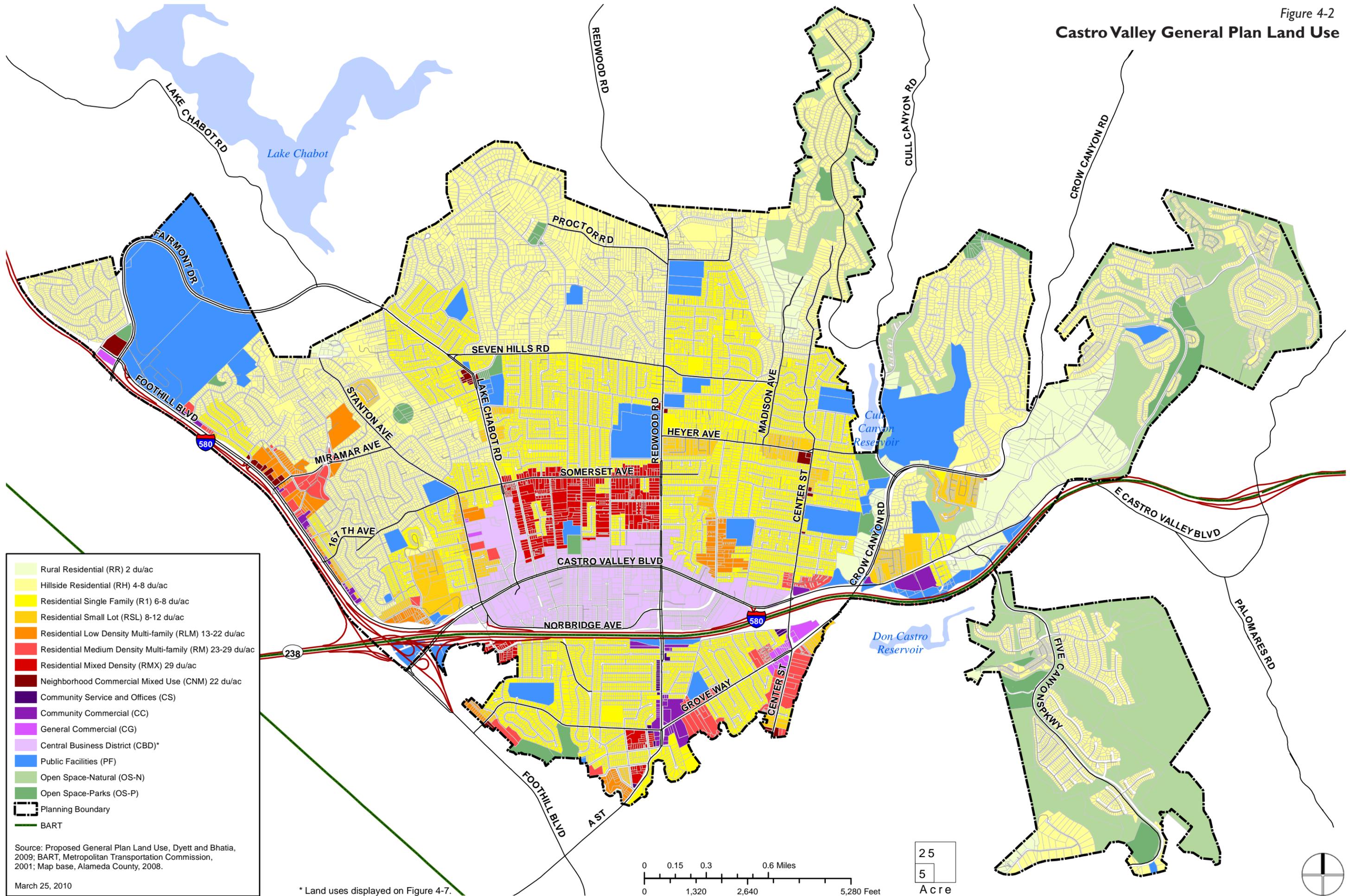
Land Use Category	Description	Corresponding Existing Zoning Districts	Proposed Zoning	Maximum Intensity (FAR*)
<i>BART Transit Village</i>	This designation is unique to the area adjacent to the Castro Valley BART station which will provide for high-intensity mixed use with residential, office, retail, and parking structures. Pedestrian access to and from the BART station and across Norbridge Avenue is a priority. The maximum residential density is 60 units per net acre.	CBD Sub-area 8	TOD-R	2.0; 30-60 units per net acre**
<i>Downtown Civic and Community Center</i>	This designation is intended for public facilities including the Castro Valley Library and Alameda County offices.	Portion of CBD Sub-area 10	PF	2.0

* FAR = Floor Area Ratio. Floor Area Ratio is equal to the total square feet of floor area divided by the total square feet of lot area. Floor area excludes areas devoted to parking.

** On sites with mixed-use development, commercial density (FAR) and residential density (units per acre) are allowed to be combined, provided that buildings meet all other development standards.

Source: Kahn/Mortimer/Associates and Dyett & Bhatia, 2010; Castro Valley Central Business District Specific Plan, 1993; Castro Valley Redevelopment Strategic Plan, 2006.

Castro Valley General Plan Land Use



Source: Proposed General Plan Land Use, Dyett and Bhatia, 2009; BART, Metropolitan Transportation Commission, 2001; Map base, Alameda County, 2008.

March 25, 2010

* Land uses displayed on Figure 4-7.

Figure 4-3
Existing Zoning

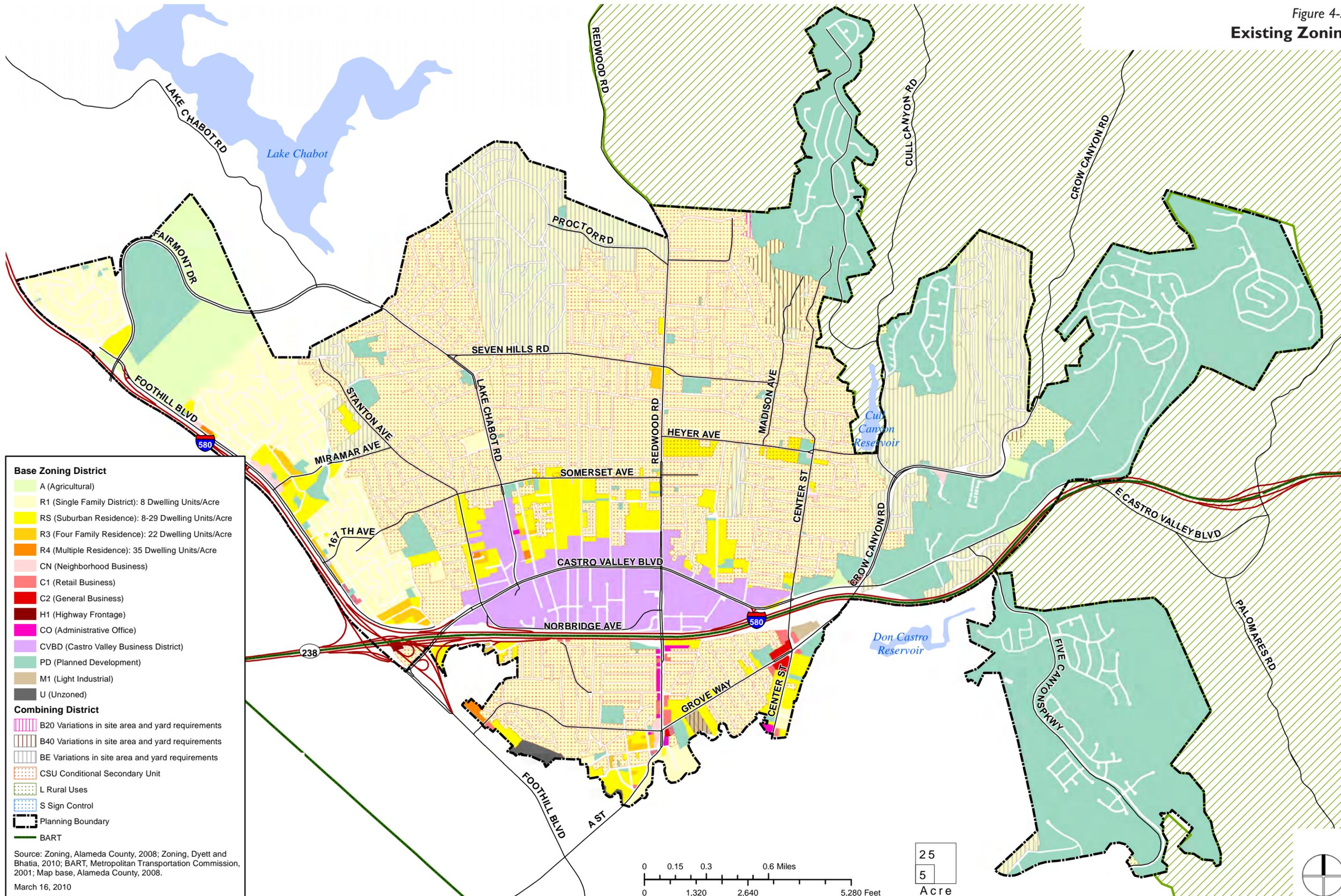
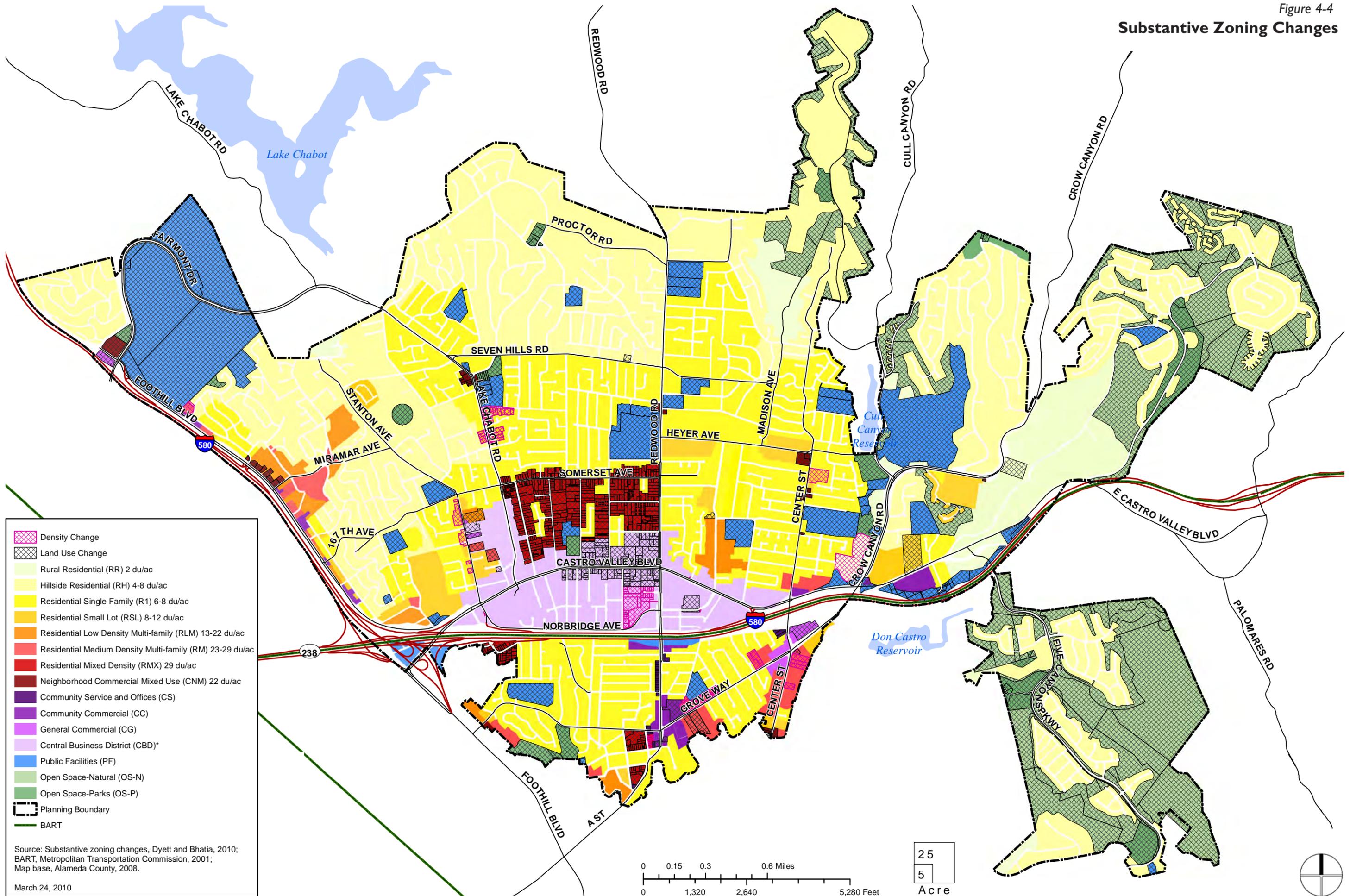


Figure 4-4
Substantive Zoning Changes



Source: Substantive zoning changes, Dyett and Bhatia, 2010;
BART, Metropolitan Transportation Commission, 2001;
Map base, Alameda County, 2008.

Figure 4-5
Castro Valley Neighborhoods



- Neighborhood Commercial
- Public Schools
- Park/Open Space
- Joint Use School and Park
- Residential Neighborhood Planning Area
- Residential Neighborhood
- BART
- Castro Valley General Plan Area

Source: Alameda County Community Development Agency, 2004; and Dyett & Bhatia fieldwork.



LAND USE PLAN GOAL

GOAL 4.2-1 **Promote a sustainable land use pattern that responds to existing and future needs of the Castro Valley community.**

LAND USE PLAN POLICY

Policy 4.2-1 **Comprehensive Land Use Regulatory System.** Prepare a comprehensive regulatory system of land uses with standards that achieve the desired vision for the community while respecting the existing conditions and environmentally sensitive areas.

LAND USE PLAN ACTIONS

Action 4.2-1 **Revise the Alameda County Zoning Code.** Revise the Alameda County Zoning Code to reflect the land use classifications described in Table 4.2-1.

Action 4.2-2 **Revise the Alameda County Zoning Map.** Revise the Alameda County Zoning Map to reflect the Land Use Classifications shown in Figure 4-2, Castro Valley General Plan Land Use.

- Use Figure 4-4, Substantive Zoning Changes, as the guide for rezoning.
- Adopt the General Plan Land Use Map as the interim Zoning Map for Castro Valley until such time as the official Alameda County Zoning Map is amended.

Action 4.2-3 **Development Standards.** In order to achieve the desired character and variety of development, amend the County subdivision and zoning ordinances to be consistent with the General Plan land use classifications and adopted design policies.



Small lot single family homes



Town homes and row homes



Apartments and condominiums

4.3 RESIDENTIAL DEVELOPMENT

A wide variety of residential development types will be built in Castro Valley over the next twenty years, including: single family homes, small lot single-family dwellings, townhomes, row houses, and multi-family residential apartments, and condominiums. Existing zoning regulations do not have provisions tailored to different building types, and there are not currently design standards or guidelines to use in project design and review. There is no coordinated set of standards or guidelines for private streets and driveways. Existing standards do not differentiate between flat sites and hillside areas, and do not specifically address the long deep lots that are prevalent in certain areas of Castro Valley. The review process also needs to be improved. Residents want the review process to be straightforward and easily understandable for homeowners, but they also want standards to ensure that new buildings are compatible with existing development.

In order for new housing to enhance existing neighborhoods (Figure 4-5) and be compatible with adjoining neighbors, more detailed development standards and design guidelines are needed. As new development is tucked in among existing buildings, careful attention needs to be paid to site planning and building massing so that there is adequate sunlight, open space, and privacy. Clearly defined development standards for building facades, front yards, and parking will preserve and enhance street appearance and character of residential neighborhoods.

RESIDENTIAL DEVELOPMENT GOAL

GOAL 4.3-1 Provide for a variety of housing types that will meet anticipated needs while preserving and enhancing the livability and character of Castro Valley’s neighborhoods.

RESIDENTIAL DEVELOPMENT POLICIES

Policy 4.3-1 **Infill Housing and Mixed-Use.** Provide areas for infill housing and mixed-use development to meet a wide range of housing needs.

Policy 4.3-2 **Variety of Housing Types.** Facilitate a variety of housing types by updating the subdivision standards and development review process.

Policy 4.3-3 **Neighborhood Facilities and Infrastructure.** Ensure that adequate public facilities, including parks and open space, and infrastructure improvements are provided to support new residential development.



Rural Residential.

RESIDENTIAL DEVELOPMENT ACTIONS

Action 4.3-1 **Maximum Density.** Zoning designations shall establish the maximum density allowed on individual properties.

- If an applicant is requesting a greater number of units than allowed under existing zoning, the applicant is required to rezone the property to another existing zoning category.
- A development project is not entitled to the maximum density allowed under zoning if the project cannot comply with the design standards and guidelines.

Action 4.3-2 **Rural Residential.** Establish new rural residential zoning districts for special hillside or creek areas as designated on the General Plan Land Use Map with lot sizes between 20,000 and 40,000 square feet. Allow some animal keeping in these districts and determine the feasibility of allowing second units.

Action 4.3-3 **Development in Hillside Areas.** Establish new hillside residential zoning districts in areas where there are steep slopes, and/or a high fire hazard due to proximity to regional open space.



Development in Hillside Areas.



Small Lot Residential



Medium Density Multifamily Residential

Action 4.3-4

Small Lot Residential. Establish new small lot residential zoning districts in areas where the densities range from 8 to 12 units per acre and lot sizes range from 2,500 to 5,000 square feet. This designation is intended to support infill development of duplexes, small lot single-family detached units, and townhouses.

Action 4.3-5

Low Density Multifamily Residential. Establish new low density multi-family zoning districts in areas intended for high density townhouses, and low density multi-family residential uses such as garden apartments and condominiums.

Action 4.3-6

Medium Density Multifamily Residential. Consolidate the existing zoning districts RS D-15 and RS D-3 to become a new medium density multifamily residential zoning district that supports apartment and condominium complexes with densities ranging from 23 to 29 units per net acre.

Action 4.3-7

Mixed Density Residential. Establish new zoning districts for the areas close to the commercial business districts that allows for a mix of housing types from low to medium density, including single family homes, duplexes, townhomes, and two-story apartment buildings.

Action 4.3-8

Downtown Residential Mixed Use. Establish a new zoning district for high density downtown housing with densities ranging from 30 to 60 units per acre and ground floor retail and other commercial space fronting on busy streets. Allow childcare facilities and senior housing in this district.

Action 4.3-9

Streets in New Subdivisions. Streets in new subdivisions shall provide adequate access for residents, emergency vehicles, and service vehicles.

- Public streets shall be provided for subdivisions with greater than 10 lots.
- In subdivisions with 10 or fewer lots, particularly in hillside areas, private streets may be permitted, provided that they meet established standards.

Action 4.3-10

Private Street Standards. Establish consistent standards for private streets depending on the number of units that the street will serve the number of required parking spaces per unit, and reasonable access requirements and operational needs of emergency access vehicles and garbage. Standards should include:

- Minimum paved roadway width requirements (i.e., 20 feet for roads serving five or more units or when part of required fire apparatus access, and 12 feet for roads serving between two and five units that is not part of required fire apparatus access).
- Turnarounds
- Landscaping
- Red curbs and signage for no parking zones
- Sidewalks, and
- Parking standards.



Street in new subdivision.



Prohibit gates across public and private streets.

Action 4.3-11 **Planned Unit Developments.** Revise and expand the zoning regulations for planned unit developments (PUD) to specify:

- Appropriate applications which meet the general plan land use and density regulations, but propose an alternative site plan or design that departs from basic zoning standards; and
- Inappropriate applications which request to change the land use.
- Planned Development zoning cannot be used to increase density above that which is allowed under the base zoning district.

Action 4.3-12 **Gated Streets.** Revise zoning regulations and subdivision regulations for Castro Valley to prohibit gates across public and private streets.

Action 4.3-13 **Storage of recreational vehicles and boats in front yards.** Regulate the storage of recreational vehicles and boats on the street and in front yards, and enforce the regulations.

4.4 CIVIC USES AND COMMUNITY FACILITIES

Schools, churches, day care, senior centers, and other community facilities provide essential services to residents, and locating them within residential neighborhoods allows easy access, especially for children, the elderly, and others who do not drive. The civic uses and community facilities in Castro Valley are generally located within residential neighborhoods and are primarily concentrated in the lower areas below Somerset Avenue and Heyer Avenue. There are also many after-school programs operated at public school sites. Sometimes these uses impact neighbors during peak periods of drop-off and pick-up, or when performances or events occur. It is important to support these uses, because they provide essential services, and to establish physical design and operational strategies to minimize impacts on neighbors. Chapter 8 provides more detailed strategies related to civic uses and community facilities within residential neighborhoods and throughout Castro Valley.



Encourage churches, schools, and day care within residential neighborhoods, and minimize impacts on surrounding areas.



Maximize joint use of existing schools, religious uses, and community centers to serve surrounding residents.

CIVIC USES AND COMMUNITY FACILITIES GOAL

GOAL 4.4-1 Provide civic uses and community facilities such as churches, schools, and day care within residential neighborhoods while minimizing the impacts of those facilities on residences in the immediately surrounding area.

CIVIC USES AND COMMUNITY FACILITIES POLICIES

Policy 4.4-1 **Scale and Character.** Require new development to comply with zoning standards and be compatible with the scale and character of surrounding development.

Policy 4.4-2 **Minimize Traffic Impacts.** Review proposed non-residential uses to minimize traffic impacts on residential areas.



Amend the zoning ordinance to allow ministerial approval of large family day care facilities in residential districts.

- Policy 4.4-3** **Joint Use of Community Facilities.** Maximize joint use of existing schools, religious uses, and community centers to provide facilities to serve surrounding residents.

- Policy 4.4-4** **Land for Public Services.** Ensure that land designated for provision of public utilities and services is appropriately located.

CIVIC USES AND COMMUNITY FACILITIES ACTIONS

- Action 4.4-1** **Large Daycare Approval Standards.** Amend the zoning ordinance to include standards for ministerial approval of large family daycare facilities in residential districts as provided for by State law.

- Action 4.4-2** **Daycare as Accessory Use.** Amend the zoning ordinance to allow ministerial approval of childcare and senior centers in residential districts as an accessory use within an existing community center, religious facility, clubhouse, or similar facility subject to reasonable standards and limitations to minimize parking impacts and other conflicts with surrounding residential uses.

- Action 4.4-3** **Religious and Community Assembly Uses.** Amend the zoning ordinance to include standards and limitations for religious and other community assembly uses that will facilitate their approval while ensuring that traffic and other impacts do not adversely affect surrounding residents.

- Action 4.4-4** **Public Facilities Zoning District.** Establish a Public Facilities Zoning District that would apply to existing and proposed public and institutional uses such as Sutter Medical Center, East Bay MUD facilities, and public and private schools.

4.5 ECONOMIC DEVELOPMENT

Planning for a mix of land uses including residential, public and commercial uses is important to promoting balanced growth of the community. In 2009, less than 5 percent of the planning area was developed with commercial uses. However, ABAG has projected that the number of jobs in the community will increase by more than 10 percent between 2000 and 2025. Existing commercial areas and land uses should, therefore, be maintained and proposals to redevelop designated commercial areas for more intensive use should be supported.

Castro Valley's economy is largely based on the provision of goods and services for local residents. Although Castro Valley is situated at a very central location within the East Bay with easy access from the freeway, Large employers (except for government and health-related facilities) and regional commercial uses have not located in the area, partly due to limited availability of large sites. More than half of the jobs in Castro Valley are in the fields of health, education, and recreation, related to Castro Valley Unified School District, Alameda County and Sutter Medical Centers, and the County's Fairmont campus. The other half are related primarily to commercial businesses in the Central Business district and along major corridors like Redwood Road, Grove Way, and East Castro Valley Boulevard. The vast majority of businesses are small retail, restaurant, auto repair, and personal services. Many are small local businesses.

The overarching goal for the area's economic development is to attract retail, restaurants, and other services that the community desires. Community residents feel very strongly that there is a shortage of retail and restaurant choices in their community. Data about where people shop and retail sales tax leakage support that statement. Residents also indicate that they would like to retain and support the small local businesses that contribute to the unique character of Castro Valley.

Attracting and facilitating new employment opportunities to Castro Valley would also benefit the environment by potentially reducing the number of commute trips and traffic congestion. A strategy to reduce traffic congestion and support family life is to facilitate home occupations. With continuing technology improvements, it is easier for people to work from home. Alameda County can support this economic development strategy while ensuring that home employment does not adversely affect neighbors.



Most businesses in the Central Business District and along major corridors are small retail, restaurant, auto repair, and personal services; many are small local businesses.



Target retail and food services that are desired by Castro Valley residents.



Support small local businesses.



Amend code to ensure home occupations do not compromise residential character.

ECONOMIC DEVELOPMENT GOAL

GOAL 4.5-1 Provide residents and businesses with access to a wide variety of commercial goods and services, and increase opportunities for Castro Valley residents to work in the community where they live.

ECONOMIC DEVELOPMENT POLICIES

Policy 4.5-1 Economic Development Opportunities. Retain sites designated for commercial use in the Land Use Plan to ensure there is adequate land for retail, restaurants, services, and other employment-generating land uses to meet the needs of Castro Valley residents.

Policy 4.5-2 Retain Commercial Sites. Maintain appropriate locations for general commercial and auto-related land uses to meet the needs of Castro Valley residents and businesses.

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.

Policy 4.5-4 Support Small Local Businesses. Support the development of small local businesses in Castro Valley that serve resident needs and contribute to the small town local character of the downtown.

Policy 4.5-5 Home Occupations. Promote home-based businesses that meet County zoning requirements as a way to support the local economy and provide income for residents while reducing commute traffic and providing family-friendly work arrangements.

ECONOMIC DEVELOPMENT ACTIONS

Action 4.5-1	<p>Business Attraction and Retention Program. Establish a business attraction and retention program to bring new shops, restaurants, and services to Castro Valley, help existing businesses expand or upgrade, and help new businesses to get established.</p>
Action 4.5-2	<p>Small Local Business Programs. Develop proactive programs to promote small, local businesses such as low-interest loans for property improvements and a “Shop Castro Valley” initiative.</p>
Action 4.5-3	<p>Funding Priorities. Establish priorities for public improvements and programs that support existing businesses and attract new ones.</p>
Action 4.5-4	<p>Streamline Project Review. Solicit feedback from the business community on ways to streamline project review and permit procedures for smaller commercial projects such as tenant improvements, small building additions, building renovation, etc.</p>
Action 4.5-5	<p>Home Occupation Regulations. Amend the home occupation regulations in the zoning ordinance to allow limited employment of non-residents and other modifications subject to discretionary staff review to promote home occupations without compromising the residential character of neighborhoods.</p>
Action 4.5-6	<p>Performance Standards. Amend the zoning code to establish standards for uses that may have potential negative impacts on the environment or neighborhood character, such as auto repair or check-cashing.</p>



Attract retail and food services to enhance community liveability.



Develop proactive programs to promote small, local businesses.

Action 4.5-7

Restaurant Standards. In order to promote the viability of small scale restaurants:

- Allow beer and wine licenses for restaurants without conditional use permits, provided that they offer a full service food menu during all hours that alcohol is served, and there is no in-store beer or wine advertising.
- Establish standards in the zoning ordinance for restaurants permitted by right related to: hours of operation, noise, trash storage and removal, and other operational issues that can adversely affect neighboring properties.

Action 4.5-8

Community Attractions and Events. Work with the business community, civic, and service organizations to create attractions and events that will attract residents and visitors to the Central Business District.

4.6 NEIGHBORHOOD COMMERCIAL USES

Neighborhood commercial establishments enhance the quality of life for surrounding residential neighborhoods by providing goods and services to meet daily needs. They also foster a sense of community by creating a neighborhood focal point where people meet on a regular basis. As shown in Figure 4-5, there are several areas of neighborhood commercial uses, most of which are small commercial sites embedded within residential neighborhoods near schools and parks. Small convenience stores, small restaurants, and personal services such as hair salons or fitness studios are typically located in these areas. Due to the mixed-use nature of this land use designation, few larger sites are intended to be transition areas between arterial streets and higher density residential uses. For example, the area located along Foothill Boulevard near Miramar Avenue is designated for neighborhood commercial uses to allow a mix of neighborhood-serving retail and service uses to buffer residential uses above and behind from freeway noise and air pollution.

These sites are highly valued by the community and should be maintained for commercial uses. However many of the buildings are older and have not been substantially renovated in recent years. Some of the businesses find it difficult to generate enough revenue to invest in major improvements, as they are small in scale and cannot compete with large chain stores. Property owners, business owners, and community members need to work together to renovate and improve the properties and support these small local businesses. One key strategy recommended is to allow mixed use development on these properties, with commercial below and residential above, so that new development is financially feasible and still fits with the character of the neighborhoods.



Neighborhood commercial uses enhance the quality of life for residents by providing convenient goods and services, and fostering a sense of community.

NEIGHBORHOOD COMMERCIAL USES GOAL

GOAL 4.6-1 Retain and enhance neighborhood commercial land uses within residential neighborhoods.



Preserve existing neighborhood commercial sites.



Encourage renovation and/or new development on larger neighborhood commercial sites at Lake Chabot Road/Quail and at Heyer Avenue/Center Street.

NEIGHBORHOOD COMMERCIAL USES POLICIES

Policy 4.6-1

Preserve Existing Neighborhood Commercial Sites. Existing neighborhood commercial sites shall not be converted to exclusive residential use unless their size and location precludes viable commercial or mixed-use development.

Policy 4.6-2

Maintain or Redevelop Neighborhood Commercial. Maintain, upgrade and/or redevelop neighborhood commercial properties to provide services that meet residents' daily needs in a pedestrian-oriented manner with walkways and small outdoor plazas.

Policy 4.6-3

Reuse and Develop the Large Existing Neighborhood Commercial Sites. Encourage renovation and/or new development on the larger neighborhood commercial sites at the intersections of Lake Chabot Road and Quail Avenue; Heyer Avenue and Center Street; and Foothill Boulevard at Miramar Avenue and at 150th Avenue for mixed use development with housing above and commercial below.

Policy 4.6-4

Residential Uses on Neighborhood Commercial Sites.

- Allow residential uses on neighborhood commercial sites if neighborhood-serving commercial or civic uses (such as day care) are maintained on the ground floor.
- Allow townhouses, condominiums or apartments at a density of 15-20 units per net acre at a scale of up to three stories.

Policy 4.6-5

Automobile Repair.

- Allow small automobile repair facilities that do not include heavy repair activities, such as body work or automobile painting, within neighborhood commercial areas.
- Establish standards to ensure that such facilities do not have negative effects on surrounding residential uses.

NEIGHBORHOOD COMMERCIAL USES ACTIONS

Action 4.6-1 **Zoning for Housing and Mixed Use.** In designated neighborhood commercial mixed use (CNM) areas, revise zoning to allow mixed-use development that includes housing, with ground floor uses fronting on arterials or collectors restricted to neighborhood commercial and civic uses.

Action 4.6-2 **Conditional Uses and Requirements.** Update the list of permitted and conditional uses in the neighborhood commercial zoning district, and establish criteria for approval of conditional uses.

- Allow community and civic uses, such as day cares, community centers, small government offices, and libraries, by right, subject to specific limitations and standards to ensure compatibility with residential development on the same site and in the surrounding area.
- Prohibit drive-in businesses, commercial parking lots, and other commercial uses that would be incompatible with the Plan's objectives and policies for Neighborhood Commercial Centers.

Action 4.6-3 **Rezoning.** Rezone neighborhood commercial sites to allow mixed use.

Action 4.6-4 **Rezone Center Street Properties near B Street.** Rezone the westerly side of Center Street near the Hayward city limits to mixed use with residential uses above ground floor neighborhood commercial uses to create a transition between commercial uses and residential neighborhoods.

Action 4.6-5 **Nonconforming Uses.** Existing general commercial and auto-reliant uses located in areas that the General Plan proposes for pedestrian-oriented, neighborhood commercial, or mixed-use development shall be considered nonconforming uses. Regulate such uses to ensure that they do not preclude redevelopment for more appropriate commercial uses consistent with the General Plan and do not serve as a deterrent to investment in property improvement and redevelopment.



Limit auto service facilities in neighborhood commercial areas to light repair only.



Revise zoning to allow mixed-use development with housing above ground floor uses fronting on arterials.



Improving the Central Business District is one of the highest priority goals for Castro Valley.

4.7 CENTRAL BUSINESS DISTRICT

The Central Business District (CBD) covers more than 350 acres and is Castro Valley’s downtown. Castro Valley Boulevard is the community’s “Main Street.” A comprehensive Specific Plan was approved in January 1993 that contains land use regulations and design standards, and recommends streetscape improvements for Castro Valley Boulevard. In 2006, the Redevelopment Strategic Plan (Figure 4-6) was prepared that contains:

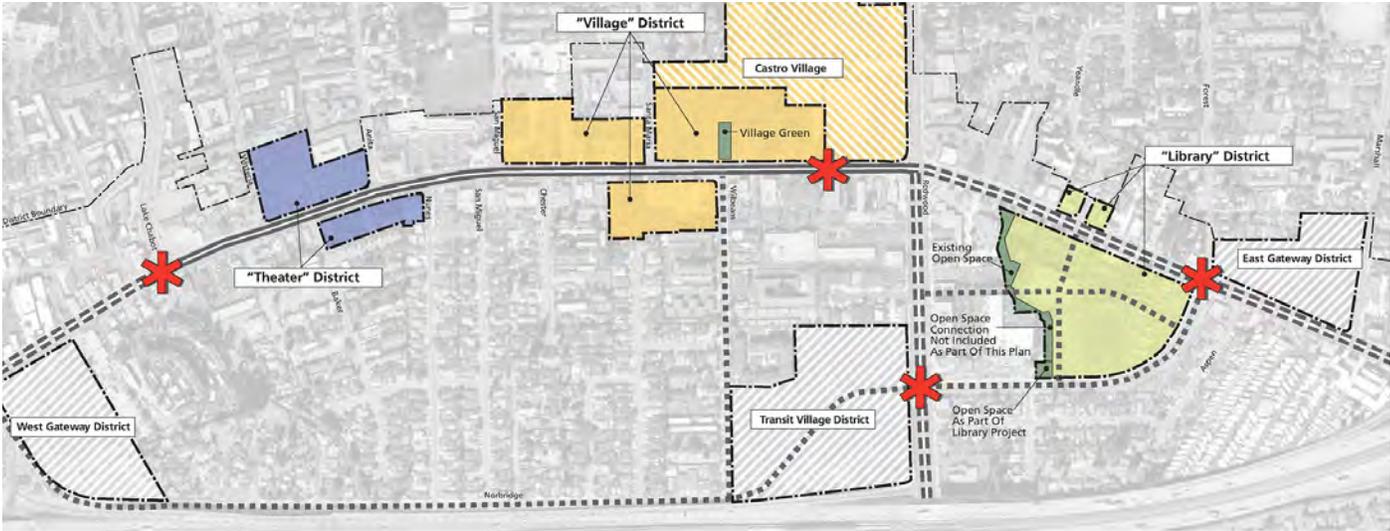
- streetscape improvements design;
- catalyst project recommendations; and
- other policy recommendations for the core business district.

The General Plan policies have been prepared based on these documents. Figure 4-7 illustrates the key features of the CBD Land Use and Development Strategy.

Commercial uses are concentrated in the community’s Central Business District (CBD) along Castro Valley Boulevard, on Lake Chabot Road north to Sutter Medical Center, and along Redwood Road south to the Hayward city limits. Commercial uses in the CBD include a mixture of local and neighborhood retail, commercial recreation, office, auto-related services, and self-storage. Castro Village, one of the oldest shopping centers in Alameda County, is a favorite retail center in the central part of the CBD on Castro Valley Boulevard. Except for the commercial uses along Castro Valley Boulevard and a few parcels on Grove Way near Hayward, most of the commercial uses occupy relatively small parcels.

Due to the large area, an important strategy for improving the CBD is to focus and cluster development into sub-areas to: reinforce a strong community identity; allow people to easily walk from one business to the other; and, attract a greater customer base than any one business can attract on its own. The major sub-areas include: the Downtown Core (formerly Specific Plan Sub-area 7); the Transit Village (formerly Specific Plan Sub-areas 8 and 9); the Theater and Entertainment Districts (formerly portions of Specific Plan Sub-areas 2 and 5); the Library District (formerly a portion of Specific Plan Sub-area 10); and the Professional-Medical District (formerly Specific Plan Sub-area 4), which is discussed in detail in the following sections.

Figure 4-6
CBD Strategic Plan Elements



REDEVELOPMENT FRAMEWORK ELEMENTS

Target Redevelopment Opportunities	Primary Streetscape Improvements
Other Redevelopment Opportunities	General Streetscape Improvements
Non Agency Portion of Sites	Secondary Street Network
Downtown Gateway Feature	Public Open Space Improvements

CBD Specific Plan Subareas

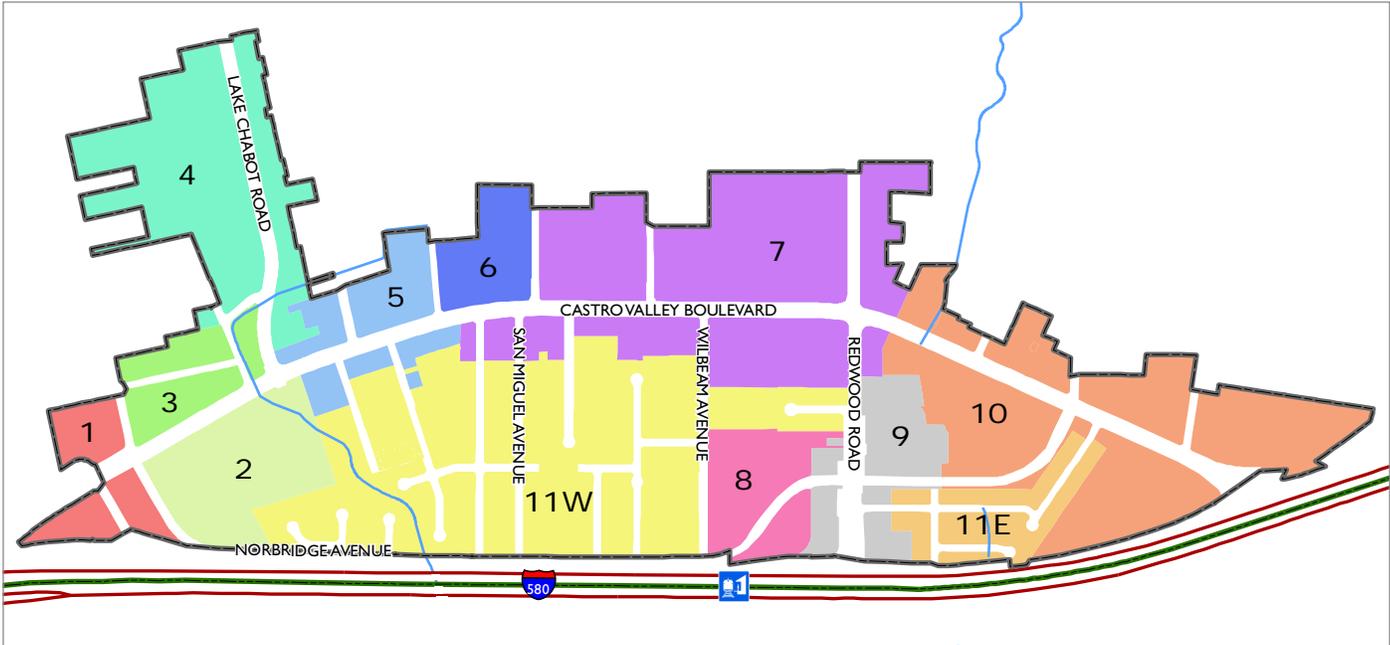
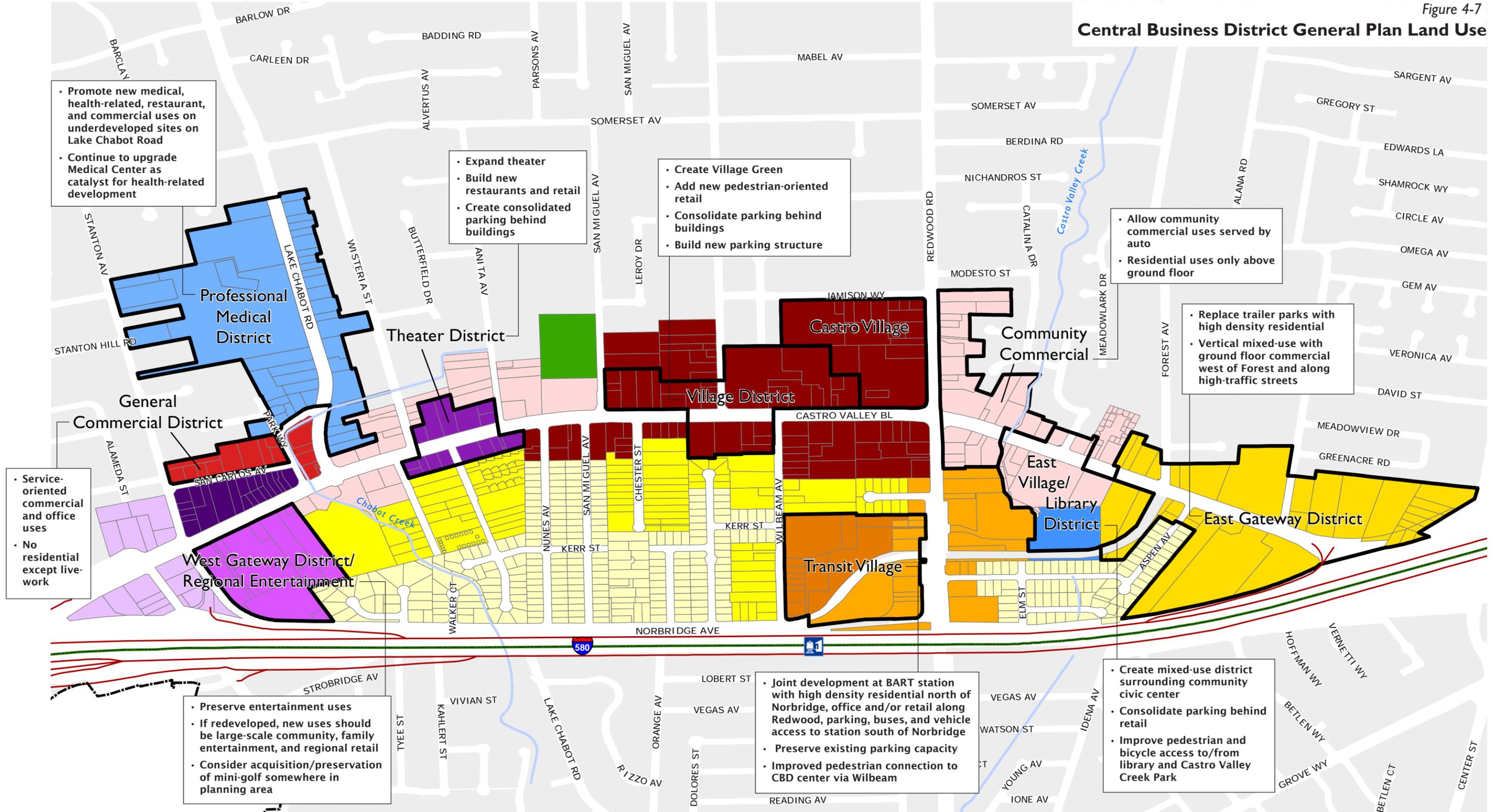


Figure 4-7

Central Business District General Plan Land Use



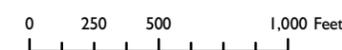
General Plan Land Use - CBD

- Residential - Downtown Low Density (CBD-R-1)
- Residential - Downtown Medium Density (CBD-RMX)
- High Density Residential Mixed Use (CBD-RMU)
- Downtown Community Commercial (CBD-3)
- Downtown General Commercial (CBD-4)
- Core Pedestrian Retail (CBD-5)
- Heritage Retail (CBD-2)
- Entertainment/Theater District (CBD-CE-1)
- Regional Retail and Entertainment (CBD-CD-2)
- Low Intensity Retail (CBD-1)
- Redwood Road Office/Commercial (TOD-O)
- Transit Village (TOD-R)
- Professional Medical District (CBD-PM)
- Downtown Civic and Community Center (PF)
- Open Space - Parks (OS-P)
- Focus Areas for New Development

- Castro Valley BART Station
- BART
- Concrete Channel
- Planning Boundary

Source: Proposed General Plan Land Use, Dyett and Bhatia, 2009; Focus Areas for New Development, Dyett and Bhatia, 2010; BART, Metropolitan Transportation Commission, 2001; Map base, Alameda County, 2008.

March 18, 2010



Downtown Core

Currently, the core of the CBD is not a highly attractive pedestrian-oriented environment. There are high volumes of traffic on Castro Valley Boulevard because it is the main east-west artery for the whole community but much of the traffic is going through the community rather than to downtown destinations. There is a minimal amount of street landscaping, street furniture, and other visual design enhancements that would make the street comfortable and attractive for pedestrians. Many buildings are older and have not been renovated over the past twenty years. Many buildings are set back, with parking in front, so there is not a continuous pedestrian shopping frontage. Sites are small, and parking is limited in certain areas. Auto repair uses predominate in some sub-areas.

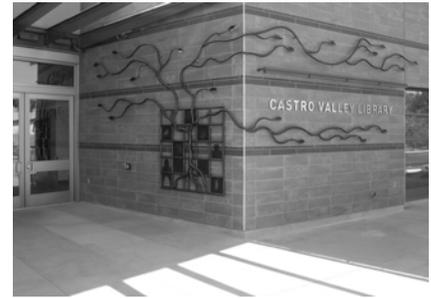
Improving the CBD is one of the highest priority goals for Castro Valley over the next 20 years. In order to meet this goal, the General Plan land use designation is intended to implement the Redevelopment Strategic Plan. The concept includes the development of more retail along Castro Valley Boulevard and a village green. Some residential uses would be allowed above or behind the commercial uses, while parking would be located at the center of blocks or behind buildings. New commercial space may support structured parking.

Library District

As detailed in the Redevelopment Strategic Plan, the goal for the area surrounding the Castro Valley Library is to create a mixed-use, pedestrian-oriented district with housing, retail, office space, and the Castro Valley Creek Park. The pedestrian and bicycle access to and from the library should be improved.

Transit Village

The Castro Valley BART station is located directly south of the Downtown Core on Interstate 580 near Redwood Road. BART owns a large surface parking lot, which has potential for joint development of transit-oriented, high density, mixed-use development with structured parking. The general layout could include high density residential uses with complementary retail and services north of Norbridge Avenue; office and retail uses on the Redwood Road frontage; and the public transit facilities, access, circulation, and parking structures south of Norbridge Avenue.



Library District



Transit Village



Theater and Entertainment Districts

There is also an opportunity to link the Transit Village with the existing office district which currently fronts on Redwood Road between the BART station and the Downtown Core. Currently, there are a number of medical and dental offices, as well as neighborhood-serving tax services, accountants, and realtors, in this area. These sites are opportunities for additional office and mixed use development near public transit.

Another strategy for this area is to establish an infill opportunity zone. This zone would encompass the parcels within one-third of a mile from the Castro Valley BART Station. This area would receive special consideration related to residential density and parking requirements in order to facilitate transit-oriented development.

Theater and Entertainment Districts

Castro Valley has two important entertainment venues on Castro Valley Boulevard. One is the Chabot Theater and the other is the Miniature Golf center. The Redevelopment Strategic Plan proposes a catalyst site near the Chabot Theater. Development opportunities include expanding the theater, and adding restaurants, cafes, and music clubs to develop the area as an entertainment destination district. The area would feature sidewalk dining and consolidated parking behind the buildings.

The miniature golf center is included in an area referred to as the West Gateway District in the Redevelopment Strategic Plan. The goal for this area is to maintain and enhance the existing regional entertainment destination. New community facilities, family entertainment uses, and retail uses could be added.

CENTRAL BUSINESS DISTRICT GOAL

GOAL 4.7-1 Improve the Central Business District to create a pedestrian-oriented district of local shops, restaurants, and services with a distinctive small-town character that reflects Castro Valley’s history and culture.



Castro Village, in the heart of the Central Business District, includes a variety of retail shops and services.

CENTRAL BUSINESS DISTRICT POLICIES

Policy 4.7-1 **Walkable Community Center.** Create a central pedestrian-friendly shopping and restaurant area on a few blocks along Castro Valley Boulevard and key side streets, including Castro Village Shopping Center.

Policy 4.7-2 **Public Spaces.** Create a variety of attractive publicly- and privately-owned public spaces, which include seating areas, landscaping, water-features, and public art, throughout the Central Business District.

Policy 4.7-3 **More Cultural, Arts, and Entertainment Venues.** Facilitate the development of more cultural, arts, and entertainment venues that offer quality arts and entertainment functions such as live music, theater, or comedy while ensuring that such venues do not negatively impact adjacent residents or businesses

Policy 4.7-4 **Sub-districts.** Cluster retail and services within sub-districts in order to:

- Reinforce a strong community identity;
- Allow people to easily walk from one business to the other; and,
- attract a greater customer base than any one business can attract on its own.

Policy 4.7-5 **BART Station Joint Development.** Work with BART to add housing, office and retail uses in addition to structured parking on the BART station parking lots.



Create a variety of public spaces that include seating areas.

Policy 4.7-6

Housing Downtown. Additional residents in downtown will support businesses and services there, take advantage of BART and bus transit service, and reduce the demand for development in outlying areas of the community with environmental or other development constraints.

- Create additional housing, including apartments, condominiums, and live-work, in and within walking distance of the Central Business District.
- convert existing mobile home parks into new residential and mixed-use development, and make best efforts to include housing units affordable to existing residents of mobile home parks.

Policy 4.7-7

Parking.

- Add public parking in strategic locations throughout the Central Business District, where there is a demonstrated parking shortage, and where it can be located within walking distance of pedestrian-oriented shopping.
- Consolidate and redesign existing privately owned parking areas to improve circulation and access and augment parking.

CENTRAL BUSINESS DISTRICT ACTIONS

Catalyst Projects

Action 4.7-1 **Catalyst Projects.** Initiate catalyst projects as called for in the Redevelopment Strategic Plan to add new commercial and mixed use buildings within the downtown that provide modern, appropriately sized spaces for new retail uses.

Development Regulations

Action 4.7-2 **Amend the CBD Specific Plan.** Revise and/or amend the CBD Specific Plan and Design Guidelines to be consistent with the General Plan and to make it easier to use.

Action 4.7-3 **Live Work.** Promote live-work development in commercial districts to buffer more intense Central Business District uses from surrounding residential neighborhoods.

- Amend the CBD Specific Plan and zoning to establish a Land Use Category and Standards for live work uses, such that incidental residential uses are allowed in commercial spaces in areas designated for commercial use.
- The residential portion of a live-work project shall be above the ground floor or in those portions of the building that do not have frontage on a commercially-zoned street.
- The work activities permitted in a live-work space shall be uses that are permitted in the district where the project is located and will not be detrimental to the health and safety of persons who reside on the premises.

Downtown Land Uses and Sub-areas

Action 4.7-4 **Core Pedestrian Retail.** Renovate and add new public and private facilities to create an integrated, attractive, pedestrian-oriented retail area which serves as the heart of Castro Valley. Within this sub-area:

- Amend the CBD Specific Plan to rezone Sub-area 7 to Core Pedestrian Retail (CBD-5);
- Create a Village Green;
- Add new retail space;
- Limit professional and real estate offices and title companies in ground floor spaces;
- Consolidate parking behind structures; and
- Build a new parking structure.

Action 4.7-5 **Transit Village.** Create a transit village adjacent to the BART station using the following strategies:

- Amend the CBD Specific Plan to rezone Sub-area 8 to Transit Village (TOD-R);
- Evaluate the feasibility of designating and developing the BART Station area as a “Transit Village” under State law in order to maximize funding opportunities;
- Establish an infill opportunity zone including all parcels within one-third of a mile of the Castro Valley BART station for special consideration of residential densities and parking requirements;
- Work with BART to achieve joint development on the BART station site that includes high density residential north of Norbridge; office and/or retail on the Redwood Road frontage; and parking structures, bus access, and vehicle circulation south of Norbridge.
- Preserve existing parking capacity; and
- Ensure that new parking structures are well-designed, well-lit, safe; and appropriately-scaled for Castro Valley.

Action 4.7-6 Entertainment and Theater District. Designate and promote the area around the Chabot Theater as the CBD Entertainment and Theater District.

- Amend the CBD Specific Plan to rezone the portion of Sub-area 5 indicated on Figure 4-7 to Entertainment and Theater District (CBD-CE-1);
- Revise the zoning to allow restaurants, retail uses, appropriate signage, and a consolidated parking facility behind the buildings on Castro Valley Boulevard.
- Seek funding for to restore and enhance the theater, including the addition of theater screens if feasible.

Action 4.7-7 Central Business District General Commercial District.

- Amend the CBD Specific Plan to rezone the portion of Sub-area 3 indicated on Figure 4-7 to Central Business District General Commercial (CBD-4);
- Evaluate the viability of the existing light industrial and auto repair uses at San Carlos Avenue and Park Way to determine whether to revise allowed uses to include live-work or other non-industrial uses.

Action 4.7-8 Downtown Community Commercial.

- Amend the CBD Specific Plan to rezone the portions of Sub-areas 2, 5, 6, 7, and 10 indicated on Figure 4-7 to Downtown Community Commercial (CBD-3) or Community Commercial (CC);
- Amend the CBD Specific Plan to allow auto-oriented community commercial uses with consolidated parking behind structures, specifically in the portion of Sub-area 10 east of Redwood Road near Castro Valley Boulevard and in the Library District;
- Allow residential uses above the ground floor.

Action 4.7-9	Regional Retail and Entertainment District. In order to preserve and enhance existing entertainment uses, the following strategies shall be implemented: <ul style="list-style-type: none">• Amend the CBD Specific Plan to rezone the portion of Sub-area 2 indicated on Figure 4-7 to Regional Retail and Entertainment (CBD-CE-2);• If sites are redeveloped, new development should be for community facilities, family entertainment uses, or retail uses. Office uses could be allowed in conjunction with other uses.• Prior to any redevelopment of the existing mini-golf, the Redevelopment Agency, County, and/or the Parks District should consider development of family entertainment uses somewhere easily accessible for the community.
Action 4.7-10	Low Intensity Retail. Amend the CBD Specific Plan to rezone Sub-area 1 to Low Intensity Retail (CBD-1).
Action 4.7-11	Heritage Retail. Amend the CBD Specific Plan to rezone the portion of Sub-area 3 indicated on Figure 4-7 to Heritage Retail (CBD-2).
Action 4.7-12	Downtown Open Space. Amend the CBD Specific Plan to rezone the portion of Sub-area 6 indicated on Figure 4-7 to Open Space – Parks (OS-P).
Action 4.7-13	Office Transit-Oriented Development. Amend the CBD Specific Plan to rezone the portions of Sub-areas 9 and 11 indicated on Figure 4-7 to Office Mixed Use (TOD-O).
Action 4.7-14	Public Facilities. Amend the CBD Specific Plan to rezone the portion of Sub-area 10 indicated on Figure 4-7 to Public Facilities (PF).

4.8 PROFESSIONAL-MEDICAL DISTRICT

Sutter Medical Center is the largest employer in Castro Valley, with over 1,000 employees. It is a sub-regional employment center that has the potential for attracting medical offices, medical support facilities, and nursing homes.

Health-related uses predominate in the area around the Medical Center but some general commercial uses exist on both side of Lake Chabot Road south of the hospital and along San Carlos Street. These include auto repair and service businesses that have been in the area since the time when Castro Valley Boulevard was part of the State highway system and the main access route to the Tri-Valley area to the east.

Per State Law mandate, Sutter Medical is in the process of rebuilding the main hospital to comply with seismic safety standards. Construction began in 2009 and is expected to be complete in 2013. Having the hospital and related medical offices is a great asset to the community, because good medical care is so close for Castro Valley residents. However, because the hospital is a large institution, it can have significant impacts on surrounding properties related to traffic and other issues. The County has worked closely with the Medical Center's team to ensure that the new site layout is designed to minimize impacts on the surrounding neighborhoods. In approving Sutter Health's application for rebuilding the Medical Center, the County approved amendments to the 1985 Castro Valley Plan and the CBD Specific Plan to implement the project. These amendments are incorporated in the updated Castro Valley General Plan. Figures 4-2 and 4-4, the General Plan Land Use Map and Substantive Zoning Changes, illustrate the proposed change.

The goal for this area is to achieve a modern attractive professional medical district, with complementary restaurants, shops, and services that serve hospital patrons, medical staff, and the surrounding community. Hospital employees help support local stores and restaurants. In addition, there is a significant opportunity in this district to attract new retail, restaurants, and services along Lake Chabot Road, which would not only provide services and employment opportunities but could also improve the appearance of the corridor.



Reconstruction of Sutter Medical Center is expected to be complete in 2013.



Encourage medical office and commercial development on Lake Chabot Road to improve the area's appearance and create a vibrant district with employment, retail, restaurants, and services.



Modernization of the Medical Center can serve as a catalyst for health-related development in the surrounding district.

PROFESSIONAL-MEDICAL DISTRICT GOALS

- GOAL 4.8-1** Support the upgrade and modernization of Sutter Medical Center Castro Valley in order to provide health services and jobs for the community.
- GOAL 4.8-2** Ensure that the hospital site and surrounding sites in the Professional-Medical District are constructed and designed to achieve the community's goals for improving the area along Lake Chabot Road, and to minimize any negative effects on the surrounding community.

PROFESSIONAL-MEDICAL DISTRICT POLICIES

- Policy 4.8-1** **Modernize the Medical Center.** Continue to modernize and upgrade the Medical Center so that it serves as a catalyst for health-related development around the hospital, provides jobs for Castro Valley residents, and supports local retail and restaurants.
- Policy 4.8-2** **High Quality Design.** Create a high-quality image on the Medical Center site and on surrounding properties in the district through design, landscaping, and maintenance.
- Policy 4.8-3** **Vibrant Medical District.** Support the development of a vibrant medical office and commercial district on Lake Chabot Road that improves the area's appearance and creates a vibrant district with employment, restaurants, retail, and personal services.
- Policy 4.8-4** **Protect Surrounding Community.** Plan new development to minimize adverse effects on surrounding residential areas.

PROFESSIONAL-MEDICAL DISTRICT ACTIONS

Action 4.8-1 Expanded Professional-Medical District Boundary.

- As shown on Figure 4-7, expand the professional-medical district to include additional sites fronting on Stanton Avenue that are currently individual residential sites in between portions of the hospital site.
- Rezone the Central Business District Specific Plan Sub-area 4 indicated on Figure 4-7 to Professional Medical Office.
- Allow a variety of health-related professional and technical support uses, nursing homes, retail, restaurants, and services to meet the needs of employees and residents;
- Encourage residential uses on the sites fronting Stanton Avenue, particularly if targeted to hospital employees, and nursing homes, so that uses are compatible with residential uses across the street.

Action 4.8-2 Parking.

- Amend the CBD Specific Plan to prohibit parking as a permanent use on private properties fronting on the east side of Lake Chabot Road, unless the Lake Chabot Road frontage includes commercial uses at the ground floor.
- Maintain on-street parking to the maximum extent feasible.

Action 4.8-3 Replacement Hospital Project Mitigations. Ensure that the mitigation measures identified in the Replacement Hospital Project’s Environmental Impact Report are implemented in a timely manner.



Support the development of a vibrant medical office and commercial district that improves the area’s appearance and creates a vibrant district.

Action 4.8-4	Minimize Traffic Impacts on Residential Streets. Direct traffic away from residential areas to the north and west of the district. Minimize the impacts of ambulance noise and circulation on surrounding residential properties.
Action 4.8-5	Minimize Traffic Impacts on Lake Chabot Road. In order to reduce the number of cars backing into the public right-of-way, prevent accidents, and reduce traffic congestion, amend the zoning ordinance to support the development of shared driveways and parking areas on Lake Chabot Road.
Action 4.8-6	Fitness Center. Partner with a non-profit organization or Hayward Area Recreation & Park District to develop and program a joint-use fitness center for community and hospital use that promotes exercise and healthy lifestyles.

4.9 COMMUNITY AND GENERAL COMMERCIAL DISTRICTS

In addition to the strategies for Neighborhood Commercial districts, this section defines the strategies to maintain and improve areas with community and general commercial uses. Beyond the commercial uses found in the small neighborhood commercial districts and the Central Business District, most of the commercial land in Castro Valley is located south of Interstate 580, along the eastern portion of Castro Valley Boulevard, and on Foothill Boulevard. In addition to small strip centers with neighborhood commercial uses, these areas are characterized by general commercial and auto-oriented uses. The General Plan strategies for these areas include: concentrating the neighborhood commercial uses into mixed-use centers (as described above), maintaining sufficient land designated for commercial uses to support economic development efforts, and re-zoning to ensure compatibility between existing uses and residential neighborhoods. Figures 3-1 and 4-8 identify the approaches the Plan proposes for Castro Valley's different commercial areas.

Existing general commercial and auto-reliant uses located in areas that the General Plan proposes for pedestrian-oriented, neighborhood commercial, or mixed-use development are considered nonconforming uses. They should be regulated to ensure that they do not preclude redevelopment for more appropriate commercial uses consistent with the General Plan and do not serve as a deterrent to investment in property improvement and redevelopment.

Redwood Road and Grove Way

Castro Valley's popular Trader Joe's anchors the shopping center at the intersection of Redwood Road and Grove Way. Additional retail, services, auto-related businesses, and restaurant uses occupy the shopping center and the strip commercial developments fronting on Redwood Road. A church is also part of the shopping center. The southerly side of Grove Way is dominated by several large self-storage facilities. This existing commercial development is inconsistent with the General Plan and the property has characteristics that would enhance residential development, such as proximity to creeks or open space. Close to Morales Court, there are self-storage facilities intermixed with multi-family residential uses. One of the main strategies for this area is to limit public storage uses by prohibiting new such uses and rezoning the self-storage sites near Morales Court for residential uses. Another strategy is to ensure that the



Personal storage buildings are a visually prominent use on Grove Way.



Auto-oriented uses continue to predominate near the intersection of Grove Way and Center Street.



Auto-oriented development along Foothill Boulevard could be upgraded to provide a wider range of commercial uses to serve adjacent neighborhoods.

area remains designated for commercial uses. Therefore, the church site has been designated for community commercial.

Redwood Road Corridor

Along the west side of Redwood Road, south of I-580, there are medical, dental, and community-serving offices occupying converted residential structures. In order to allow these uses to continue, this strip has been designated Community Service and Offices. Adjacent to the freeway, the existing office and storage uses provide a buffer between the freeway traffic and single-family residential neighborhoods to the south. The Community Commercial designation will allow these uses to remain.

Grove Way and Center Street

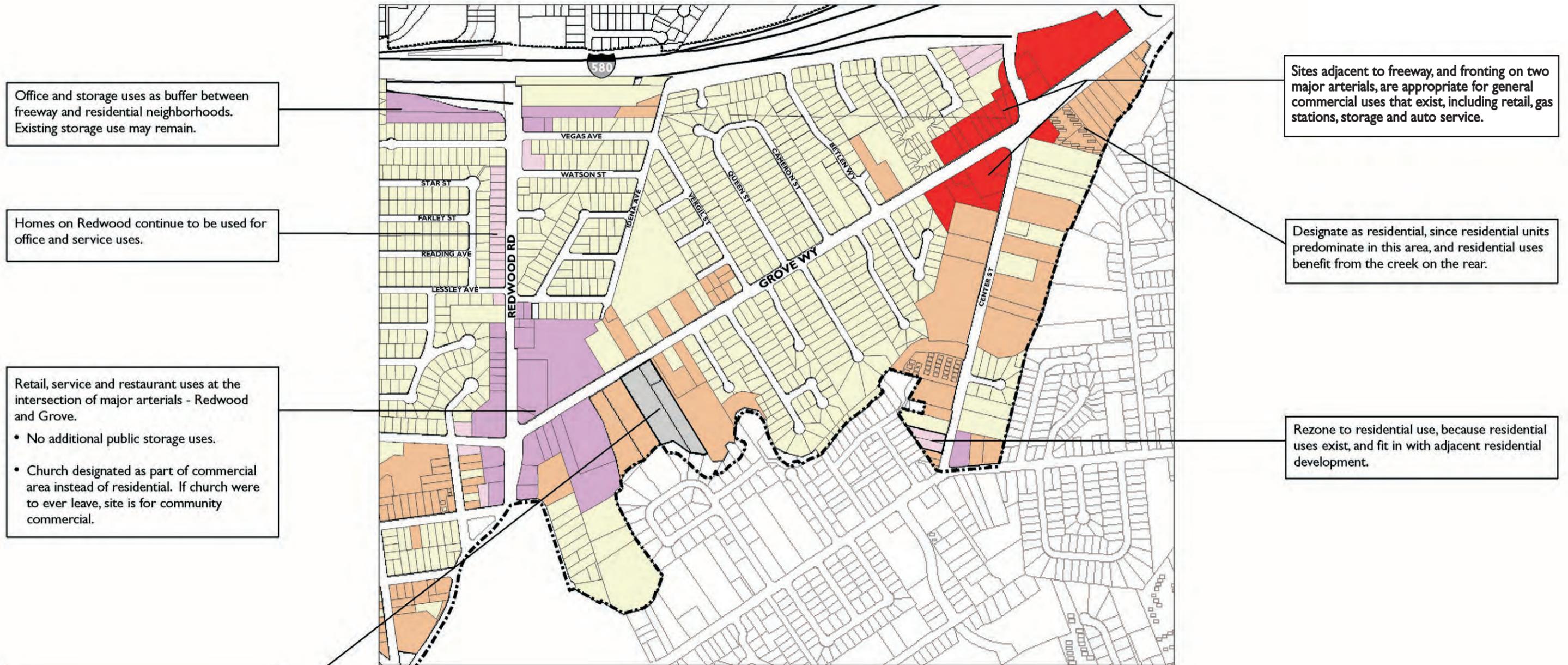
There is another cluster of general commercial uses at the intersection of Grove Way and Center Street. The location of these sites near the freeway, make them appropriate for general commercial uses such as auto-reliant retail, fast food restaurants, gas stations, auto repair, and self-service storage. Recent construction of multi-family residential uses on the south side of Grove Way, east of Center Street, indicate that this area be redesignated as residential land uses.

At the south end of Center Street near the intersection with Kelly Street and B Street, there are a few sites with commercial uses surrounded by residential uses. In order to provide a transition between commercial uses in Hayward and residential uses in Castro Valley, these sites have been designated Neighborhood Commercial Mixed Use which allows mixing residential uses with ground floor commercial uses.

Community Commercial North of I-580 and on Foothill Boulevard

North of I-580 there are smaller pockets of community commercial uses along East Castro Valley Boulevard and Foothill Boulevard. On Castro Valley Boulevard the commercial parcels are developed with a variety of community commercial uses such as small strip centers, grocery stores, and other auto-reliant uses, which take advantage of good freeway and regional access. On Foothill Boulevard, there are a variety of auto-related and auto-reliant commercial uses, including small motels, intermixed with residential uses. These parcels are designated as Community Commercial in order to provide the most flexibility in the types of uses allowed so the sites may continue to serve the community's needs.

Commercial Land Use Strategies: South of 580



Office and storage uses as buffer between freeway and residential neighborhoods. Existing storage use may remain.

Homes on Redwood continue to be used for office and service uses.

Retail, service and restaurant uses at the intersection of major arterials - Redwood and Grove.

- No additional public storage uses.
- Church designated as part of commercial area instead of residential. If church were to ever leave, site is for community commercial.

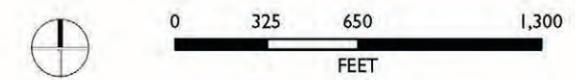
Designate site as part of residential area, since residential exists on both sides. Storage use may remain, but if it were ever to leave, site is for residential development.

Sites adjacent to freeway, and fronting on two major arterials, are appropriate for general commercial uses that exist, including retail, gas stations, storage and auto service.

Designate as residential, since residential units predominate in this area, and residential uses benefit from the creek on the rear.

Rezone to residential use, because residential uses exist, and fit in with adjacent residential development.

<p> Community Service and Offices Small administrative and professional offices such as real estate, insurance, accountant, medical, copying services, etc.</p> <p> Community Commercial Retail, Restaurants, Services and Local Serving Office uses. Auto-reliant (not pedestrian-oriented) due to location or nature of the business.</p> <p> General Commercial Retail and Service uses. Also, a wide range of uses are allowed subject to special standards or a conditional use permit: auto repair, gas station, drive-through, etc.</p> <p> Industrial (existing zoning)</p>	<p> Single-Family Residential (existing zoning)</p> <p> Multi-Family Residential (existing zoning)</p>
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COMMUNITY AND GENERAL COMMERCIAL DISTRICTS GOAL

GOAL 4.9-1 **Provide a wide range of retail sales and services to meet community needs on sites where there is good automobile access and impacts on residential uses can be minimized.**

COMMUNITY AND GENERAL COMMERCIAL DISTRICTS POLICIES

Policy 4.9-1 **Maintain Sites for Community and General Commercial.** Identify and maintain sufficient appropriately-located areas to meet the needs of residents and businesses for auto-reliant general retail and service use

Policy 4.9-2 **Commercial Sites along I-580.** Sites adjacent to I-580 entrances and exits with frontage on major arterials shall be retained for general commercial uses such as gasoline service station, storage, auto repair, and auto-reliant commercial uses.

Policy 4.9-3 **Office and Service Uses on Redwood Road.** Allow community-serving office and low-intensity commercial and service uses along Redwood Road south of I-580 that is compatible with adjacent residential uses.

Policy 4.9-4 **Office and Storage Uses along I-580.** Locate office and storage uses between I-580 or other arterials and adjacent residential neighborhoods, so those uses serve as a buffer between roadways and adjacent residential neighborhoods.

Policy 4.9-5 **East Castro Valley Boulevard.** Strengthen East Castro Valley Boulevard as a gateway to the CBD and a regional-serving retail area that will attract shoppers from throughout Castro Valley and other nearby areas.

Policy 4.9-6 **Noise, Odors, Dust, and Traffic.** Regulate general commercial and auto-reliant uses to minimize noise, odors, dust, and traffic impacts.

Policy 4.9-7

Limited Uses. Prohibit any additional personal storage facilities in Castro Valley, other than immediately adjacent to the freeway. Prohibit other general commercial and auto-reliant businesses that are incompatible with surrounding residential and retail uses.

**COMMUNITY AND GENERAL COMMERCIAL DISTRICTS
ACTIONS**

Action 4.9-1

Community Commercial District. Amend the zoning ordinance to establish a new community commercial zoning district or modify existing C-1 provisions for Castro Valley. The new regulations should:

- Allow retail uses that are now permitted by right in the Neighborhood Commercial (CN) and Retail Business (C-1) districts, food service establishments, and neighborhood serving office uses that are permitted in the Administrative Office (CO) district.
- Limit size and specify performance standards when necessary to minimize land use conflicts. Uses that require case-by-case evaluation to ensure that they will not have adverse effects based on the establishment's specific characteristics and the nature of surrounding uses should require a conditional use permit. Such uses include: animal hospitals; alcohol sales for on or off-site consumption, except at full-service restaurants; clubhouses and lodges; commercial recreation; drive-in and drive through businesses; funeral homes and mortuaries; gasoline service stations; parking lots; plant nurseries; recycling centers; religious assembly uses, and theaters.
- Prohibit uses that are primarily serve a regional or sub-regional market or that have significant secondary effects that would make community commercial districts less attractive for permitted uses. These include hospitals, storage facilities, hotels and motels, auto sales, free-standing advertising, adult businesses, and firearms sales.

Action 4.9-2	General Commercial District. Establish a general commercial district for Castro Valley to provide for regional and community retail and services, such as lumberyards, large equipment rental and repair, machine shops, commercial print shops, auto repair, auto sales and parts, gasoline service stations, and similar uses that generate automobile and truck traffic and are, therefore, not appropriate for either neighborhood commercial areas or those parts of the Central Business District designated as intense and pedestrian-oriented retail areas.
Action 4.9-3	Community Services and Offices District. Establish a new community services and offices district. Tailor the zoning to allow small-scale retail, personal services, and community-serving office uses. Amend zoning standards to reduce the extent of non-conformity for properties currently in the C-O district on Redwood Road south of I-580.
Action 4.9-4	Flexibility for Residentially-Zoned Parcels Adjacent to Commercial Areas. Consider a special zoning provision that would allow residentially-zoned properties adjacent to commercial areas to follow commercial zoning regulations of the adjoining commercially-zoned properties subject to approval of a conditional use permit based on specific findings.
Action 4.9-5	Rezone Light Industrial Properties. Rezone properties on the southerly side Grove Way east of Redwood Road from Light Industrial (M-1 [B-40]) to allow medium density multi-family residential or mixed-use development. Existing uses are allowed to remain following County ordinance provisions for nonconforming uses.

- Action 4.9-6** **Rezone Redwood Road and Grove Way Property.** Rezone the church property adjacent to Trader Joe’s from Residential to Community Commercial, to ensure that the commercial character of the area near Redwood Road and Grove Way is maintained in the event that the present religious assembly use is abandoned or moves.
- Action 4.9-7** **Rezone Grove Way and Center Street Properties.** Rezone properties on the southerly side of Grove Way east of Center Street to residential use because residential uses already predominate in this area and residential uses can enjoy the visual and open space benefits of the creek to the rear.
- Action 4.9-8** **Promote Renovation and Development on Opportunity Sites.** Conduct feasibility studies to identify and evaluate opportunity sites suitable for renovation and development along Redwood Road, Center Street, and Grove Way and formulate strategies to promote that type of reinvestment.
- Action 4.9-9** **Auto Repair Standards and Guidelines.**
- Develop and implement regulations to ensure that auto service facilities within or adjacent to residential areas are well-maintained and landscaped.
 - Limit overnight parking and towing to minimize conflicts.
 - Amend zoning ordinance to require discretionary review of proposals to expand operations or make alterations that substantially change the exterior of existing structures.



Madison-Common Specific Plan Area



Steep slopes and poor access will constrain development of vacant land on John Drive.

4.10 SPECIAL PLANNING AREAS

There are several areas in Castro Valley that have significant remaining development potential and have conditions which require additional planning efforts such as steep slopes or biological resources. Special plans or regulations should be prepared to guide development in these areas. There are several types of planning documents that could serve this function. A Specific Plan requires policies governing circulation, land use, and infrastructure, and must include financing mechanisms. A Precise Plan establishes regulations specific to a particular site or group of properties, and provides detailed guidance regarding site access and circulation as well as development standards. Design guidelines can be prepared that guide site planning, lot configuration, building placement on lots, and other development standards.

Madison-Common

A Specific Plan for the Madison Avenue-Common Road area was prepared in the 1970's and amended in 2006. The area is in the valley of a canyon, and portions of many lots have steep slopes. The streets that serve this area are very narrow and pose limitations for emergency access vehicles. The area also has significant biological resources, contains a creek, and serves as a wildlife corridor.

EBMUD Site

The East Bay Municipal Utilities District owns a 24-acre parcel at Sydney Way, Stanton and Carlton Avenues, which is zoned for single family development. Steep slopes constrain access to the flatter parts of the site that may be suitable for development. The Plan proposes to require a detailed master plan or specific plan for development of the site, and to require land dedication rather than impact fees to meet open space requirements.

John Drive Area

Despite its proximity to Interstate 580 and Castro Valley Boulevard, development of vacant lands in the southwestern part of Castro Valley, north of the Neighborhood Church, will be hampered by steep slopes and poor access. Infill development of this area must be sensitive to the existing residential neighborhood and has to be planned to avoid overburdening local streets.

Crow Canyon Road Area

Crow Canyon Road is a scenic corridor through Cull Canyon and is a gateway to the community that functions as an alternate route for commuters from the San Ramon area. Development of the remaining larger parcels must be sensitive to the area's biological resources as well as the corridor's visual character. The oak riparian woodland along Crow Creek serves as an important migration route and natural habitat. Development will also be constrained by the steep terrain and susceptibility to landslides and wildfires.



Juvenile Justice Center.

Jensen Road Area

Development of the remaining vacant lands off Jensen Road must be sensitive to the area's steep topography and natural resource values. Formerly part of the Jensen Ranch, this area is characterized by grassland vegetation that serves as an important natural habitat and migration route. In addition, portions of the parcels located south of Jensen Road are adjacent to I-580. Regulations for new development in this area should ensure that sensitive uses including residential dwellings are designed and constructed to limit the potential noise and air quality impacts of the freeway.



Fairmont Hospital.

Fairmont Area

The Fairmont Area comprises approximately 200 acres owned by Alameda County. Currently the area is the site of the Juvenile Justice Center, John George Hospital, Alameda County Medical Center (ACMC), Sheriff's Department, George Mark Hospice, and other County facilities and community-based organizations. The development potential of more than 60 acres of the Fairmont Area is constrained by the Hayward fault, severe fire hazard potential, susceptibility to land slides and other environmental features such as riparian and grassland habitat areas.



EBMUD site at Sydney Way, Stanton and Carleton Avenues



Crow Canyon Road Area

SPECIAL PLANNING AREAS GOAL

GOAL 4.10-1 Develop specific plans or special guidelines to guide future development in areas that have significant remaining development potential and special environmental conditions.

SPECIAL PLANNING AREAS POLICY

Policy 4.10-1 Long-range Plans. Prepare or require specific plans, precise plans, master plans, or special design guidelines for the following areas:

- Madison-Common Area;
- EBMUD Site;
- John Drive Area;
- Crow Canyon Road Area;
- Jensen Road Area; and
- Fairmont Area.

SPECIAL PLANNING AREAS ACTIONS

Action 4.10-1 **Madison-Common Specific Plan.** Review and revise the existing Specific Plan to conform to the General Plan.

Action 4.10-2 **EBMUD Site.** Require preparation of a Specific Plan, Precise Plan, or very detailed Master Plan prior to any subdivision of the property at Sydney Way, Stanton and Carleton Avenues. As part of any subdivision, public park land shall be dedicated instead of or in addition to payment of impact fees to meet open space requirements, so that park land is provided on that site. The appropriate size of the park shall be determined as part of the plan preparation.

Action 4.10-3 **John Drive Area.** Require preparation of a Specific Plan or Precise Plan prior to any subdivision of land over two acres in size in this area. The Plan must include provisions to ensure that new development complements and enhances the existing surrounding neighborhood.

Action 4.10-4 **Crow Canyon Road Area.** Require preparation of a Specific Plan or Precise Plan prior to any subdivision of existing lots larger than two acres to ensure that future development is sensitive to the area’s biological resources, maintains and enhances the corridor’s visual character, and will be adequately served by public services and facilities.

Action 4.10-5 **Jensen Road Area.** Require preparation of a Precise Plan or design guidelines prior to any subdivision of existing lots larger than two acres to ensure that future development is sensitive to the area’s biological resources, complements the existing Palomares Hill development, and will be adequately served by public services and facilities.

Action 4.10-6 **Fairmont Area.** Require preparation of a Master Plan that emphasizes the County’s economic development opportunities in the Fairmont Area and also recognizes the location’s environmental constraints.



Jensen Road Area

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Community Character and Design

Castro Valley has a unique character that has evolved based on its natural setting and its history. Residents of Castro Valley feel strongly about preserving the character of Castro Valley, and enhancing the aspects of it that they enjoy. This element contains policies and actions to preserve and enhance the community character and design of Castro Valley. The main features that define the desired character of Castro Valley are:

- ***Natural Setting.*** The natural amenities that contribute Castro Valley's quality of life include: hillsides, canyons, creeks, trees, and the views of these natural resources.



Castro Valley's natural setting is a key feature of the community's character.



Mature trees in front yards and the lack of sidewalks along certain streets reflect the small-town character of Castro Valley.



This cafe in the Castro Village Shopping Center acts as a community gathering place.

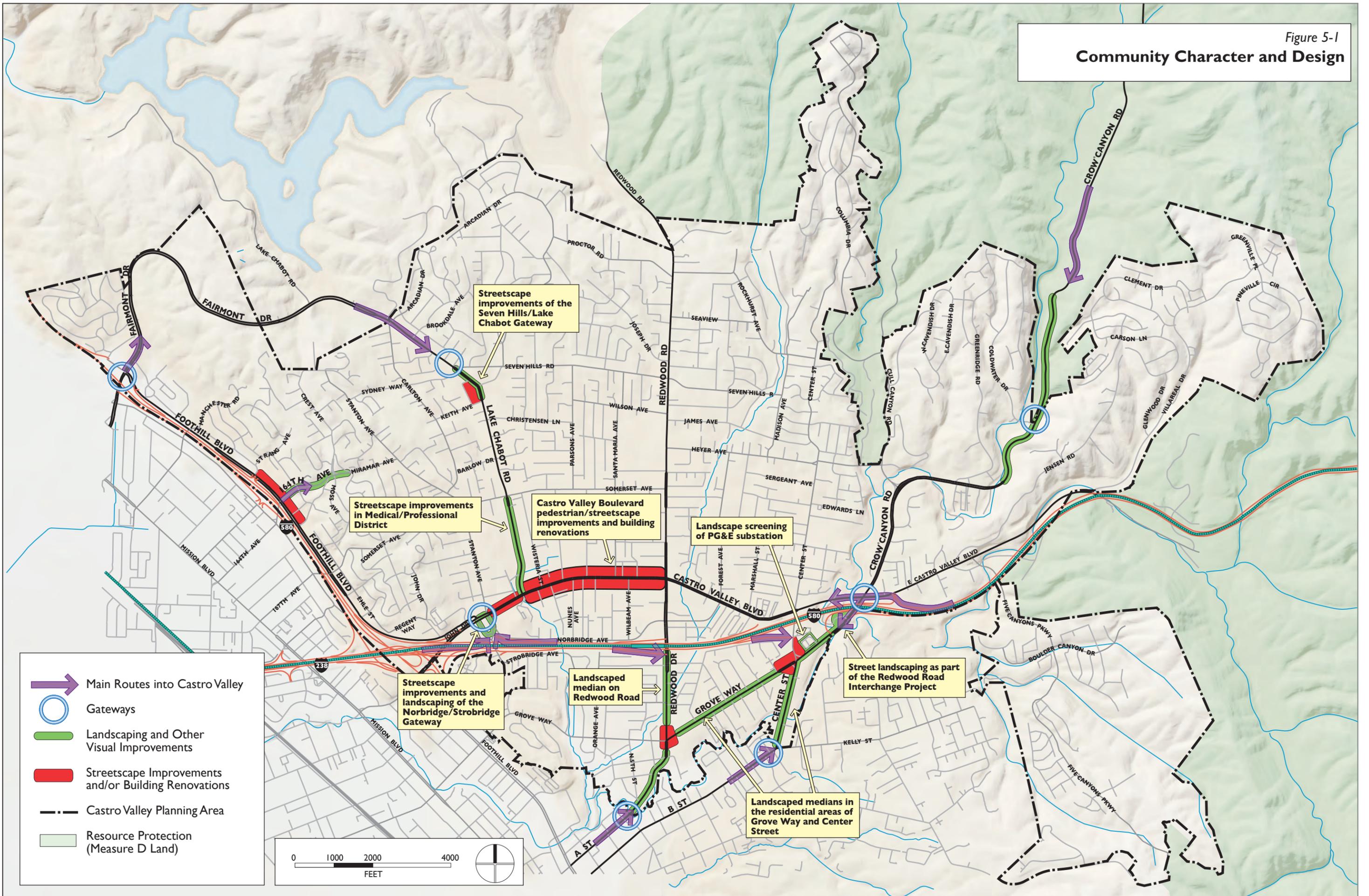


The Adobe Art Center is one of Castro Valley's historic resources as well as an important community facility.

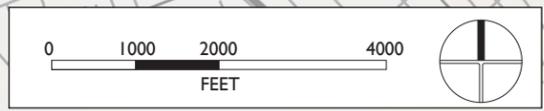
- **Neighborhood Character.** There are physical features that reflect the agricultural and small-town character of Castro Valley before it became a suburban bedroom community. These include some remaining agricultural sites, undeveloped hillsides and canyons, neighborhoods with streets without curbs and sidewalks, and mature trees in front yards and along streets.
- **Downtown and Commercial Area Revitalization.** Revitalizing the Central Business District is one of the primary community objectives for the next 20 years. The shops, restaurants, and small businesses along Castro Valley Boulevard, along with the physical fabric of small buildings, give Castro Valley a unique identity. Additional pedestrian access, new retail, restaurant, and entertainment uses, and major streetscape improvements are necessary to transform the CBD into the town center envisioned by the community. In addition to the CBD, there are pockets of commercial development intermixed with the residential neighborhoods. Renovating these areas with new development and improvements is another top priority for the community.
- **Street Design: Gateways and Landscaping.** Part of the long-term vision for the community is to improve the overall appearance and establish a consistent and unified look for Castro Valley. Much of this objective can be accomplished through street design, gateways, and landscaping. There are several key locations where people enter Castro Valley, where gateways can provide a sense of arrival.
- **Community Gathering Places.** While Castro Valley is not an incorporated city with a “Civic Center,” there are places where the community comes together that are identified uniquely with Castro Valley. These include the library, Castro Village Shopping Center, the post office, cafes located in the Central Business District, and other public and semi-public spaces.
- **Cultural Resources.** Castro Valley has a number of older buildings that reflect the different time periods of Castro Valley's history. While only a handful may qualify as “historic resources” according to State and national definitions, these structures have value to Castro Valley as a local cultural resource because they give unique character to the community.

Key recommendations are shown in Figure 5-1.

Figure 5-1
Community Character and Design



-  Main Routes into Castro Valley
-  Gateways
-  Landscaping and Other Visual Improvements
-  Streetscape Improvements and/or Building Renovations
-  Castro Valley Planning Area
-  Resource Protection (Measure D Land)



5.1 NATURAL SETTING

The topography of Castro Valley is a ring of hillsides surrounding a sloping bowl. From most streets, there are views to the hillsides or canyons of Castro Valley, which are covered with natural vegetation. Thus, the natural setting of hillsides and canyons is an integral part of community character. Many of the hillside areas have been preserved as part of planned unit developments. Generally housing is clustered on the flatter areas of the property, while the steeper hillside areas are set aside as permanent open space. In order to preserve this serene and beautiful aspect of Castro Valley’s character, it is important to preserve the views to these natural areas as infill development occurs. It is also important to preserve the natural areas themselves, and limit development on steep slopes. The implementation of the Biological Resources Overlay Zone defined in Chapter 7 will also help ensure that the natural setting is preserved.



There are views to the hillsides from most streets in Castro Valley.



Protect and enhance Castro Valley’s hillsides, canyons and creeks.

NATURAL SETTING GOAL

GOAL 5.1-1 **Protect and enhance the hillsides, canyons, and creeks that are the foundation of Castro Valley’s natural setting and visual character as well as the views of these resources from public streets, parks, trails, and other community facilities.**

NATURAL SETTING POLICY

Policy 5.1-1 **Creative Site Design.** Allow residential development on or near hillsides, canyons, and creeks to employ creative site design, landscaping, and architecture that blend with the characteristics of each location and surroundings, and offer superior design solutions.



Cluster development on larger development sites to preserve hillside, creek, and canyon areas with biological resources.



Cull Canyon Lake is a distinctive component of Castro Valley's visual identity as well as a flood control facility.

NATURAL SETTING ACTIONS

Action 5.1-1 **Require Visual Impact Analysis.** Require visual impact analysis During the development review process for public and private projects to ensure protection of views to natural areas from public streets, parks, trails, and community facilities.

Action 5.1-2 **Cluster Development.** Encourage planned unit developments that cluster lots and preserve large areas of open space for new subdivisions in hillside, creek, and canyon areas and in areas with significant biological resources.

Action 5.1-3 **Cull Canyon Lake.** Maintain water levels in Cull Canyon Lake in order to preserve its role as an important visual resource as well as a flood control facility.

5.2 NEIGHBORHOOD CHARACTER

Castro Valley is a collection of neighborhoods, as illustrated in Figure 4-5. The neighborhoods are defined by their schools and parks, the basic geography of Castro Valley’s hills and bowl, and the major roadways that divide different areas, such as I-580, Crow Canyon Road, Lake Chabot Road, and Redwood Road. Residential densities in neighborhoods range from less than one unit per net acre along lower Greenridge Road to 14 dwellings per net acre south of I-580. The average net residential density for the planning area is between 5 and 6 dwelling units per acre.

Figure 5-2 analyzes the physical form of a series of Castro Valley neighborhoods based on aerial photographs, existing land use, zoning, road structure, and intersections. The residential development typologies highlighted are explained here, in generally chronological order of development:

- The Multi-Family study area is just north of Castro Valley Boulevard and south of Somerset Avenue. Anita Avenue and San Miguel Avenue run north-south, connecting Castro Valley Boulevard with Somerset Avenue. Development in this area occurred gradually, from the layout of the lots in the 1920s to the construction of apartments through the 1980s.
- The Long Lots neighborhood is a testament to the agricultural heritage of Castro Valley. Long, narrow lots were originally used for chicken farming starting in the 1920s and continuing through the 1950s. Today, many of these lots are being subdivided. Private roads, like the very narrow one off Proctor in “street pattern” diagram, provide access to the new lots.
- Postwar “starter” homes laid out on a street grid can be found both west of the high school and south of I-580. The lots in these areas are smaller and very regular.
- Lot sizes in residential subdivisions developed from the 1960s through the 1990s tend to be fairly regular; street layouts are curvilinear, with a preponderance of cul-de-sacs. Many, like Columbia and Palomares Hills are planned developments (PD), which enable greater design flexibility by allowing deviations for development standards required by the zoning code and set aside substantial areas as permanent open space. The most recent neighborhood form study area shows a very dense PD off Sydney Way.



Infill development opportunity on a long deep lot with an existing single-family home.



Ensure that new residential development is consistent with the desired community character.

NEIGHBORHOOD CHARACTER GOAL

GOAL 5.2-1 **Preserve and enhance the small town character of Castro Valley, while allowing for infill development.**

NEIGHBORHOOD CHARACTER POLICIES

Policy 5.2-1 **Neighborhood Character.** Ensure that new residential development is consistent with the desired community character, protects sensitive biological resources, and is not subject to undue natural hazards.

Policy 5.2-2 **Residential Design.** Ensure that residential development projects comply with all adopted design standards and guidelines.

Policy 5.2-3 **Design Exceptions.** Exceptions to design standards and guidelines will only be considered through a discretionary review process, and only approved if:

- there are site-specific conditions that make it physically infeasible to follow the standards or guidelines; and
- the proposed design provides an equal or better design solution in terms of livability for residents and impacts on neighboring properties.

Policy 5.2-4 **Lot Sizes.** Lot sizes shall be consistent with the desired character of the area.

Figure 5-2.1
Castro Valley
Neighborhood Form Analysis

Analysis Unit: 100 acres
 (2,087 ft x 2,087 ft)
 Scale 1:15,000

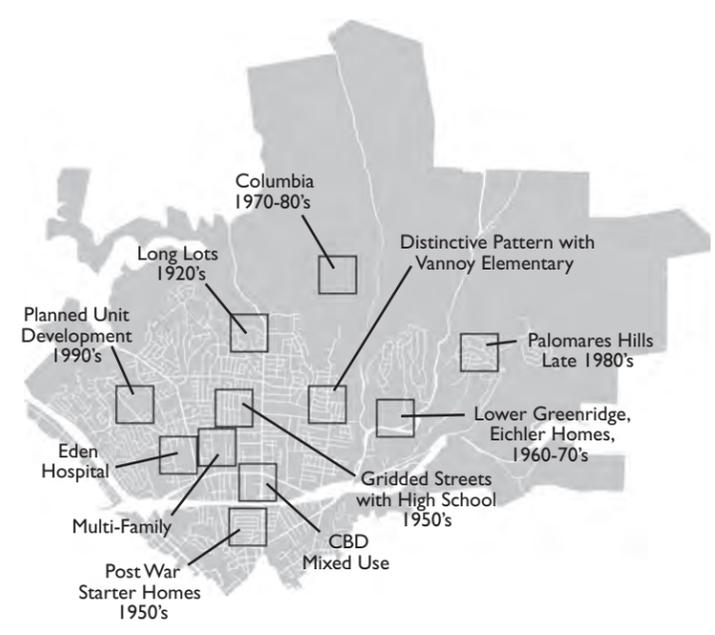
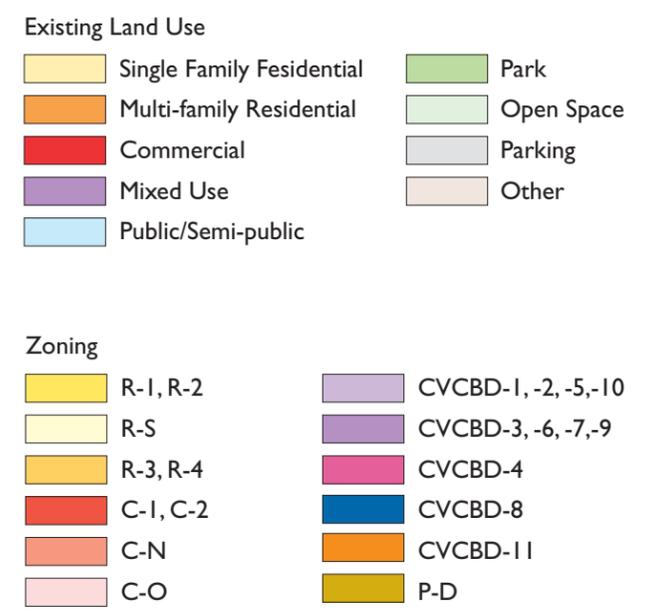
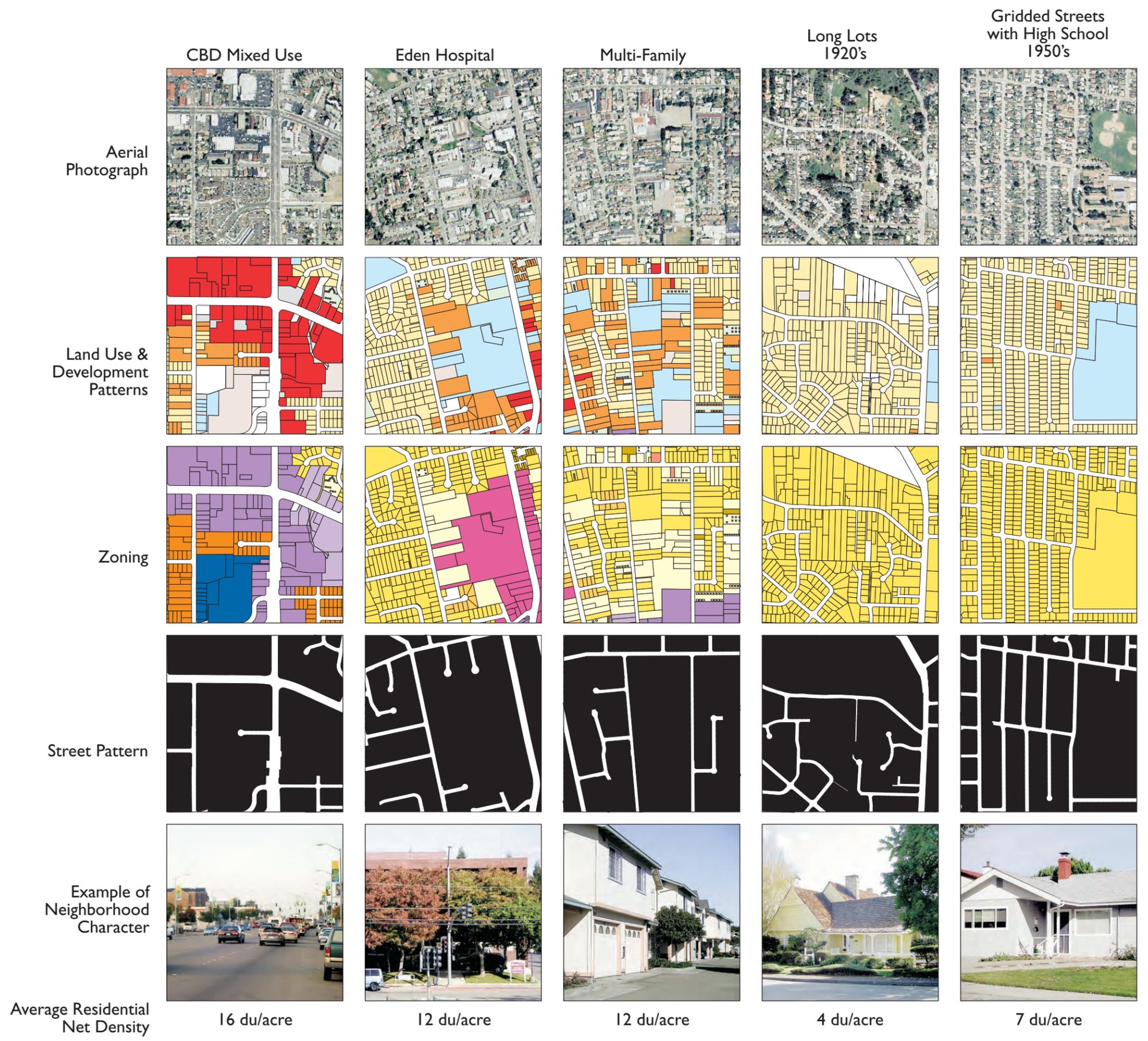
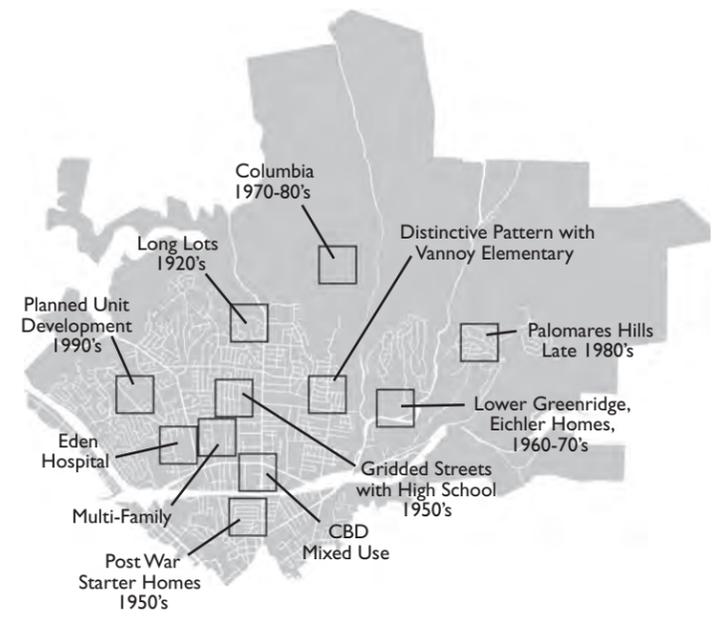
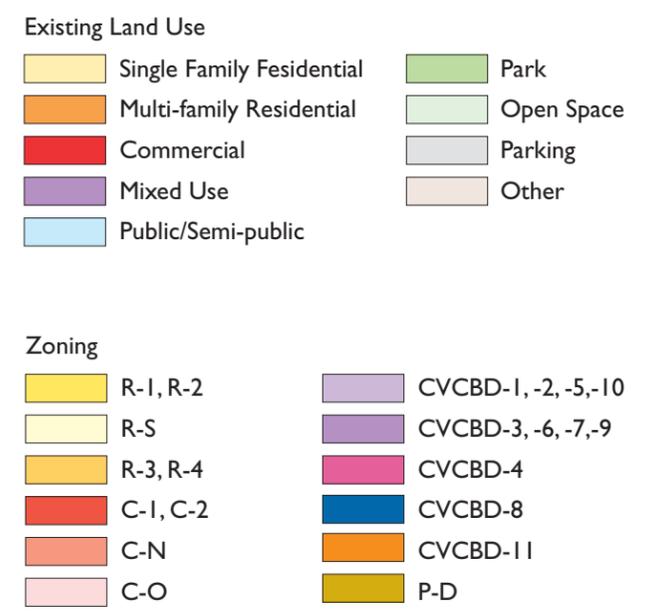
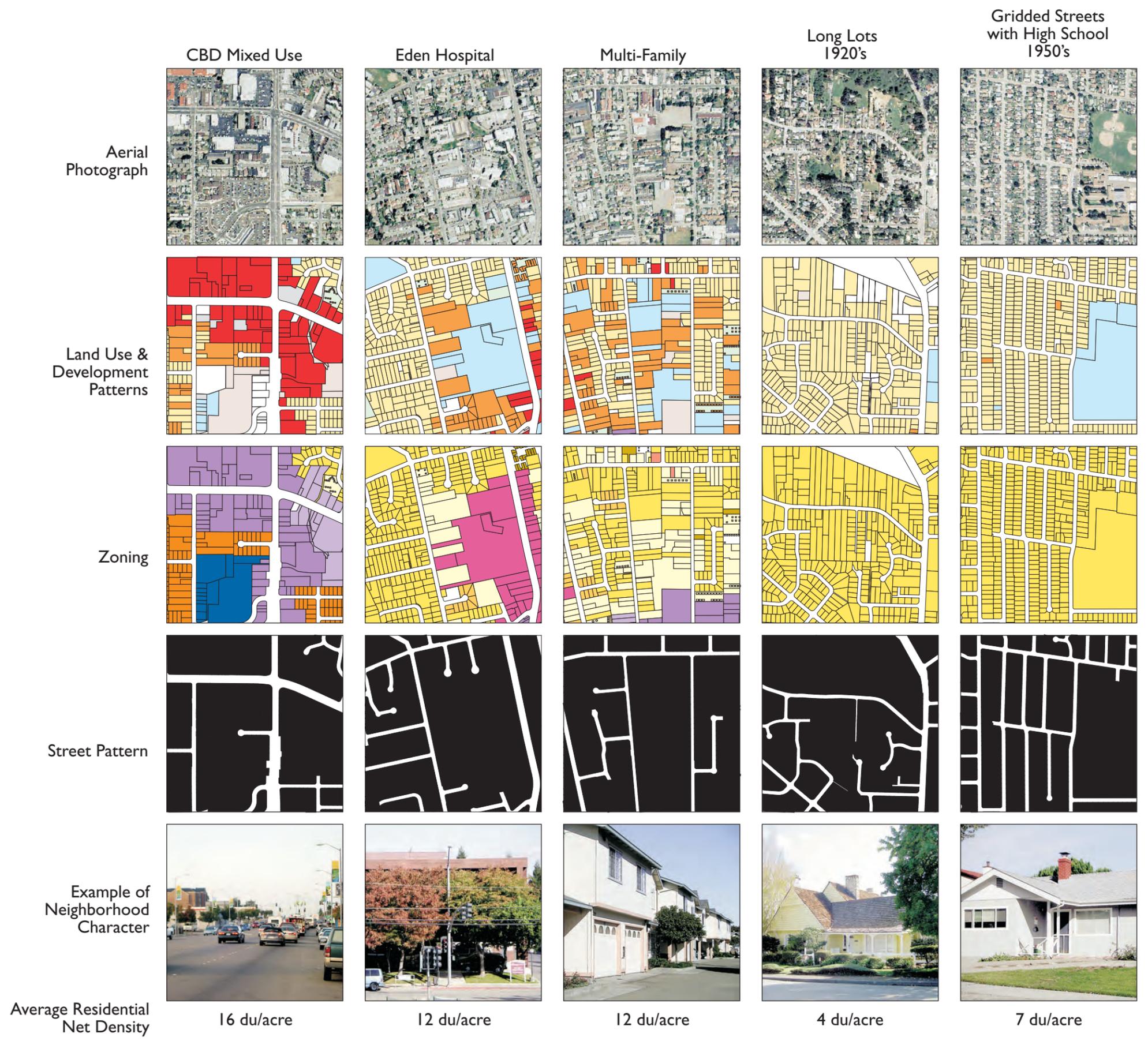


Figure 5-2.2
Castro Valley
Neighborhood Form Analysis

Analysis Unit: 100 acres
 (2,087 ft x 2,087 ft)
 Scale 1:15,000



Five Canyons



New Homes on Vacant Lots



New Homes Behind Existing Homes



Small Second Units and Granny Flats (Accessory Units)



Gated Subdivisions



Cluster Subdivisions



Subdivisions



Small Lot Single Family Homes



Townhomes



Condominiums and Apartments





Ensure consistent lot sizes to maintain desired character of neighborhoods.

NEIGHBORHOOD CHARACTER ACTIONS

Character Preservation

Action 5.2-1

Neighborhood Character Preservation. Consider adopting conservation districts, specific plans, or other similar mechanisms to preserve the character of neighborhoods that have a unique design character.

- Design review criteria, standards, and guidelines can be established through an overlay district in the Zoning Ordinance or through a specific plan.
- Modified setback, height, and other standards can be prescribed to ensure the consistency of new buildings and additions with the existing neighborhood development patterns.
- Design guidelines can be written and illustrated in order to preserve the design character of neighborhoods.

Development Standards

Action 5.2-2

Lot Size. Ensure that lot sizes specified in the zoning and subdivision ordinances are consistent with the General Plan Land Use classifications so that the desired character of the area is maintained.

Action 5.2-3**Hillside Residential Development Standards.**

Include standards in the new Hillside Residential Zoning district that ensure that the scale of residential development is consistent with surrounding development and blend with the natural setting. Standards shall include, but are not limited to, the following:

- Require lot sizes to be between 5,000 and 10,000 square feet in Hillside Residential Districts. Establish a sliding scale of lot sizes based on slope.
- Develop new height limits and a new methodology for calculating height appropriate for hillside lots. The revisions need to take into account upslope and downslope conditions, and provide a new way of measuring height that relates height limits to the contours of the land. Require buildings to step down following the slope of the lot.
- Establish lot coverage limits and/or consider floor area ratio or daylight planes to limit the bulk and size of a house based on the size of the lot.
- Establish provisions that allow exceptions to front yard setbacks on steep upslope lots.
- Establish minimum landscaping requirements.
- Develop standards and guidelines to ensure that entrances, fences, and walls are designed to reflect the prevailing character of neighborhoods, especially in areas that have retained their rural character. Standards could include requiring fences to be lower in height and/or more open, and discouraging taller solid wall fences.
- Entrances could be required to be proportionate to the scale of the façade (e.g. less than 2/3 of the building height) so as to not be monumental in scale or appearance.
- Establish height limits for retaining walls of 4-6 feet, and establish a minimum distance separation between retaining walls. Allow exceptions in special circumstances for driveways where greater retaining wall heights are absolutely necessary to meet driveway slope and front yard standards.



Include standards in the new Hillside Residential Zoning district to ensure scale of residential development is consistent with surrounding development.



Develop new height limits and new methodology for calculating height appropriate for hillside lots.



Require subdivisions to be designed to avoid environmentally sensitive areas.



Revise and augment standards for Single Family Residential.

Action 5.2-4

Alternative Standards for Environmentally Sensitive Areas. Require subdivisions to be designed to avoid areas that are environmentally sensitive, or have high fire hazards, steep slopes, natural vegetation, or mature trees. To accommodate such conditions, provide for modifications to required lot sizes and design standards including, but not limited to:

- Creating smaller lots clustered together with permanent open space designations for steep slopes and environmentally sensitive areas;
- Creative building designs within a planned unit development; and/or
- Reduction in development intensity up to 75 percent of the maximum permitted.

Action 5.2-5

Standards for Single Family Residential (R-1) Development. Revise and augment development standards for single family homes in the R-1 district to ensure adequate light and air, privacy; usable open space; landscaping; and attractive street appearance. Standards shall include, but are not limited to, the following:

- Establish lot coverage limits and consider floor area ratio or daylight planes to limit the bulk and size of a house based on the size of the lot.
- Limit the extent to which garages dominate the façade; they should occupy no more than 50 percent of the width of the street facing façade. Establish special design and location requirements for three-car garages.
- Limit the percentage of paving on a parcel, and establish minimum standards for site landscaping.

Action 5.2-6

Standards for Small Lot Single Family (RSL) Residential Development. Create development standards specific to small lot single-family homes in the RSL district to improve their quality and appearance; and to ensure adequate light, air, privacy, usable open space, landscaping, and attractive street appearance. Standards shall include, but are not limited to, the following:

- Minimum lot sizes such that net density is between 8 and 17 units per acre;
- Maximum lot coverage;
- Limits on the extent to which garages dominate the facades;
- Size and location of private and common open space;
- Minimum site landscaping; and
- Design of building facades that face streets.



Create development standards specific to small lot single-family homes.



Create development standards specific to townhouses and rowhouses.

Action 5.2-7

Development Standards for Townhouses and Rowhouses. Create development standards specific to townhouses and rowhouses in the RSL, RLM, and RMX districts to improve the livability, quality, and appearance of this type of development. Standards shall include but not be limited to:

- Appropriate densities for townhouses: 12 units per net acre (RSL-3.5, RMX);
- Appropriate densities for rowhouses: 17-22 units per net acre (RSL 2.5, RLM, RMX);
- Parking requirements, including ratios for guest parking and reductions for transit proximity;
- Location of front entrances and garages;
- Lot coverage;
- Building height;
- Height and setback transitions to adjacent lower density residential;
- Front, rear, and side setbacks;
- Design of building facades facing the street;
- Minimum distances between buildings;
- Size and location of private and common open space; and
- Landscaping requirements in driveway areas and at unit entrances.

Action 5.2-8

Development Standards for Multifamily Projects. Create development standards specific to apartments and condominiums in the RLM, RM, and RMX districts to improve the quality and appearance this type of development. Standards shall include but not be limited to:

- Limiting garages and parking areas fronting the street;
- Design strategies to avoid a “box-like” appearance;
- Adequate landscaping in parking areas and at unit entrances;
- Side yard setbacks for taller buildings with primary windows facing the side yard;
- Size and location of private and common open space; and
- Requirements for inclusion of personal storage space within units.



Create development standards specific to apartments and condominiums.

Action 5.2-9

Development Standards for Front Yard Paving and Planting. Amend the Zoning Ordinance to limit the amount of front yard paving to that required for a driveway and walkway to the entrance in residential districts. Require that at least 50 percent of the front yard be landscaped.



Amend Zoning Ordinance to limit the amount of front yard paving.

Action 5.2-10

Development on Long Deep Lots. Continue to allow development at the rear of deep lots and establish special standards for subdivisions and buildings on long deep lots, typically those deeper than 135 feet where new lots are created without frontage on a public street. New standards shall include, but not be limited to, the following:

- Special setbacks, height limits, and/or daylight planes to ensure adequate privacy for adjoining properties.
- Special provisions to allow exceptions to front, side, and rear yard setbacks, if it can be demonstrated that the site plan achieves a better design solution for the occupants and neighbors in terms of light, air, building bulk, usable open space, and privacy; and achieves an equal or greater total amount of setback area.

Design Guidelines

Action 5.2-11 **Design Guidelines.** Adopt design guidelines to provide greater detail about design expectations for residential development in Castro Valley.

Development Review Process

Action 5.2-12 **Development Review Process.** Amend the Zoning Ordinance to establish procedures for incorporating design review in the development review process. Maximize the use of staff level review in order to minimize the time and cost of project review for homeowners and developers. Zoning revisions shall address the following issues:

- Thresholds of review;
- Residential additions;
- New homes;
- Subdivisions creating less than five lots;
- Subdivisions creating five lots or more;
- Multifamily and mixed-use projects with five units or more;
- Non-residential development;
- Assignment of review and decision-making responsibilities;
- New revised and expanded development standards;
- Implementation of design guidelines;
- Role of the Municipal Advisory Committee;
- Requests for variances or exceptions;
- Decision-making body;
- Criteria; and
- Upper limit on exceptions.

Action 5.2-14 **Variances and Other Exceptions to Regulations.** Establish more detailed criteria for exceptions to regulations, and upper limits on requests for exceptions. Evaluate variance requests over the past several years, and determine if there are regulations that need to be revised to respond to frequently requested types of exceptions.

Action 5.2-15	Enforcement of Development Policies and Standards. Enforce adopted development regulations through the project review process and inspections of construction. <ul style="list-style-type: none">• Require applicants to pay for special inspections if appropriate and necessary to ensure compliance with approved plans and conditions.• Require public notice if projects submitted for building permits have been substantially revised from the approved project.
Action 5.2-16	Permit Fees. Establish revised permit fees to reflect the level of review required, such that the cost for the review of development applications is borne by the applicant.
Action 5.2-17	County Staff. Hire new staff and train existing staff to have expertise in design review of residential development.

5.3 DOWNTOWN AND COMMERCIAL AREA REVITALIZATION

Central Business District

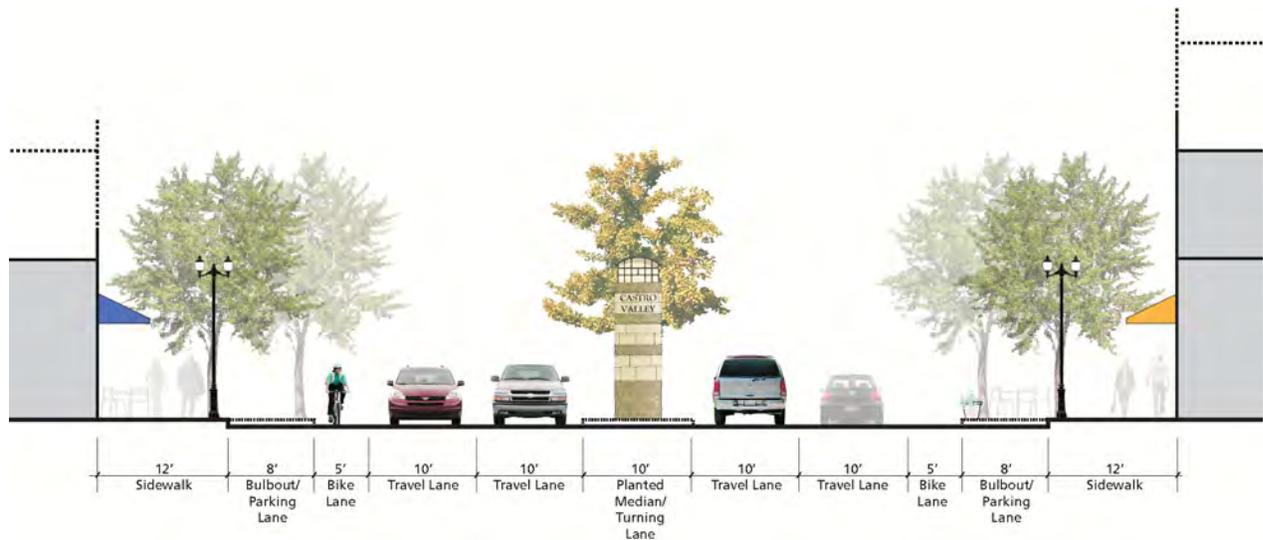
The creation of a pedestrian-friendly town center with a variety of retail and services uses and public spaces, and improving Castro Valley Boulevard are two of the highest priorities for the Castro Valley community over the next 20 years. Residents would like to create a true community center with an abundance of shops and restaurants, an attractive comfortable walking environment, and public spaces where the community comes together. To achieve these goals, Castro Valley needs a multi-faceted program of streetscape improvements; business retention and attraction; façade improvements; and catalyst projects. This program is a top priority for the County Redevelopment Agency's efforts in Castro Valley. The General Plan builds on the Central Business District Specific Plan and the Redevelopment CBD Land Use and Development Strategy to guide the revitalization process.

One important step has been the approval of the Redevelopment Agency's Strategic Plan, which includes a development strategy and urban design proposals that will define a vision for the CBD and improve the future economic potential for downtown Castro Valley. The Plan's objectives are to create:

- a downtown where people want to go and spend time;
- an environment that will support economic vitality;
- a pedestrian friendly main street atmosphere

The first phase of the Strategic Plan is a series of street improvements intended to help turn Castro Valley Boulevard into a pedestrian-oriented "Main Street" for the community. These improvements include reconfiguring traffic lanes and providing on-street parking with bicycle lanes that will maintain adequate traffic capacity on the Boulevard while creating an inviting pedestrian environment. The first phase of the project, between Redwood Road and San Miguel Avenue, features widened sidewalks with ample seating areas, a canopy of street trees and planter beds, landscaped bulb-outs, street furnishings and gateway markers.

Figure 5-3 **Castro Valley Boulevard Improvements**



Source: Alameda County Redevelopment Agency: <http://www.acgov.org/cda/redevelop/projects/cvsp/conceptsections.htm>

Figure 5-4 **Castro Valley Boulevard Streetscape Project Concept Rendering**



Source: Alameda County Redevelopment Agency: <http://www.acgov.org/cda/redevelop/projects/cvsp/conceptsections.htm>

Central Business District



General Commercial Areas Near the Medical Center



Redwood Road Corridor



Grove Way Corridor



Grove and Center Commercial Area



Other Commercial Areas

As described in the Land Use Chapter, there are a number of general commercial and neighborhood commercial areas outside the Central Business District. Many of these areas are auto-reliant strip commercial centers and dominated by surface parking. Improving the appearance of these areas will be accomplished over time through renovation and redevelopment; façade improvement programs; adoption and implementation of development standards and design guidelines; and the enforcement of regulations and maintenance requirements.



Improve Castro Valley Boulevard appearance through street design and community landscaping.

DOWNTOWN AND COMMERCIAL REVITALIZATION GOAL

GOAL 5.3-1 Support the revitalization of the Central Business District and other commercial areas by actively participating in projects and programs to improve the appearance and character of these areas.



Facade improvements help improve the visual appearance of Castro Valley Boulevard.

DOWNTOWN AND COMMERCIAL REVITALIZATION POLICIES

- Policy 5.3-1** **Improve Castro Valley Appearance.** Undertake capital improvement projects such as street redesign, community landscaping, and other similar projects in order to improve the appearance of Castro Valley and foster a community identity unique to Castro Valley.
- Policy 5.3-2** **Castro Valley Boulevard Appearance.** Create programs to improve the visual appearance of the private properties on Castro Valley Boulevard through façade improvements, new signs, and reducing the number of billboards.
- Policy 5.3-3** **Commercial and Mixed Use Design.** Ensure that commercial and mixed-use development projects comply with all adopted design standards and guidelines.
- Policy 5.3-4** **Compatibility with Surrounding Residential.** Development in neighborhood commercial areas shall be designed to be compatible with the surrounding residential area and minimize impacts on adjoining residential properties, with respect to height, bulk, building massing, architectural design, building orientation, parking location, signage, and other features.



Amend sign regulations to improve signage in all commercial areas.

Policy 5.3-5 **Property Maintenance.** Maintain and improve the appearance of public improvements and private properties so they make a positive contribution to Castro Valley’s livability and attractiveness.

DOWNTOWN AND COMMERCIAL REVITALIZATION ACTIONS

All Commercial Areas

Action 5.3-1 **Site Upgrades and Improvements.** Require that as part of building remodeling, site changes, or new signage, site upgrades are installed to improve the overall appearance of the property. Requirements shall be commensurate with the scale and cost of the proposed project.

Action 5.3-2 **Code Enforcement.** Augment and enhance code enforcement programs to require property-owners in all commercial and mixed-use areas to: maintain buildings, paved areas, and landscaping; properly store and dispose of trash; and remove graffiti.

Action 5.3-3 **Funding Priorities.** Establish priorities for public improvements and programs that help support existing businesses and attract new ones. (See Action 4.5-7)

Action 5.3-4 **Sign Regulations.** Amend the sign regulations with new standards and guidelines to improve signage in all commercial areas.

Action 5.3-5 **Streamline Project Review.** Solicit feedback from the business community in order to streamline project review and permit procedures for commercial projects.

Central Business District

Action 5.3-6 Design Standards and Guidelines for CBD Housing and Mixed Use. Update the standards and guidelines in the CBD Specific Plan to provide detailed standards for future housing and mixed use development. Include provisions to address:

- Building setbacks and relationship to the street;
- Front yard landscaping and street landscaping to create an attractive and livable environment for residential;
- Side and rear setbacks to provide adequate light, air, and ventilation to units;
- Building design – articulation, quality materials;
- Ground floor uses;
- Privacy for any ground floor residential units;
- Adequate setbacks and insulation to minimize noise;
- Location of parking; and
- Height and setback transitions to adjacent lower density residential.

Action 5.3-7 Design Standards and Guidelines for CBD Commercial Projects. Update the standards and guidelines in the CBD Specific Plan to provide additional guidance regarding building design. Require discretionary design review.

Action 5.3-8 Design Standards and Regulations for CBD Older Buildings. Amend the Specific Plan as necessary to include design standards and regulations to protect and enhance the appearance of early to mid-20th century commercial buildings that enhance the historic and small-town character of the Central Business District. The zoning ordinance should include provisions that would encourage adaptive reuse of such structures.



Update CBD Specific Plan to provide detailed standards for housing in the CBD.



Reduce number of billboards visible from Castro Valley Boulevard.

- Action 5.3-9** **Funding Mechanisms.** Identify funding mechanisms for improvements within the Central Business District, including streetscape enhancements, public space, façade renovation, and parking improvements. Explore a wide variety of options, including: redevelopment funds, development fees, community facilities districts, public improvement bonds, and regulatory programs applicable to new development.

- Action 5.3-10** **Façade Improvement Program.** Continue to support and enhance the County’s Façade Improvement Program. Encourage participation from Castro Valley property owners, so that older building facades are renovated and the overall appearance of the Central Business District is improved.

- Action 5.3-11** **Reduce Billboards.** Work with private property owners, the Redevelopment Agency, County departments, State government officials, and other public agencies to reduce the number of billboards visible from Castro Valley Boulevard.

- Action 5.3-12** **Sign Regulations and Enforcement.** Implement the provisions of the Castro Valley Central Business District Specific Plan that require modification or replacement of signs that do not conform to the Specific Plan’s sign regulations.

Other Commercial Areas

Action 5.3-13 Design Standards and Guidelines for Neighborhood Commercial Districts. Prepare Design Standards and Guidelines for mixed-use development on neighborhood commercial sites. Include provisions to address the following issues:

- Height should generally be no more than three stories;
- Require some variety in building massing such as two-story elements, dormers, or bay windows;
- Allow some taller elements as focal points for a small percentage of the building footprint;
- Require height and stepback transitions from neighborhood commercial to adjoining residential properties;
- Provide adequate short-term parking on the site or on the street for customers;
- Provide safe bicycle and pedestrian access and secure bicycle parking;
- Strongly encourage or require shared driveways and joint access easements on parking lots on adjoining properties to reduce circulation conflicts and improve safety; and
- Establish performance standards for commercial uses in mixed-use projects.



Prepare design standards and guidelines for mixed-use development on neighborhood commercial sites.



Establish design standards and guidelines to ensure high quality commercial design outside of Castro Valley CBD.

Action 5.3-14

Design Standards and Guidelines Non-Residential Development. Establish design standards and guidelines to ensure high quality design in new commercial and non-residential development outside the Castro Valley CBD. The standards and guidelines shall include a ministerial checklist design review for smaller projects and discretionary review for larger projects and development at identified catalyst sites. Standards and guidelines shall address the following issues:

- Building relationship to the street and other public spaces;
- Building height, bulk, and articulation;
- Ground floor design;
- Building design and quality of materials;
- Location of entrances;
- Pedestrian access from sidewalks and parking areas;
- Location of surface parking;
- Parking lot landscaping; and
- Streetscape improvements including street trees.

Action 5.3-15

Design Standards and Guidelines for Professional Medical District. Amend CBD Specific Plan to establish design standards and review procedures to ensure high quality design and site planning in the Professional Medical District. Standards and guidelines shall address the following issues:

- Location, setbacks, and scale of new buildings at the Medical Center, such that they do not loom over adjacent residential neighborhoods;
- Access points for emergency vehicles;
- Access points for other vehicles;
- Building design and quality of materials;
- Minimum setbacks from residential uses;
- Relationship of buildings to streets;
- Street trees and improvements; and,
- Site landscaping.

Action 5.3-16 **Funding Mechanisms.** Evaluate the feasibility of establishing Community Improvement Districts or Benefit Assessment Districts and other approaches such as a voter-approved bond measure in order to fund physical improvements, maintenance, historic and cultural resource preservation and other programs to enhance commercial areas.

Action 5.3-17 **Façade and Site Improvement Programs.** Implement and expand existing regulations and programs for façade and landscaping maintenance and improvement to upgrade commercial areas. Programs shall focus on upgrading facades, installing landscaping, improving signage, screening outdoor storage and buffering such uses from surrounding residential and retail uses

Action 5.3-18 **Improve Building Façades.** Work with property owners and the Redevelopment Agency to improve building façade appearance and signage and promote new quality infill development in the major commercial centers of the community and at key gateway locations, specifically including the following priority areas:

- Castro Valley Boulevard from Redwood Road to Lake Chabot Road;
- Castro Valley Boulevard from Lake Chabot Road to Norbridge Avenue;
- Lake Chabot Road from Seven Hills Road to Quail Avenue;
- Commercial properties near the Grove Way and Center Street intersection;
- Commercial properties near the Grove Way and Redwood Road intersection; and
- Commercial properties on Foothill Boulevard from Miramonte Avenue to Carolyn Street.

Action 5.3-19 **Enforcement.** Establish an aggressive program to enforce the requirements of the County’s Health and Safety Code regarding unlawful outdoor storage, overgrown vegetation, litter, graffiti, parking violations, broken windows, and other conditions along Redwood Road, Grove Way, and Center Street.



Work with property owners to improve building facades and building appearance.



The Castro Valley Welcome sign was an unsuccessful attempt to mark an entrance to the community.

5.4 STREET DESIGN: GATEWAYS AND LANDSCAPING

The primary roadways of Castro Valley are a major determinant of community character, because every resident sees and experiences those streets every day as they travel to and from their homes. The arterials that carry large traffic volumes are not considered to be particularly attractive, and improving them with additional landscaping would greatly enhance community character. The commercial facades along these arterials are also a significant determinant of community character. While some buildings have been renovated over the years, many have not and the building faces that front the streets look old and in some cases dilapidated. Improving the building fronts with new paint, signs, awnings, and materials would greatly enhance the community character of Castro Valley.

Although previous efforts to create a welcome sign for the community were not successful, adding gateway features at key entrances into the community would give Castro Valley a stronger identity and remains a good idea. The gateway features could be a simple structure, such as a sign, a landscape feature, or some combination.

Some roadways are heavily landscaped, and do not have curbs and gutters, which contributes a unique “rural” character that Castro Valley residents value. These byways should be preserved without curbs and gutters, except where sidewalks are critical for pedestrian safety and safe routes to schools.

STREET DESIGN: GATEWAYS AND LANDSCAPING GOAL

GOAL 5.4-1

Improve the character and appearance of Castro Valley streets by adding trees, landscaping, and other streetscape design features.

STREET DESIGN: GATEWAYS AND LANDSCAPING POLICIES

<p>Policy 5.4-1</p>	<p>Improve Castro Valley Appearance. Undertake capital improvement projects such as street redesign, community landscaping, and other similar projects in order to improve the appearance of Castro Valley and foster a community identity unique to Castro Valley.</p>
<p>Policy 5.4-2</p>	<p>Street Landscaping. When County, State, Federal and other agencies undertake street improvement projects, ensure that the projects include landscaping and other design improvements that mitigate the visual impacts of paved roadways and improve the appearance of the community.</p>
<p>Policy 5.4-3</p>	<p>Existing Street Landscaping. Retain and improve existing landscaping in street right of ways that retain the “small-town” and “natural hillside character” of Castro Valley.</p>
<p>Policy 5.4-4</p>	<p>Community Gateways. Create simple entry sign structures combined with planting and add street landscaping at key entries into the community identifying Castro Valley.</p>



Rows of trees planted along the street right of ways improve the appearance of the street.



Ensure that street improvement projects include landscaping that mitigates the visual impact of paved roadways.



Widen sidewalks and add island safety zones to improve pedestrian safety along Castro Valley Boulevard.

STREET DESIGN: GATEWAYS AND LANDSCAPING ACTIONS

Street Improvements

Action 5.4-1

Castro Valley Boulevard. Complete the streetscape improvement project on Castro Valley Boulevard to make it a beautiful boulevard that contributes to a distinctive community image.

- Add traffic calming measures, street trees, street furniture, lights, banners, medians, bulb-outs, and other pedestrian-friendly measures.
- Widen sidewalks to improve the pedestrian experience.
- Add bulb-outs and/or island (mid-intersection) safety zones to improve pedestrian safety and comfort at crossings and provide areas for community interaction at street.

Action 5.4-2 **Lake Chabot Road Area.** Improve Lake Chabot Road and require landscaping to be installed along property frontage and within the public right of way as properties are redeveloped in order to improve the appearance of Lake Chabot Road and create a distinctive identity for the Professional-Medical District.

Action 5.4-3 **Redwood Road and Grove Way – Parking and Street Design.** Redesign Redwood Road to provide additional on-street parking, include more extensive and taller landscaping in the medians, and add street trees on both sides of the street. Also identify areas on Grove Way where additional on-street parking can be added to support commercial uses.

Action 5.4-4 **Residential Hillside Street Character.** Unless requested by the residents, do not add curbs, gutters and sidewalks to residential streets in the Residential Hillside land use classification that do not already have such improvements, except on collector streets where such improvements are necessary for pedestrian safety, or on pedestrian routes to schools.



Add streetscape improvements on Lake Chabot Road as part of the hospital rebuilding and renovation.



Add street landscaping and other visual improvements along arterial streets, for example, on Grove Way as shown here.

Street Landscaping and Appearance

Action 5.4-5 Landscaping in Street Projects. Add street landscaping and other visual improvements along the following streets during the 20-year planning period of the General Plan:

- Lake Chabot Road between Seven Hills Road and Quail Avenue;
- Lake Chabot Road between Somerset Avenue and Castro Valley Boulevard;
- Norbridge/Strobridge Intersection between I-580 and Castro Valley Boulevard;
- Redwood Road between Grove Way and I-580 – landscaping and trees in the median;
- Grove Way between Redwood Road and Center Street;
- Grove Way from Center Street to I-580, including adjacent to the PG&E substation;
- ‘A’ street from the Planning Area boundary to Grove Way;
- Center Street from the Planning Area boundary to Grove Way;
- Crow Canyon Road in the segment just within and outside the Castro Valley Planning Area; and,
- Miramar Avenue from Foothill Boulevard to Page Street.

Action 5.4-6 Street and Parking Lot Landscaping. Require street and parking lot landscaping as a condition of approval for new construction, alterations, or changes of use that are subject to discretionary review.

Action 5.4-7 Lobby for Landscaping as Part of Regional Roadway Projects. Identify all large-scale development projects and public roadway projects planned within and around the Castro Valley planning area. Review Environmental Review documents for such projects. Request and lobby for landscaping improvements that mitigate visual impacts and improve the appearance of Castro Valley to be part of those projects.

Action 5.4-8 Underground Overhead Utility Lines. Work with PG&E and other public agencies to underground overhead utility lines along major commercial corridors using Rule 20A monies and other funding sources.

Gateways

Action 5.4-9 Gateways. Add simple entry sign structures and street landscaping in the following gateway locations, which are entrances into the Castro Valley Planning Area:

- Seven Hills Road and Lake Chabot Road;
- Norbridge/Strobridge Gateway at Interstate 580;
- ‘A’ Street near the Planning Area boundary;
- Center Street near the Planning Area boundary;
- Crow Canyon Road near the Planning Area boundary;
- East Castro Valley Boulevard near the I-580 exit ramp; and
- Foothill Boulevard at Fairmont Drive and/or at Foothill Boulevard and Miramar Avenue.



Gateway—Crow Canyon. Add simple entry sign structures and street landscaping at key gateway locations that are the entrances into Castro Valley.

5.5 COMMUNITY GATHERING PLACES

Having places and events where the community comes together is a critical component of community identity. When people identify with the place where they live and know others who live and do business in the community, they are more likely to offer support to neighbors and become more involved in local improvement projects. Castro Valley residents are very committed to their community, as evidenced by locally-driven improvement projects, such as the performing arts theater at the high school and the new library.

Castro Valley needs attractive, comfortable places where residents can gather to continue to foster this community spirit. The new Castro Valley library will be very valuable in this regard, and is planned to include a community meeting room in addition to library facilities. Similarly, the creation of a central plaza in the Central Business District would be an important addition to this effort. There is also a need for places for regular community events, such as the small but successful farmers' market at the BART station. There may be opportunities to create more such venues in cooperation with the Castro Valley Unified School District or the Medical Center.

COMMUNITY GATHERING PLACES GOAL

GOAL 5.5-1 **Create and enhance community gathering places in order to foster Castro Valley's identity and civic participation.**

COMMUNITY GATHERING PLACES POLICY

Policy 5.5-1 **Create Community Gathering Places.** Establish a variety of community gathering places in Castro Valley by expanding or improving existing facilities and by creating new outdoor and indoor public spaces.

COMMUNITY GATHERING PLACES ACTIONS

Action 5.5-1	Capital Improvement Plan. Create a capital improvement plan for Castro Valley community gathering places.
Action 5.5-2	Castro Valley Library. Maintain the Castro Valley library as a community gathering place.
Action 5.5-3	Central Community Plaza. Create a central community plaza in the core pedestrian area of the Central Business District that can host civic events.
Action 5.5-4	Joint Use of Public Facilities. Set up joint use agreements with other agencies, such as public schools and Sutter Medical Center, for the shared use of meeting rooms and performance spaces at existing facilities.
Action 5.5-5	Farmers' Market. Continue to operate a farmers' market in the Central Business District.
Action 5.5-6	Post Office. Work with the federal government to improve or relocate the Castro Valley post office site and consider including a small public plaza as part of the project.



Create a central community plaza in the core pedestrian area of downtown, for example, within or near the Castro Valley Shopping Center.



Work with the federal government to improve or relocate the Castro Valley Post Office.

5.6 CULTURAL RESOURCES

Community History

Castro Valley has a rich cultural history that predates the late 18th century exploration of the region by Spanish expeditions. In addition to the style and pattern of the built environment, the area's natural features have also helped to define this important aspect of the community's character. Archaeological research shows that the planning area was probably once occupied by Chochenyo-speaking members of the Costanoan groups who found the central basin of the San Lorenzo watershed, surrounded by rolling hills and steep canyons, to be an ideal location for hunting and fishing. The Native American resources that have been discovered on ridges, mid-slope terraces, and near water courses such as San Lorenzo, Cull, and Crow Creeks is evidence of their presence.

During the 19th century, Spanish ranchers found that the grassy hills surrounding the valley were ideal grazing lands. Until the early part of the 20th century, much of the land in the planning area, which was once part of Guillermo Castro's Rancho San Lorenzo, was devoted to grazing and, well into the last century, the primary land uses were agricultural. The climate and soils created optimal conditions for cultivating vegetables and fruit orchards while proximity to the redwood groves that flourished in the nearby East Bay hills stimulated the development of logging and sawmill operations.¹ The region's topography also provided protection from San Francisco Bay winds, creating a temperate climate that was particularly well-suited for raising chickens. By the end of the 1920's, Castro Valley was one of northern California's primary poultry industry centers.

Historic Structures and Sites

During the building boom that followed World War II and up until the 1970's, most of Castro Valley's 19th century structures and some of those built in the first half of the 20th century were demolished as the area changed from an agriculture-based economy to a suburban bedroom community. Castro Valley's built environment presents a variety of architectural styles and development patterns that track the community's history since the late 19th century and also typify different parts of the community. One of the most prevalent older building types is the California or Craftsman bungalow, which is typically a one-story structure with a low-pitched roof and front porch. Another common style in neighborhoods dating from the 1920's to 1940's is what is called Period Revival architecture. These buildings include homes with features associated with California's Spanish and Mexican periods such as stucco walls and tile roofs and Tudor-style cottages with half-timbered upper floors. Castro Valley also boasts a number of well-preserved homes built by Joseph Eichler in the Greenridge development, which is one of the only Eichler neighborhoods built on slopes.

In addition to historic-period sites, there are numerous recorded archaeological resources within the project area and there is a high possibility of identifying additional Native American as well as historic-period archaeological sites.² One prehistoric

¹ Lucille Lorge, et al., *Images of America: Castro Valley*, Arcadia Publishing, 2005.

² Letter from Jillian E. Guldenbrein, California Historical Resources Information System, to Kelly M. Ross, Dyett & Bhatia, May 30, 2006.

archaeological site (CA-ALA-60), adjacent to, but not within, the Area of Potential Effect of the I-580/Redwood Road interchange in Castro Valley, has been determined eligible for listing on the National Register of Historical Places.³

A few of the historic sites and structures in the planning area are already listed in the State Historical Resources Inventory (SHRI) but other properties lack such protection. A list of landmarks and contributing buildings prepared by County consultants includes 19 in Castro Valley.⁴ Another 21 properties have been identified as potential structures of merit.⁵ In all, 56 properties are on a list of sites in the unincorporated area that the County Parks, Recreation, and Historic Resources Commission (PRHC) has selected for documentation. This information would be provided to the State Office of Historic Preservation to determine their eligibility for listing in the California Historic Resources Inventory.⁶

The properties that may be eligible for inclusion in the State Inventory include 19th century barns and farmhouses in the canyons, Victorian-era cottages, early 20th century bungalows, and a variety of commercial buildings dating from the 1920's and 1930's such as the Chabot Theater. Some of the sites are located in neighborhoods and districts, like the western portion of Castro Valley Boulevard, that have retained their distinctive character because they include clusters of buildings that are typical of a particular style that was prevalent during a period of historical significance. Among Castro Valley's most notable sites and structures are:

- **Redwood Schoolhouse Site, 1866.** The site of the first public school in Castro Valley was part of the original Don Castro Land Grant. In 1866, pioneer settler Josiah Grover Brickell donated it for 'educational purposes only' and paid the salary of the teacher, who taught children in the one-room schoolhouse by day, and farm-hands by candlelight at night. State Landmark 776
- **Stanton House, 1860.** Built by the Mattox family and purchased in 1868 by Michael Stanton who once owned 500

³ I-580/Castro Valley Interchange, Initial Study/Environmental Assessment, Chapter 2.4 (Cultural Resources), June 2006.

⁴ Alameda County Landmarks & Contributing Buildings Identified in 2005-2008 Comprehensive Survey

⁵ Alameda County Structures of Merit, PRHC, 10/17/07

⁶ Draft Alameda County Register: Properties Selected by the PRHC to Have a DPR 523 Form Drafted and Additional Properties



Jensen Ranch was established in the 1870's and farmed by the same family until the 1960's when much of the land was sold for residential development.



California bungalows are prevalent in Castro Valley.



Stucco residences with tile roofs, are typical of Period Revival architecture.



Stanton House was built in 1860 and moved to its present location in 1875.

acres of land along Castro Valley Boulevard. Streets in Castro Valley named for the Stanton family include Anita Avenue, John Street, and Stanton Avenue. The house, which is the oldest surviving residence in Castro Valley, was moved to its current location from its original site on Lake Chabot Road in 1975. California Register P412

- ***Herrick-Strobridge House, 1894.*** Built for A.F. Herrick, the home of E.K. Strobridge, a State Senator and son of James Harvey Strobridge, who supervised construction on the Central Pacific line through the Sierra before coming to the Castro Valley area with a contract to build a railroad from Niles to Oakland. California Register P778
- ***Castro Valley Exchange Site, 1881.*** I.W. Thomford operated what was probably Castro Valley's first business on the site at the intersection of Redwood Road and Grove Way now occupied by Trader Joe's. The exchange included a storefront that served as a saloon, a barn, and a fenced area used as a stockyard.
- ***Palomares School Site, 1868.*** A one-room school was built on land that was originally part of Guillermo Castro's Rancho San Lorenzo. William Hayward squatted on the land about 1850. He declined Castro's offer to sell him the site and, instead, bought about 80 acres in what is now downtown Hayward. In 1955, after a larger three-room school was built across the creek from the original site, the school building was leased to the Chanticleer's Theatre Group, who remodeled it and used it as a theatrical playhouse until July 7, 1976 when it was completely destroyed by a fire.
- ***Jensen House, 1872.*** Built by brothers E.R. and J.C. Jensen on land purchased from Atherton in 1867, the "salt box" design farmhouse has had only a few major alterations including the addition of a dormer window in 1882 and extra bed and bathrooms in 1939. It is probably one of the oldest homes in Alameda County continually lived in by descendants of the original family.
- ***Auguste Borloz (McDoulette) Farm.*** The site on Proctor Road was evaluated at the time it was proposed for residential development. The consultant determined that The site appeared eligible for the California Register under Criterion 1, at the local level, as a complete and relatively early example of a chicken farm in Castro Valley.
- ***Red Barn, 1855.*** William Cull and Daniel Luce operated a sawmill on a 2, 400-acre site in Cull Canyon that was part of William Cull's ranch.

- ***Adobe Art Center, 1938.*** Built by the Works Project Administration (WPA), the adobe structure was originally used as headquarters for the Castro Valley Elementary School District.
- ***Fairmont Hospital, 1936.*** William G. Corlett was the architect for several of the ward buildings that were built by the Works Project Administration. Corlett and his firm designed a number of school, hospital, and other public projects, including many built under WPA. Among these are the Alameda County Courthouse and Berkeley High School's Community Theatre, now listed on the National Register of Historic Places.⁷
- ***Valley Cathedral at the Crossroads (now Neighborhood Church), 1969.*** One of few East Bay buildings designed by architect Welton Beckett, who is best-known for Los Angeles area icons including the cylindrical Hollywood Capitol Records building, the plan for Century City, and the Los Angeles Music Center. Beckett and Associates were also architects for the Kaiser Center in Oakland (1959), many San Francisco office buildings, and the Serramonte, Hillsdale, and Stanford Shopping Centers.⁸
- ***Castro Village Center, 1949.*** Developed by R.T. Nahas, the Center was one of the first shopping centers in Alameda County.

Regulatory Setting

Federal Regulations

The 1966 National Historic Preservation Act (NHPA) established the National Register of Historic Places, authorized funding for state programs with participation by local governments, created the Advisory Council on Historic Preservation, and established a review process for protecting cultural resources. The NHPA provides the legal framework for most state and local preservation laws. The National Register of Historic Places is the nation's official list of cultural resources worthy of preservation. Projects that may affect the historic significance of properties or districts listed in the National Register are subject to review under the California Environmental Quality Act⁹ and, if the project

⁷ David Gebhard, et al., *A Guide to Architecture in San Francisco & Northern California*, Peregrine Smith, 1973.

⁸ Gebhard, *ibid.*

⁹ California Public Resources Code Sec. 15064.5



The Adobe Art Center was built by the WPA.



The Castro Village Center dates from the late 1940s.

is receiving Federal funding or subject to Federal approval, under Section 106 of NHPA.¹⁰ The CEQA Guidelines consider compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and rehabilitation guidelines to be adequate mitigation of potential impacts in most cases.¹¹

State Regulations

The California Register of Historical Resources was established in 1992 by amendments to the Public Resources Code. The Register includes resources that are formally determined eligible for, or listed in, the National Register, State Historical Landmarks numbered 770 or higher; Points of Historical Interest recommended for listing by the State Historical Resources Commission (SHRC); resources nominated for listing and determined eligible in accordance with criteria and procedures adopted by the SHRC, and resources and districts designated as city or county landmarks when the designation criteria are consistent with California Register criteria.

The California Environmental Quality Act (CEQA) defines historical resources as those listed in (or determined eligible for listing in) the California Register; included in a local register of historical resources or identified as significant in a historical resource survey that meets certain requirements; and any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be significant. Generally, a resource is considered to be historically significant if it meets the criteria for listing in the California Register. However, a lead agency under CEQA is not precluded from determining a resource is significant that is not listed in (or determined eligible for listing in) the California Register, not included in a local register, or identified in a historical resources survey as a historical resource, as defined in the Public Resources Code.

Under CEQA, any project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. Projects that may affect archaeological sites are also subject to review under CEQA even if the site does not meet the law’s criteria for defining historic resources but is a “unique archaeological resource” as defined by the law.

¹⁰ Federal Advisory Council on Historic Preservation website, <http://www.achp.gov/work106.html>

¹¹ California Public Resources Code, op. cit.

Several state laws address the importance of Native American involvement in the development review process and provide requirements for the treatment of human remains and grave goods and protection of cultural places. Among these is the California Native American Graves Protection and Repatriation Act of 2001. This Act was adopted to conform to the federal Native American Graves Protection and Repatriation Act, and is intended to ensure that all California Indian human remains and cultural items are treated with dignity and respect. In addition, sections of the California Health and Safety Code address the discovery of human remains outside a dedicated cemetery and provide requirements for consultation with appropriate Native American individuals for disposition of the remains. Government Code Sections 65352.3, 65352.4, 65562.5 also require local agencies to consult with identified California Native American Tribes, as part of the general plan adoption or amendment process and prior to the dedication of open space. To comply with these requirements, the County contacted representatives of the Ohlone, Costanoan, Miwok, and Patwin tribes and provided copies of draft policies and other materials but did not receive any response.

State law also offers a number of incentives for historic preservation. These include the option of using the State Historic Building Code¹² to regulate alterations to designated properties and tax relief under the Mills Act.¹³ The program, which is only applicable to income-producing property, gives property owners a significant reduction in local property taxes in exchange for their promise to actively participate in restoring, rehabilitating, repairing and preserving their properties.

Local Regulations

The Alameda County Parks, Recreation, and Historical Commission advises the Planning Commission and the Board of Supervisors on matters related to historic resources. The County has not adopted an ordinance that provides for the designation of landmarks or regulation of projects that propose demolition or alteration of historic or potentially historic structures. As a result, the County uses the environmental review process to evaluate and mitigate impacts on potentially historic and cultural resources on a case-by-case basis. The County also has no zoning standards or design guidelines that the Planning Commission,

¹² California Code of Regulations, Title 24, Part 8

¹³ California Government Code, Sec. 50280 et seq.



Greenridge Eichlers. Consider conservation districts for older neighborhoods with unified distinctive character such as the Greenridge neighborhood of Eichler homes.

Municipal Advisory Council, or Staff can use to promote design that maintains the historical character of older neighborhoods or older structures that are good examples of the community's historical architectural styles.

A draft ordinance presented to the Commission in December 2007 would create and establish procedures for maintaining a County Register of Historic Resources, designating landmarks, and reviewing alterations to designated properties.¹⁴ The draft ordinance proposes criteria for designating several categories of historic properties and districts including landmarks, historic preservation districts, contributing resources within preservation districts, structures of merit, and conservation areas, which do not meet the criteria for designation as districts but are nevertheless distinguished by cultural, historical, or visual characteristics. The draft ordinance is also intended to qualify the County as a Certified Local Government under the National Historic Preservation Act. This recognition would allow the Commission to review and comment on projects subject to Section 106 of the Federal act.

Prior identification and evaluation of historic resources will facilitate the development of appropriate strategies for their preservation and protection in advance of the development review process. The adoption of a preservation ordinance and formulation of other preservation tools, such as design standards and guidelines, would also allow a more proactive approach to resource protection. Design review criteria, standards, and guidelines can be established through an overlay district in the Zoning Ordinance or through a specific plan. The County could also allow modifications to setback, height, and other standards to ensure that new buildings and additions are compatible with the existing neighborhood development patterns. These special standards and guidelines would supplement or supersede the County's Residential Design Standards and Guidelines for West Alameda County in designated areas.

¹⁴ Draft Historic Preservation Ordinance for the County of Alameda, December 6, 2007

CULTURAL RESOURCES GOAL

GOAL 5.6-1 Protect historic sites and structures and other cultural resources that help to maintain the special character and identity of Castro Valley and represent important physical connections to the community's past.



CULTURAL RESOURCES POLICIES

Policy 5.6-1 **Preserve Designated Historic Sites.** Protect and preserve Federal and State-designated historic sites, structures, and properties that are deemed eligible for designation to the maximum extent feasible. Enhance the maintenance of key historic structures such as the Stanton House, Strobridge House, and the Adobe Arts Center, and ensure that they remain, or are relocated, to attractive and prominent settings consistent with their character and history.

Policy 5.6-2 **Cultural Resources Protection Strategies.** Establish appropriate strategies to protect local cultural resources that do not qualify for designation as historic resources but reflect Castro Valley's history and traditions. Possible strategies include:

- Conservation districts for older neighborhoods with a unified distinctive character, such as the neighborhood of Eichler homes;
- Lower densities or conservation easements in environmentally sensitive areas that reflect Castro Valley's agricultural history such as: Palomares Canyon and properties with barns and stables located along creek beds and Crow and Cull Canyon Roads.



Establish lower densities for conservation easements and/or other strategies to protect resources that may not qualify for historic designation but still reflect Castro Valley's history and traditions, such as these properties off Crow Canyon Road.

Policy 5.6-3	Consider Cultural Resources in Development Review Process. Integrate consideration of historical and cultural resources into the development review process to promote early resolution of conflicts between cultural resources preservation and other community goals and objectives.
Policy 5.6-4	Balance Goals for Historic Preservation with Infill Development Goals. Balance preservation goals with goals for promoting infill development and for renovating and improving the appearance of commercial areas in Castro Valley. Strategies to consider include: <ul style="list-style-type: none">• Ensuring that project review requirements are based on a clear understanding of public and private responsibilities;• Promoting and facilitating projects that incorporate new development while preserving the character of local cultural resources that contribute to the community.
Policy 5.6-5	Promote Cultural Resource Rehabilitation. Promote the maintenance, restoration, and rehabilitation of historic and cultural resources through a variety of financial and regulatory incentives.

CULTURAL RESOURCES ACTIONS

Action 5.6-1	Complete Historical Resources Survey. Complete the Historical Resources Survey of the Castro Valley Planning area and prepare documentation for properties that appear eligible for listing in the State Register.
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Action 5.6-2

Historic and Cultural Resource Regulations. Adopt regulations to protect and preserve historic and local cultural resources in the Castro Valley Planning Area based on the results of the Historical Resources Survey of the Castro Valley Planning area. Establish the following three different categories of historic and local cultural resources, and regulations for alterations, additions, and demolition commensurate with the value of the resources:

- Historic Resources that qualify for Federal or State designation;
- Local Historic Resources that may not qualify for federal or state designation but are of local interest and are worthy of preservation; and
- Local cultural resources that are not historic resources as defined by CEQA but enhance the character of the community through their architectural character or their connection to local history.

Action 5.6-3

Demolition of Historic or Cultural Resource Regulations. Adopt regulations for the protection of historic and local cultural resources that provide clear guidance and criteria to determine when demolition of a historic or local cultural resource is permitted. Specify appropriate mitigations in cases where demolition is permitted, consistent with the California Environmental Quality Act and commensurate with the size and scale of the project and the value of the resource. Such mitigations may, for example, include donations to programs that restore historic or cultural resources.

Action 5.6-4 **Enforce Historic and Cultural Resource Regulations.** Revise the project review process to ensure that regulations and policies related to preservation of historic and local cultural resources are enforced.

- Establish or designate the review process through which additions, alterations, and demolition of historic or local cultural resources will be reviewed, for example through design review, site plan review, etc.
- Refer all projects subject to environmental review, and all projects on creekside properties (as defined in Chapter 7) that involve more than one new residential unit or more than 10,000 square feet, to the Northwest Information Center to conduct project review to determine whether known historic or archaeological resources are present and whether a study has been conducted on all or a portion of the project site.
- Require a staff evaluation of structures more than 50 years old proposed for demolition to determine if a structure is a historic or local cultural resource.

Action 5.6-5 **Preserve Neighborhood Character.** Consider adopting design review districts, specific plans, or other similar mechanisms to preserve the character of neighborhoods that have a unique design character. These may be considered for designation as historic districts, or may be designated as local cultural or design districts if they do not qualify for designation as a historic district.

Action 5.6-6**Coordinated Historic and Cultural Resource Programs.**

Work with County departments, the Alameda County Parks, Recreation and Historical Commission; the East Bay Regional Parks District; the Hayward Area Historical Society; other public agencies; businesses; and nonprofit organizations to establish programs for preservation of historic and local cultural resources. Consider establishing the following types of programs:

- A historic preservation fund that provides a monetary source for local preservation incentives such as an architectural assistance program and archaeological site protection plan. The fund may be supported through grants, private or public donations, or other sources.
- Permanent displays for the new Castro Valley Library describing the culture of Native American communities who lived in the area and the history and development of the community since European settlement in the 19th century.
- A “receiver site” program that provides relocation sites for historical resources (buildings, structures or objects) that cannot be preserved onsite. Receiver sites should be located within the community in which the resource was originally located and should maintain a context and setting comparable to the original location.
- An “adopt a resource” program to encourage and assist the public and local businesses to become involved in the protection and preservation of historical and cultural resources, sponsor preservation of individual properties, and conduct the necessary fund-raising.

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6

Circulation

The circulation network serves as the community's arterial system, allowing residents to move through the community and have access to jobs, stores, community facilities, services, and friends by car, public transit, bicycle, or walking. Castro Valley enjoys a very central location in the San Francisco Bay region near the junction of Interstates 580 and 238, within commuting distance of job centers in the East Bay, the South Bay, San Francisco, and eastern Alameda County. The street network provides access to the Central Business District as well as to the adjacent communities of San Leandro and Hayward. The local street network is self-contained and somewhat limited due to the topography of the hills and the bowl. Most residents must travel down from the sloped areas to Castro Valley Boulevard on a few streets in order to get to shopping areas, and commute outside the community to jobs. There are very few east-west collector streets; and Castro Valley Boulevard is the community's only centrally-located east-west arterial. Castro Valley residents enjoy the benefits of a BART station, AC Transit bus service, and bicycle routes. Pedestrian routes exist but many improvements are needed. This Element establishes policies for automobile, transit, bicycle, and pedestrian travel within and through Castro Valley.



Pedestrian safety near schools is especially important to Castro Valley residents.



Castro Valley Boulevard weekday traffic, about 8:30 a.m.

6.1 CIRCULATION SYSTEM PLANNING

Castro Valley’s circulation network is made up of roadways, the BART transit system, public bus transit, trails, bike paths, and sidewalks. The overall goal is to create a comprehensive “multi-modal” circulation system, which offers residents different ways to move around the community and beyond. The circulation system should be integrated with the land use so that safe, efficient connections are provided between residential neighborhoods, employment centers, shopping, schools, and other Castro Valley destinations. While few new roads are likely to be built in Castro Valley, improvements are needed to ensure safety and more efficient travel. The street network and major circulation improvements called for are shown in Figure 6-2.

Currently, Castro Valley residents primarily travel by private automobile. The diagram of daily travel patterns in 2005 in Figure 6-1 shows that over three quarters of the daily trips from Castro Valley travel outside of the community to jobs and other destinations.

Figure 6-1 Daily Travel Patterns

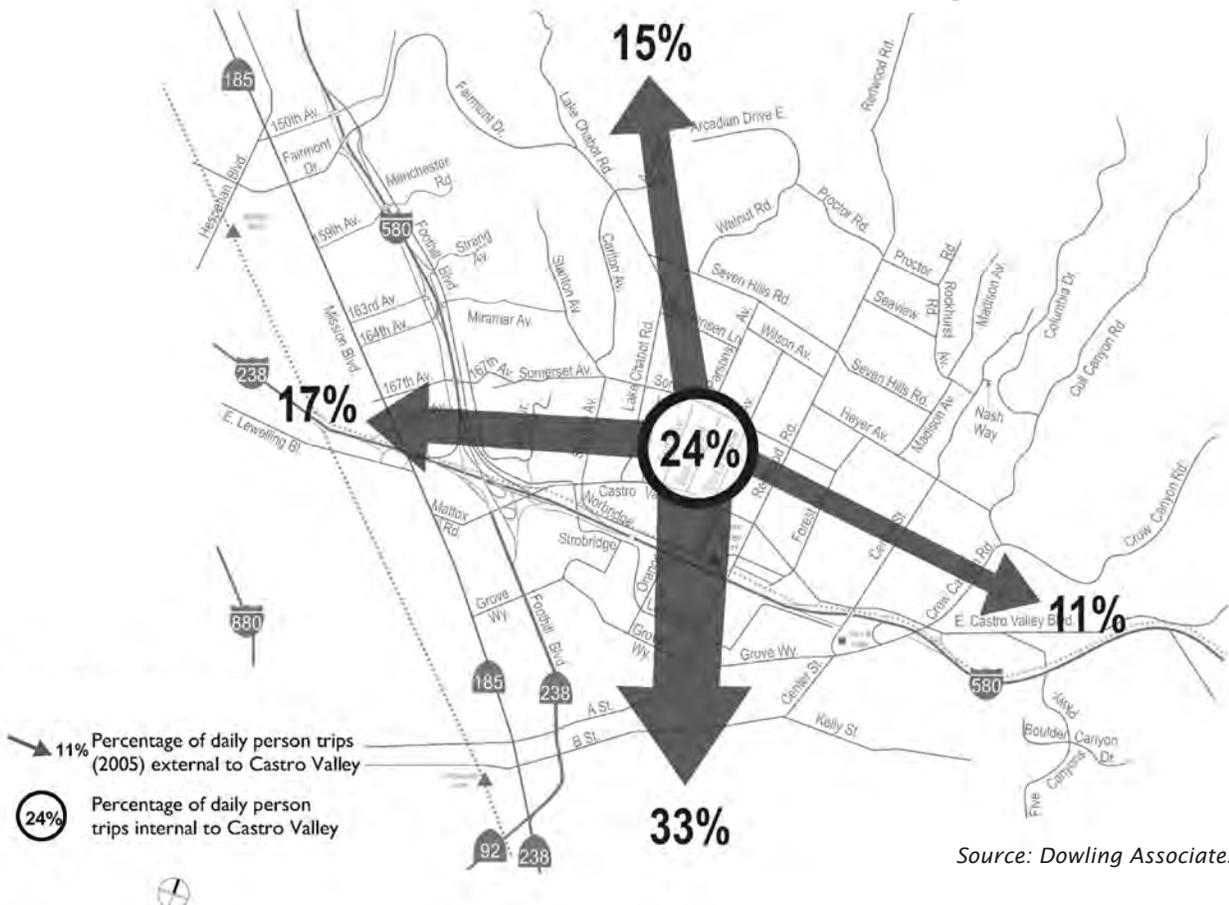
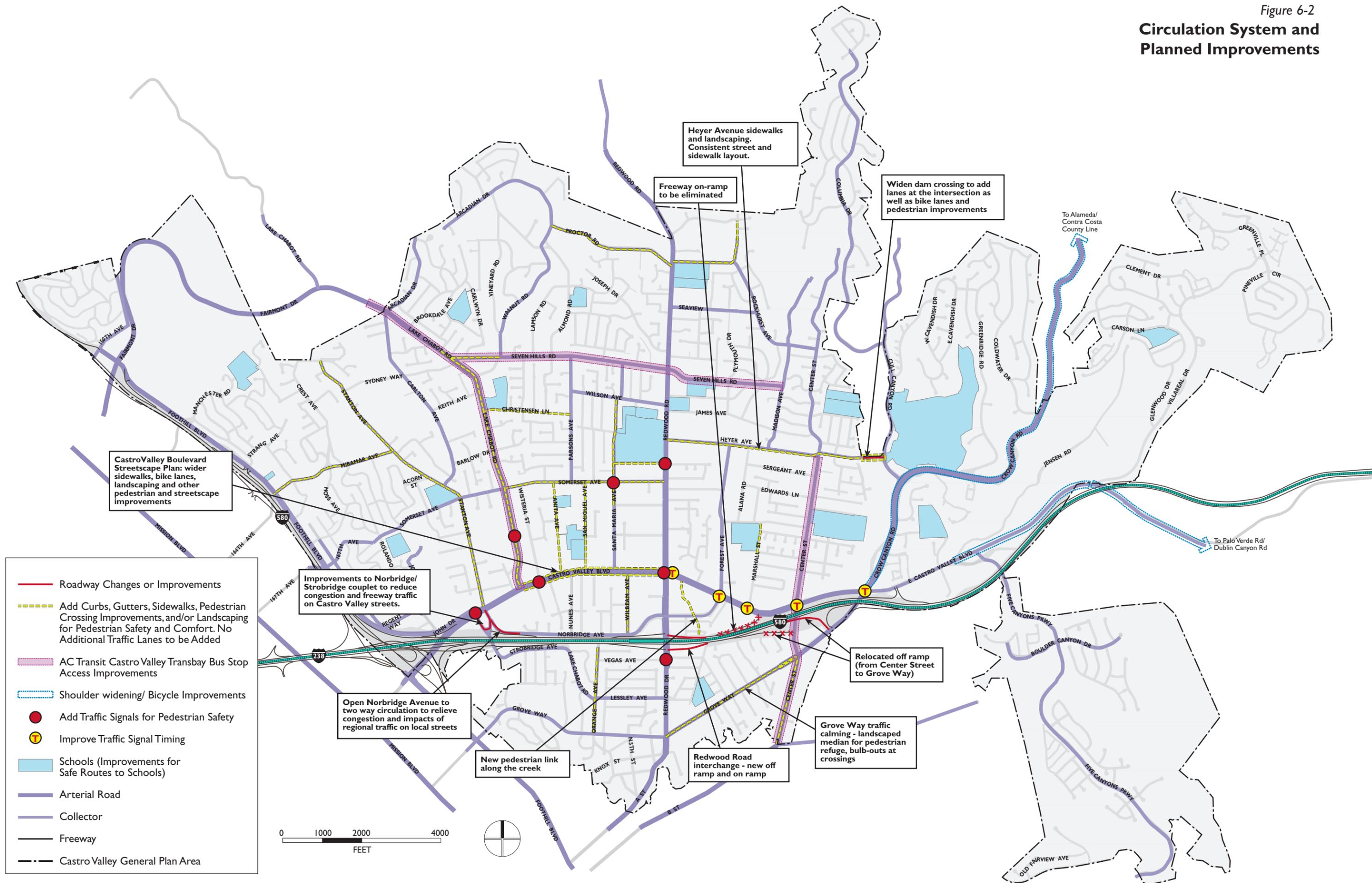


Figure 6-2
Circulation System and
Planned Improvements



This reflects the fact that Castro Valley is predominantly a residential community. One-third of the external trips head south towards Hayward and beyond; 17 percent travel west; 15 percent head north; and 11 percent have destinations to the east. About one-quarter of the daily trips are internal to Castro Valley.

According to the 2000 Census, approximately 76 percent of workers living in Castro Valley commuted to work alone in a private automobile; 11 percent carpooled; 7 percent used public transit; and almost 3 percent traveled by other means such as walking or biking. The draft Alameda County Community Climate Action Plan (CAP) will focus on increasing walking, biking, and public transit use; promoting carpooling and ridesharing; and managing parking. Topography is a limiting factor for walking and biking in Castro Valley. However, new General Plan policies, programs, and circulation and project analysis methodologies will help evaluate and mitigate potential impacts on and improve access to alternative modes of travel.



Castro Valley Boulevard and Grove Way are the only two east-west arterials in Castro Valley.



Consider the needs of all travel modes including automobile, pedestrian, transit, and bicycles.

CIRCULATION SYSTEM PLANNING GOAL

GOAL 6.1-1 Provide a safe, efficient, multi-modal transportation system to meet the diverse needs of Castro Valley residents, workers, businesses, and visitors.

CIRCULATION SYSTEM PLANNING POLICIES

Policy 6.1-1 **Comprehensive Circulation System.** Provide a comprehensive system of transportation facilities that includes: streets and highways for regional access; transit facilities; a continuous network of pedestrian sidewalks and bicycle routes; and transportation and parking management programs and measures to encourage the efficient use of these facilities and services.

Policy 6.1-2 **Measure Performance.** Assess the performance of the community's transportation system by measuring how well pedestrians, bicycles, and transit vehicles as well as automobiles are able to move within and through the community.

Policy 6.1-3	Integrate Land Use and Circulation Planning. Make land use decisions that promote a multi-modal transportation system and reduce reliance on the private automobile, such as allowing higher density mixed-use development near transit. (See Chapter 4 – Land Use and Development.)
Policy 6.1-4	Balance Circulation Modes. Balance the needs of all four circulation modes-- automobile, transit, bike and pedestrian--when making decisions about transportation improvements and allocation of public right of way.

CIRCULATION SYSTEM PLANNING ACTIONS

Action 6.1-1	Project Impacts on All Modes of Travel. When reviewing development proposals and determining conditions of approval or environmental impact mitigations, consider the needs of and level of service for all travel modes: automobile, pedestrian, transit and bicycle.
Action 6.1-2	Circulation Analysis. As more sophisticated and reliable methodologies are developed for evaluating transportation impacts on pedestrians, transit, and cyclists: <ul style="list-style-type: none">• revise the County standard method of traffic impact analysis to include such measures, and• reduce the significance threshold for impacts to auto levels of service on streets where the County wants to prioritize pedestrians, transit, and bicycles.
Action 6.1-3	Alternative Analysis for BART Station Infill Opportunity Zone. Develop an alternative multimodal composite level of service standard or approved list of flexible level of service mitigation options that would apply within the infill opportunity zone.

Action 6.1-4 Transportation Demand Management. Work with the Sutter Medical Center Castro Valley, the Castro Valley Unified School District, and other major Castro Valley employers and destinations, as well as small businesses, to promote transportation demand management strategies such as: adoption of staggered working hours, compressed work week, home-based telecommuting, car-pooling, transit use, and bicycling to work.

6.2 ROADWAY NETWORK

Regional Roads

Castro Valley is located at the mouth of a primary natural pass through the East Bay Hills that connects to the Tri-Valley area of Alameda and Contra Costa Counties and beyond. Interstate 580 was built in the pass, and traverses Castro Valley. The I-580 corridor provides the regional access between the Tri-Valley communities of Dublin, San Ramon, Danville, Pleasanton, and Livermore, as well as the Central Valley, and the East Bay communities of Hayward, San Leandro, and Oakland. This corridor includes the BART line located in the median of I-580 as well as a few parallel arterial roadways, such as Castro Valley Boulevard. Just west of Castro Valley, I-580 veers north toward Oakland. Interstate 238 continues west toward Interstate 880, which runs north-south from San Jose to Oakland.

While convenient freeway access provides some advantages for Castro Valley it also has considerable negative impacts. As significant new housing has been developed along the I-580 and I-680 corridors of eastern Alameda County and in the Central Valley, traffic levels and congestion on I-580 have increased substantially. In addition, The I-238 connection between I-580 and I-880, despite recent improvements, creates a bottleneck that results in congestion along I-580 through Castro Valley.

As shown in Table 6.2-1, freeway segments through Castro Valley currently operate at level of service D, except for the westbound lanes in the evening that operate at LOS E. Due in large part to additional development in eastern Alameda County, San Joaquin County, and other areas east of Castro Valley, traffic will increase along I-580 in the future.

Table 6.2-1: Freeway Segment Peak Hour Operations – Existing and Projected Conditions

Freeway Segment	Dir	Existing Conditions				2025			
		AM		PM		AM		PM	
		LOS	V/C	LOS	V/C	LOS	V/C	LOS	V/C
I-580 – west of Strobridge Ave	EB	D	0.82	D	0.83	D	0.82	D	0.85
	WB	D	0.86	E	0.98	E	0.92	E	0.98

LOS: Level of Service

V/C: Volume to Capacity Ratio

Source: Dowling Associates

Regional transportation improvements that have been recently completed or are planned or programmed to improve traffic circulation in Castro Valley include: widening I-238, reconfiguring the I-580/Redwood Road ramps as a full diamond interchange; reconfiguring the Center Street ramp to Grove Way; and removing the westbound on-ramp from Castro Valley Road just west of Center Street. Studies are underway for alternatives to the State Route I-238 Bypass through the City of Hayward, which would provide connection from I-580 south to State Route 92. By 2025, the volume-to-capacity ratio would be at or worse than the existing levels. However, the freeway will operate within acceptable standard at LOS E or better.



Castro Valley Boulevard, arterial

Local Roads

Street Classifications

The local roadways in Castro Valley are divided into three functional classifications: arterials, collectors, and residential streets. Existing classifications and estimated traffic volumes are displayed in Figure 6-3.

- Arterials.** Arterials are the primary roads providing access from the freeways. They provide connections from Castro Valley to the surrounding communities. The arterial roadways are limited to Castro Valley Boulevard, Fairmont Drive-Lake Chabot Road, Redwood Road, Grove Way east of Redwood Road, Center Street south of Grove Way, and Crow Canyon Road. Castro Valley Boulevard is the primary east-west arterial, while Lake Chabot Road, Redwood Rd. and Crow Canyon Rd. are the major north-south arterials. Average daily traffic volumes range from 10,000 to 25,000.



Somerset Avenue, collector



Residential street

- **Collectors.** Collectors provide access within and between neighborhoods. Collectors carry the trips from the local streets to the arterials. Collectors include Center Street, Norbridge Avenue, Miramar-Stanton Avenue, 167th-Somerset Avenue. Average daily traffic volumes typically range from 5,000 to 10,000. Many segments of these collector streets are similar to residential streets, because they have homes and driveways fronting the roadway, and were not designed for the traffic volumes of collector streets.
- **Residential Streets.** Residential streets make up the remainder of the local roadways. Average daily traffic volumes are typically well below 5,000. These streets provide direct access to fronting residential properties. Travel speeds and traffic volumes should be low.

Arterials

In addition to the freeways, the Metropolitan Transportation Commission has designated several roadways within Castro Valley as part of the Metropolitan Transportation System (MTS). MTS routes are those considered essential to regional mobility. The MTS designated roadways in the Castro Valley General Plan Area include Castro Valley Boulevard, Center Street, Grove Way, Crow Canyon Road, and Redwood Road. These are the primary arterials of Castro Valley.

Regional circulation backs up onto Castro Valley Boulevard and other local roads close to the freeway, affecting the quality of life for residents. Castro Valley Boulevard is used extensively by regional traffic when the I-580 corridor becomes congested. In addition through-traffic uses Crow Canyon Road from San Ramon and other local roads to avoid congestion on the freeways and Castro Valley Boulevard. Other local streets, such as Grove Way and Center Street, are also used to avoid the I-580 westbound back-up at I-238. The highest levels of congestion occur at the Norbridge and Strobbridge Avenues intersection with Castro Valley Boulevard, because this is the primary location for traffic to access I-580 and I-238. The segment of Castro Valley Boulevard west of Lake Chabot Road also experiences significant congestion, which is likely to increase in the future.

Castro Valley Boulevard, East Castro Valley Boulevard and Grove Way (east of Redwood Road) are the only east-west arterials in Castro Valley. These are all concentrated along the I-580 corridor, leaving a severe lack of east-west arterials in the northern parts of Castro Valley. Local residents use the east-west collector roadways, such as Seven Hills Road, Heyer Avenue,

Miramar Avenue, 167th Avenue, and Somerset Avenue, to reach local destinations such as schools and to avoid the congestion on Castro Valley Boulevard. This increased through-traffic often exceeds the posted speed limits creating safety concerns for adjacent neighborhoods.

Local traffic flow is impeded at select locations during peak periods where traffic flow is constrained by the width of bridge crossings or by specific destinations. This occurs on Heyer Avenue near Cull Canyon Road, due to the limited width of the dam bridge. The high volume of traffic on the crossing, coupled with the narrow roadway, also restricts bike and pedestrian usage at this location. Plans have been developed to add turn lanes and other improvements at the bridge crossing. Traffic congestion also occurs on Center Street near Fernwood Court due to the narrow bridge crossing over the creek. Given existing development it would be very difficult and extremely costly to widen that crossing. Problematic traffic congestion has also been noted by community members near the Post Office on Santa Maria Avenue and on John Drive/Regent Way near Foothill Boulevard.

Local Road Operations

Major roadway segments and intersections were studied to ascertain existing levels of service and future conditions with projected growth. Table 6.2-2 lists existing and projected intersection operations, while Table 6.2-3 shows existing and projected roadway segment operations.

The capacity of a roadway or intersection—the maximum number of vehicles that can be handled in a given time period—is affected by the facility’s characteristics, such as number of lanes, lane widths, grades, and operating conditions. The Level of Service (LOS) concept is generally used to measure the amount of traffic that a roadway or intersection can accommodate, based on maneuverability, driver dissatisfaction, and delay. The LOS ranges from LOS A, or free-flow conditions, to LOS F, or congested conditions, and varies according to the type of roadway.

The vast majority of roadways within Castro Valley are projected to operate at an acceptable level of service of D or above. The intersections of Redwood Road/Castro Valley Boulevard and Center Street/Grove Way currently operate at level of service D; however, over the course of the 20-year planning period, the level of service is projected to decrease to Level E. It would

be highly problematic to further widen these intersections, due to existing businesses and buildings. To widen intersections would also impact pedestrian circulation, making crossing distances extremely long and increasing pedestrian safety risks. The General Plan includes policies to allow Level of Service E in these situations and in other conditions where goals for transit operation or pedestrian circulation need to be balanced with automobile circulation. The actual level of service should be monitored over the planning period to ascertain if levels of service deteriorate more than projected.

Table 6.2-2: Intersection Peak Hour Operations

Intersection	Existing Conditions				Year 2025			
	AM		PM		AM		PM	
	LOS	delay (sec)	LOS	delay (sec)	LOS	delay (sec)	LOS	delay (sec)
1. Stanton-Norbridge Ave/ Castro Valley Blvd	E	70.7	F	99.5	F	123.5	F	192.5
2. Lake Chabot Rd / Castro Valley Blvd	C	26.3	C	26.6	C	31.4	C	35.8
3. Redwood Rd / Castro Valley Blvd	D	42.6	D	51.4	D	44.4	E	55.6
4. Redwood Rd / Norbridge Ave	C	21.6	C	21.7	C	21.2	C	29.4
5. Center St / Grove Way	D	48	D	51.7	D	49.3	E	58.8

Source: Dowling Associates, Inc., 2006.

Table 6.2-3: Roadway Segment Operations

	Northbound/Eastbound				Southbound/Westbound				
	<i>Existing</i>		<i>Project</i>		<i>Existing</i>		<i>Project</i>		
	<i>Vol</i>	<i>LOS</i>	<i>Vol</i>	<i>LOS</i>	<i>Vol</i>	<i>LOS</i>	<i>Vol</i>	<i>LOS</i>	
AM Peak Hour									
Castro Valley Blvd – west of Lake Chabot Rd	1,055	D	1,199	D	1,209	D	1,701	F	
Castro Valley Blvd – east of Yeandle St	702	D	584	D	1,100	D	1,849	F	
Redwood Rd – south of Jamison Way	701	D	756	D	890	D	951	D	
Redwood Rd – north of Grove Way	770	D	1,472	D	914	D	1,895	D	
Center St – north of Fernwood Ct	1,143	F	1,154	F	1,111	F	1,275	F	
Crow Canyon Rd – north of Manter Rd	1,798	D	1,820	D	1,634	C	1,856	D	
Lake Chabot Rd – north of Congress Wy	723	D	849	D	701	D	859	D	
PM Peak Hour									
Castro Valley Blvd – west of Lake Chabot Rd	1,458	D	1,949	F	1,153	D	1,500	D	
Castro Valley Blvd – east of Yeandle St	1,252	D	1,383	D	1,046	D	964	D	
Redwood Rd – south of Jamison Way	1,071	D	1,096	D	821	D	995	D	
Redwood Rd – north of Grove Way	1,050	D	1,603	D	1,146	D	2,239	E	
Center St – north of Fernwood Ct	1,035	F	1,176	F	1,321	F	1,341	F	
Crow Canyon Rd – north of Manter Rd	1,551	C	1,766	D	1,291	B	1,379	B	
Lake Chabot Rd – north of Congress Way	719	D	984	D	735	D	950	D	

Source: Dowling Associates, Inc., 2006.

ROADWAY NETWORK GOAL

GOAL 6.2-1 **Reduce roadway congestion and implement improvements to minimize visual, noise, air quality, and traffic congestion impacts on the Castro Valley community.**

ROADWAY NETWORK POLICIES

Policy 6.2-1 **Vehicular Circulation Level of Service.** Adopt and implement the following Level of Service Policy: An LOS of E or better shall be applied to Congestion Management Program (CMP) Roadways: Castro Valley Boulevard, Center Street, Grove Way, Crow Canyon Road, and Redwood Road. An LOS of D or better shall be applied to all non-CMP roadways during peak travel periods. The County may allow individual locations to fall below the LOS standards in the following instances:

- The construction of improvements would be physically infeasible or prohibitively expensive
- Improvements would significantly and adversely affect adjacent properties or the environment, or have a significant adverse effect on the character of Castro Valley

- Lower standards result from significant physical improvements to transit, bicycle or pedestrian facilities.
- Existing or projected congestion is primarily the result of traffic passing through Castro Valley and generated by development located outside the community;
- Mitigation of such existing or projected congestion requires regional or multi-jurisdiction measures, and is not the sole responsibility of the proposed development and/or of the County; and
- Constraints on development as would be required to achieve or maintain these standards in Castro Valley would adversely impede achievement of this Plan's social economic, land use and community development, and environmental goals and policies.
- Mitigation of such existing or projected vehicular congestion would negatively affect transit, bicycle or pedestrian circulation, or would conflict with General Plan goals for these alternative modes of circulation, for example by increasing crossing distances, increasing pedestrian safety risk, or restricting bicycle or transit access.
- Traffic congestion is a result of an effort to promote transit ridership and/or access, including the development of dense residential housing or employment near transit or circulation changes to enhance access to BART.
- On a temporary basis when the improvements necessary to preserve the LOS standard are in the process of construction or have been designed and funded but not yet constructed.

Policy 6.2-2	Reduce Local Impacts of Regional Traffic. Work with the Alameda County Congestion Management Agency, the Alameda County Transportation Authority, the Metropolitan Transportation Commission, Caltrans, and surrounding jurisdictions to develop and implement regional solutions to local traffic problems created by growth outside of Castro Valley.
Policy 6.2-3	Improve Traffic Circulation. Improve traffic circulation by improving intersections and facilitating vehicular circulation without negative impacts on pedestrian, bicycle, or circulation.

ROADWAY NETWORK ACTIONS

Action 6.2-1	Use of Revised Level of Service Policy in Environmental Review. Use the revised level of service policy for vehicular circulation in the environmental review of all projects.
Action 6.2-2	Norbridge/ Strobridge/ Castro Valley Blvd. Improvements. Conduct a study of the two-way conversion of Norbridge Avenue at its western end and reconfiguration the intersections of Norbridge-Stanton and Strobridge at Castro Valley Boulevard to improve vehicular and bicycle access to the Castro Valley BART station as well as address the congestion at these intersections along Castro Valley Boulevard. Design the improvements and seek funding as a top priority for Castro Valley.
Action 6.2-3	Redwood Road Interchange. Cooperate with Caltrans to implement the Redwood Road Interchange Project to install on-ramps and off-ramps to I-580 at Redwood Road. Complete the Redwood Road Interchange Project that constructs new on and off ramps onto I-580 at Redwood Road and revises the on and off ramps along East Castro Valley Boulevard and Grove Way.

- Action 6.2-4** **Minimize Construction Impacts of Freeway Improvements.** Review traffic control plans and construction plans in order to maintain local access and minimize impacts on local circulation during the construction period.
- Action 6.2-5** **Monitor Traffic Congestion at Key Intersections.** Continue to monitor actual levels of service at major intersections to ascertain whether levels of service decrease to a level lower than projected. Present findings to the County Board of Supervisors.
- Action 6.2-6** **Highway 238 Modifications.** Evaluate the effect of the State Route 238 improvements through the City of Hayward on the local circulation in Castro Valley, particularly: along Castro Valley Boulevard at Foothill Boulevard, through traffic on Center Street, and traffic on Center and Grove Way.
- Action 6.2-7** **Park and Ride Lot at Center Street.** Work with Caltrans and transit providers to identify measures to promote more complete utilization of the Park and Ride lot on Center Street. Work with Caltrans and AC Transit to relocate the Center Street park-and-ride lot once the I-580/Redwood Road interchange project is completed and the eastbound off-ramp is relocated from Center Street to Grove Way.
- Action 6.2-8** **Widen Dam Crossing.** Widen the dam crossing on Heyer Avenue west of Cull Canyon Road to add turning lanes and bike lanes in addition to pedestrian improvements.



Regional circulation backs up onto Castro Valley Boulevard and affects the quality of life for Castro Valley residents.



Roadway striping helps to reduce traffic speeds.



Speed bumps are used for traffic calming.

6.3 RESIDENTIAL STREETS

When Castro Valley Boulevard and I-580 become congested, motorists seek alternatives to the arterials and use collectors and residential streets to bypass congestion. Local residents use the east-west collector roadways, such as Seven Hills Road, Heyer Avenue, and 167th-Somerset Avenue, to reach local destinations and to avoid the congestion on Castro Valley Boulevard.

Alameda County has a Residential Neighborhood Traffic Calming Program that provides a community initiated process for identifying traffic calming measures to reduce and/or discourage through traffic on local and minor collector residential roadways. Traffic calming measures include speed enforcement; neighborhood speed watch program; roadway striping; raised crosswalks; raised intersections; street trees; bulb-outs; speed humps; chicanes; roundabouts; diverters; and full roadway closures. The implementation of these measures can be used to address issues related to speeding and cut-through traffic.

In addition to the cut-through traffic, traffic congestion around local elementary and middle schools during the morning drop-off and afternoon pick-up affect local circulation. These conditions are a particular concern on Heyer Avenue between Redwood Road and Cull Canyon Road due to Canyon Middle School, Castro Valley High School and Vannoy Elementary School; and on Center Street between Castro Valley Boulevard and Heyer Avenue to the Creekside Middle School.

Because of the existing pattern of development, collector streets, such as Somerset and Heyer, have issues such as speeding, lack of continuous sidewalks for pedestrian access, access from private roadways serving multiple residential units, and limited visibility from driveways due to on-street parking and overgrown trees and landscaping. The closure of San Leandro Hospital could exacerbate traffic and safety concerns on 167th-Somerset because this collector will provide the most direct connection to Eden Medical Center from the areas east of I-580 that are now served by the San Leandro facility.

RESIDENTIAL STREETS GOAL

GOAL 6.3-1 **Protect residential neighborhoods from through traffic, speeding, and non-residential parking.**

RESIDENTIAL STREETS POLICIES

Policy 6.3-1 **Traffic Calming on Residential Streets.** Implement traffic calming measures on residential streets where traffic flow commonly exceeds the posted speed limit to protect resident, pedestrian, and bicyclist safety.

Policy 6.3-2 **Limit Overflow Non-Residential Parking.** Prevent encroachment of non-residential parking in existing residential neighborhoods, particularly due to overflow parking for the Castro Valley BART station.



RESIDENTIAL STREETS ACTIONS

Action 6.3-1 **Neighborhood Traffic Calming Program.**

- Continue to implement the County's Neighborhood Traffic Calming Program to enhance safety and livability on residential streets.
- Prioritize identifying the need for traffic calming improvements on high traffic collector roads where posted speed limits are commonly exceeded.
- Identify and install the most effective and appropriate technique for each individual location.
- Review the requirements for the percentage of residents that must sign petitions for traffic calming devices, to ensure that they do not overly discourage residents from initiating traffic calming projects.

Action 6.3-2 **Truck Traffic Prohibitions.** Consider adopting an ordinance that would prohibit trucks heavier than three tons from operating on designated residential streets, except for emergency, maintenance, and transit vehicles.

Action 6.3-3 **Miramar-Stanton Couplet.** Consider converting Miramar Avenue and 167th-Stanton into a one-way couplet, or other traffic calming strategy, to reduce impacts of traffic between areas west of I-580 and Sutter Medical Center Castro Valley.

Sidewalks and speed bumps can improve pedestrian, and bicyclist safety by calming traffic.



Castro Valley BART station



AC Transit Service to the Castro Valley BART station

6.4 PUBLIC TRANSIT AND RIDESHARING

Transit service in the Castro Valley area is provided by Bay Area Rapid Transit (BART) and Alameda-Contra Costa Transit District (AC Transit), as illustrated in Figure 6-4. Ridesharing refers to more than one person sharing a ride in one vehicle and includes carpooling and vanpooling. According to the 2000 Census, 7 percent of Castro Valley residents used public transportation and almost 11 percent shared rides to commute. The County goal is to increase transit ridership to at least 15 percent and ridesharing to at least 20 percent of the total trips by 2020.

BART

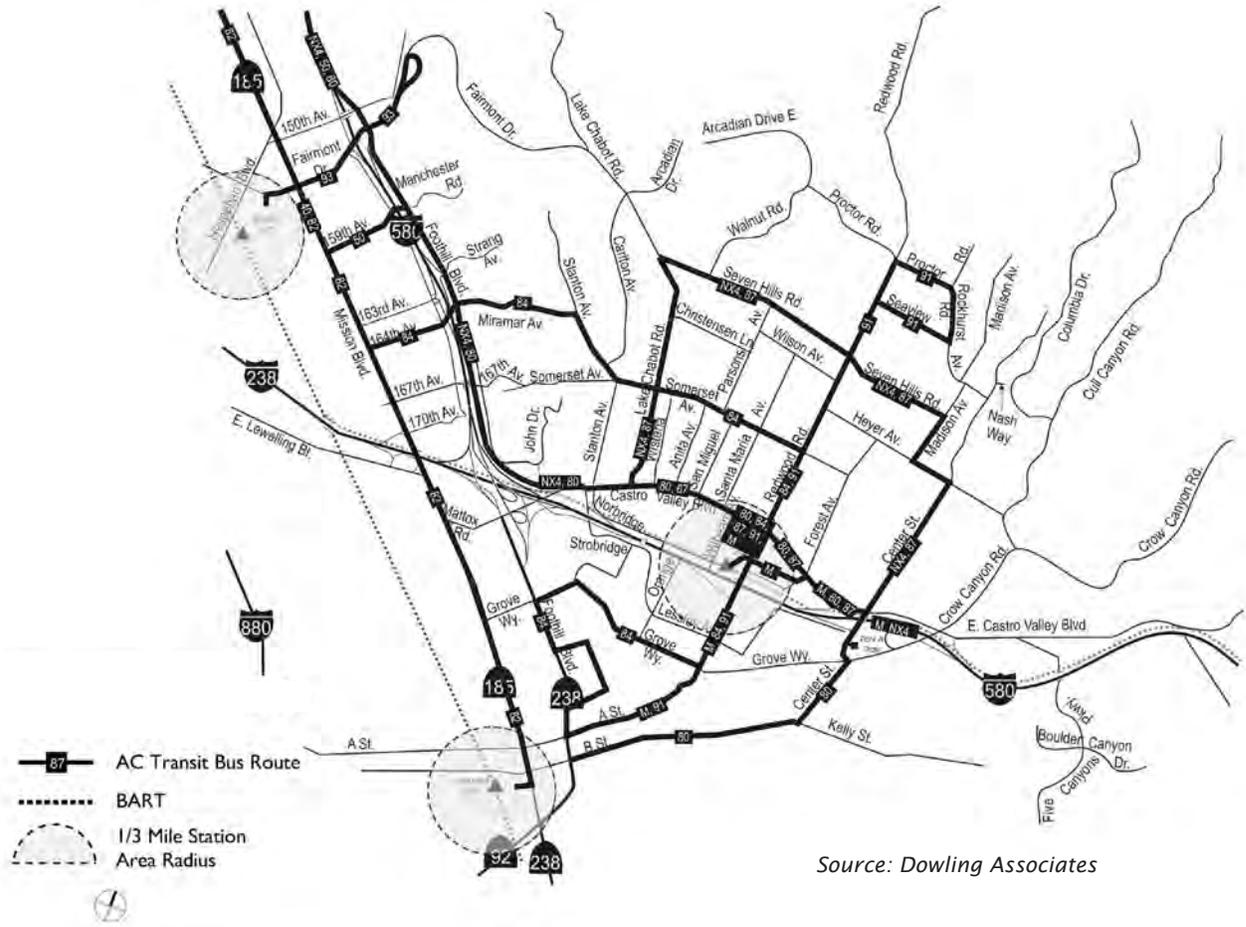
The Castro Valley BART station of the Dublin-Pleasanton line is located in the downtown area north of I-580 near the Redwood Road intersection. This line provides direct service to Oakland, San Francisco and the San Francisco International Airport. San Francisco is the most common destination for both work and non-work trips on BART, with approximately 26 percent of Castro Valley workers using BART to commute to the city. Two other stations, Bayfair and Hayward, also serve the area. The Bayfair station is a transfer point for the Dublin-Pleasanton, Fremont and Richmond lines. Hayward station is on both the Fremont and Richmond lines.

The Castro Valley BART station creates an opportunity for higher density, transit-oriented development near the downtown. New residential and employment uses near the station will support new ridership. However, there is a need to improve the main pedestrian and bicycle routes to the BART station from surrounding areas in central Castro Valley, so people living within a half-mile radius can comfortably walk or bike to the BART station.

Bus Transit

Eight AC Transit bus routes, NX 4, M, 50, 80, 84, 87, 91 and 93, travel through Castro Valley, and four additional routes serve the surrounding area. AC Transit buses serve the Castro Valley BART station and downtown as well as medical facilities and recreation activities at Don Castro Park (AC Transit route 80), and the Cull Canyon bike & hike trails (AC Transit route 87). The frequency of these routes is generally 15 to 30 minutes. Paratransit service is also provided for users with special needs.

Figure 6-4 Existing Transit Network and Facilities



TRANSIT AND RIDESHARING GOAL

GOAL 6.4-1 **Increase transit ridership and ridesharing with better service to residences, employment, schools, and medical services.**

TRANSIT AND RIDESHARING POLICIES

Policy 6.4-1 **Promote Transit Use.** Promote transit use and reduce reliance on the private automobile in order to reduce congestion, improve air quality, and improve the quality of life in Castro Valley.

Policy 6.4-2 **Promote Ridesharing.** Promote carpooling and vanpooling to reduce reliance on the private automobile.

Policy 6.4-3 **Improve Access to Transit.** Work with BART and AC Transit to promote the provision of safe, efficient, and convenient access to large destinations, including major shopping areas, health care and social service centers, schools and colleges, and recreation areas and facilities.

Policy 6.4-4 **Improve Transit Stops.** Improve transit stops and stations to create a more pleasant, comfortable, and safe waiting environment for transit users.

TRANSIT AND RIDESHARING ACTIONS

Action 6.4-1 **Transit Funding.** Advocate for and support regional, state, and national policies and programs that will encourage increased transit use by subsidizing transit fares, operations, and capital improvements and providing a more stable operating budget for transit agencies.

- Action 6.4-2** **Transit Pass Program.** Work with AC Transit, BART, School Districts, other major employers, colleges, and Alameda County cities to establish a transit pass program for employees and students.
- Action 6.4-3** **Improve Bus Service.** Review existing bus routes in Castro Valley for opportunities to increase the frequency and improve service on key corridors that serve higher density residential areas, as well as employment centers, downtown, shopping centers, grocery stores, the library, schools, and BART.
- Action 6.4-4** **Access to Transit Stations and Bus Stops.** Coordinate with BART and AC Transit to facilitate safe, efficient, and convenient access to transit stations and bus stops. See Figure 6-1 for areas of recommended implementation.
- Action 6.4-5** **Transit Access for Special Needs Passengers.** Work with public transportation agencies to ensure that public transit facilities and services are be designed and operated to respond to special travel needs and problems of minorities, the elderly, young, handicapped and economically disadvantaged, and of other persons who do not have or are unable to use private automobiles.
- Action 6.4-6** **Funding for Transit Access Improvements.** Seek Safe Route to Transit and other funding to improve pedestrian access to bus stops along regional bus routes.
- Action 6.4-7** **BART Wayfinding Signage Program.** Develop wayfinding signage program from Castro Valley Boulevard to the Castro Valley BART station for pedestrians, bicyclists, and vehicles.
- Action 6.4-8** **Pedestrian Improvements on Wilbeam Avenue.** Improve sidewalks and add landscaping and lighting on Wilbeam Avenue to improve the comfort and safety of pedestrian access to the BART station.
- Action 6.4-9** **Commuter Check Program Participation.** Require participation in the existing Commuter Check program as a standard condition of approval for new large -scale non-residential projects.

Action 6.4-10	Transportation Demand Management Programs. Facilitate the establishment of Transportation Demand Management (TDM) programs at new or expanded large-scale employment sites and shopping centers, including provision of preferential carpool parking, car share programs, bicycle lockers, BART shuttles, and other transit connection services.
Action 6.4-11	Shuttle Services from Neighborhoods to BART. Work with homeowners' associations and neighborhood groups in Palomares Hills, Five Canyons, and other large residential developments to establish shuttle services to BART or initiate other feasible measures to promote alternatives to driving alone such as car-pooling and shuttle services to major employment centers, commercial areas and transit areas.
Action 6.4-12	Incentives for Ridesharing. As part of development project review, encourage preferential parking measures for carpool and van-pool vehicles, guaranteed ride home services and other incentives to employees choosing transportation modes other than driving.
Action 6.4-13	Employer-Supported BART Shuttle Service. Establish shuttle service between BART and County facilities at Fairmont. Evaluate feasibility of requiring all businesses with over 200 employees at a single location, or large scale new development over 100,000 square feet, to contribute to the cost of providing shuttle service from central employment locations to BART.
Action 6.4-14	BART Shuttle Service to Hospitals. Establish a shuttle service for employees and patients between the Castro Valley BART station and medical facilities on the Fairmont Campus and at Eden Medical Center.
Action 6.4-15	Bus Shelters. Identify locations for additional bus shelters, particularly at major stops and transfer points, and work with transit agencies or private businesses to have them installed.
Action 6.4-16	Financial Incentives for Transit Use and Ridesharing. Promote regional and local ridesharing organizations and advocate legislation to maintain and expand incentives for transit use such as tax deductions and tax credits.

6.5 BICYCLE CIRCULATION

Castro Valley is at a key location within the regional trail system, located at the juncture of Lake Chabot Regional Park, Cull Canyon Regional Park, and Don Castro Park. An updated Alameda Countywide Bicycle Plan was adopted by the Alameda County Congestion Management Agency in October 2006. The plan identifies key regional bikeway corridors in Castro Valley. The community's existing bikeway network is mapped in Figure 6-5.

The bicycle circulation system in Castro Valley is comprised of trails and on-street bicycle lanes. Bicycle facilities are defined as the following three classes, according to Chapter 1000 of the Caltrans Highway Design Manual:

- Class I: Provides a completely separated facility designed for the exclusive use of bicyclists and pedestrians with crossing points minimized.
- Class II: Provides a restricted right-of-way designated lane for the exclusive or semi-exclusive use of bicycles with through travel by motor vehicles or pedestrians prohibited, but with vehicle parking and crossflows by pedestrians and motorists permitted.
- Class III: Provides a right-of-way designated by signs or permanent markings and shared with pedestrians and motorists.

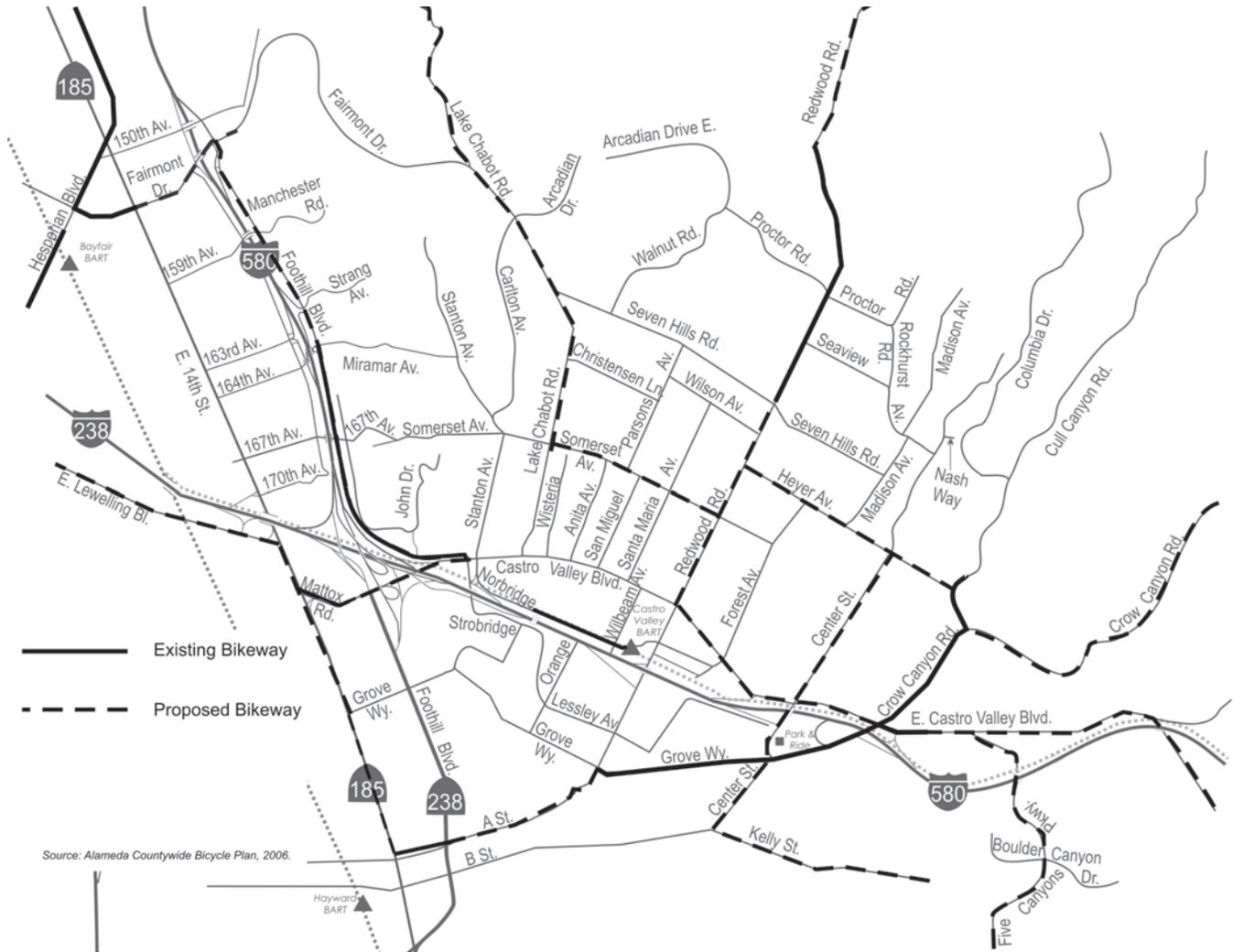
Castro Valley currently has about eight miles of Class II bikeways along portions of Redwood Road (1.6 miles), Foothill Boulevard (1.3 miles), Grove Way (1.0 mile), Norbridge Avenue (0.5 miles), East Castro Valley Boulevard (1.3 miles), Five Canyons Road/Parkway (1.3 miles), Crow Canyon Road (0.5 miles), and Cull Canyon Road (0.5 miles). The topography of the East Bay hills creates a circuitous street pattern in many of the residential neighborhoods as development has moved into the hillside and canyons, where the diversity and use of alternative transportation modes are limited. In addition, existing roadway and traffic conditions are not conducive to biking. Therefore, the existing bicycle network in Castro Valley is limited and disconnected.

The 2006 Countywide Bicycle Plan proposes the addition of several bike paths in Castro Valley that would provide improved connectivity to the existing network. Additional Class II and Class III bicycle facilities are proposed along Redwood Road, Castro Valley Boulevard, Somerset Avenue, Lake Chabot Road, Foothill Boulevard, Heyer Avenue, and Grove Way.



Additional bike lanes and other bike facilities are needed to provide safe routes for bicycle travel in Castro Valley.

Figure 6-5 **Bicycle Network**



BICYCLE CIRCULATION GOAL

GOAL 6.5-1 **Expand and improve local bikeway connections and provide a safe environment for bicycle travel throughout the community.**



Add bike lanes on Castro Valley Boulevard as part of the streetscape improvement project for downtown.

BICYCLE CIRCULATION POLICIES

Policy 6.5-1 **Comprehensive Bikeway System.** Provide a comprehensive bikeway system that is coordinated with existing and planned major destinations, community activity centers, transit stations, and schools in Castro Valley and adjoining communities.

Policy 6.5-2 **Regional Bicycle Corridors.** Implement the regional bicycle corridors identified in the Alameda County Bicycle Master Plan for Unincorporated Areas and the Countywide Bicycle Plan.

Policy 6.5-3 **Bicycle Safety and On-Street Parking.** Balance on-street parking needs with bicycle safety considerations.

Policy 6.5-4 **Bicycle Accommodations on Transit.** Encourage transit operators to provide adequate bicycle accommodations.

BICYCLE CIRCULATION ACTIONS

Action 6.5-1 **Revise County Road Standards for Bicycles.** Review and, as required, revise County road standards to accommodate bicycle routes consistent with this Plan and the Countywide Bicycle Plan.

Action 6.5-2 **Bike Lanes on Castro Valley Boulevard.** Implement bike lanes on Castro Valley Boulevard as part of the Redevelopment Strategic Plan.

Action 6.5-3	Bicycle Parking and Storage. Amend the County Zoning Ordinance to include regulations regarding the provision of bicycle and pedestrian facilities such as weather protected bicycle parking, direct and safe access for pedestrians and bicyclists to adjacent bicycle routes and transit stations, secure short-term parking for bicycles, and to the extent feasible encourage provision of showers and lockers for employees at worksites.
Action 6.5-4	Funding for Bicycle Plan Improvements. Identify a funding source and schedule for implementing the high priority projects in the Countywide Bicycle Plan that would improve conditions for cyclists within the community.
Action 6.5-5	Development Review Guidelines for Bicycle Access. Establish guidelines to be used when reviewing development proposals to ensure that site plans and facilities are designed to encourage bicycle use and do not create unsafe conditions for bicyclists.
Action 6.5-6	Implement Countywide Bicycle Plan Design Standards. Use the Alameda Countywide Bicycle Plan’s design guidelines and best practices or comparable criteria when designing the streetscape improvements.

6.6 PEDESTRIAN CIRCULATION

The pedestrian circulation system in Castro Valley is comprised of trails, sidewalks, and walkways. There are numerous recreational opportunities and trails in close proximity to the community. However, the street environment is primarily automobile-oriented with wide roadways, high levels of traffic, and discontinuous sidewalks, and is not conducive to walking.

In the downtown area, pedestrian facilities include sidewalks, marked crosswalks, and curb ramps; however, the sidewalk network is not comprehensive. There is a strong desire in the community to make central Castro Valley a more pedestrian-friendly retail environment, and to change the character and image of Castro Valley Boulevard. There are also opportunities to better connect the BART Station to surrounding properties, the central shopping area, and residential neighborhoods, in order to make BART transit more convenient and accessible. Another proposed improvement for the downtown area is a pedestrian link from Castro Valley Boulevard along Castro Valley Creek to Norbridge Avenue.

In the residential neighborhoods, the pedestrian facilities are limited in part due to the topography that limits the construction of sidewalks and the desirability of walking. Access to bus stops in residential areas is also problematic. Sidewalks are discontinuous and parked cars often impede walkways for pedestrians. In addition, automobile traffic conflicts with pedestrian circulation on Somerset Avenue in the vicinity of Stanton Elementary School, Center Avenue in the vicinity of Creekside Middle School, Heyer Avenue, and Redwood Road. Heyer Avenue in particular is a problem due to its inconsistent street and sidewalk layout, lack of space for pedestrians, and limited visibility, all on a major east-west circulation corridor.

The Alameda County Pedestrian Master Plan for Unincorporated Areas, which was adopted in July 2006, addresses many pedestrian-related issues in Castro Valley. The plan identifies key pedestrian activity corridors in Castro Valley, which include Castro Valley Boulevard, Redwood Road, Lake Chabot Road, Center Street, Seven Hills Road, Somerset Avenue, Heyer Avenue, Anita Avenue, Foothill Boulevard, Miramar Avenue, and Fairmont Drive. Numerous priority projects are listed in the Master Plan. The 2006 Pedestrian Master Plan's priority projects are categorized by type in Table 6.6-1 and illustrated on Figure 6-1.



Improving pedestrian, bicycle, and auto circulation is a top priority in order to ensure the safety of children and promote accessibility.

Table 6.6-1: 2006 Master Plan Pedestrian Projects by Project Type

Project Name	Project Location	Project Extent	Project Description
<i>Streetscape Projects</i>			
Castro Valley Blvd. Streetscape Improvements	Castro Valley Blvd.	Lake Chabot Rd. to Redwood Rd.	Landscape, crosswalk enhancements, medians, trees, bike lanes and bulb-outs
Heyer Ave. Driveway Bulb-out Project	Heyer Ave.	Center St. to Cull Canyon Rd.	Parking bays
<i>Sidewalk/Walkway Gap Closures</i>			
Stanton Ave. Sidewalk	Stanton Ave.	Somerset Ave. to Castro Valley Blvd.	Construct sidewalk
Lake Chabot Rd. Sidewalk	Lake Chabot Rd.	Various locations	New curb, gutter and sidewalk
Orange Avenue Sidewalk (Curb & Gutter) Installation along one side	Orange Ave.	Grove Way and Interstate 580	New curb, gutter and sidewalk
Somerset Ave. Sidewalk	Somerset Ave.	Lake Chabot Rd. to Redwood Rd.	Construct sidewalk
Sidewalk Construction Program for Planning Area 2 - Anita Ave.	Anita Ave.	Somerset Ave. to Castro Valley Blvd.	Construct sidewalk
Sidewalk Construction Program for Planning Area 2 - Heyer Ave.	Heyer Ave.	Center St. to Redwood Rd.	Construct sidewalk
Sidewalk Construction Program for Planning Area 2 - San Miguel Ave.	San Miguel Ave.	Somerset Ave. to Castro Valley Blvd.	Construct sidewalk
Sidewalk Construction Program for Planning Area 2 - Santa Maria Ave.	Santa Maria Ave.	Lorena Ave. to Wilson Ave.	Construct sidewalk
Sidewalk Construction Program for Planning Area 2 - Mabel Ave.	Mabel Ave.	Redwood Rd. to Santa Maria Ave.	Construct sidewalk
Sidewalk Construction Program for Planning Area 2 - Christensen Ln.	Christensen Ln.	Parsons Ave. to Lake Chabot Rd.	Construct sidewalk
Sidewalk Construction Program for Planning Area 2 - Marshall St.	Marshall St.	Omega Ave. to Veronica Ave.	Construct sidewalk
Sidewalk Construction Program for Planning Area 2 - Proctor Rd.	Proctor Rd.	Walnut Rd. to Camino Alta Mira	Construct sidewalk

Table 6.6-1: 2006 Master Plan Pedestrian Projects by Project Type

Project Name	Project Location	Project Extent	Project Description
Sidewalk Construction Program for Planning Area 2 – Stanton Ave.	Stanton Ave.	Somerset Ave. to Sheffield Rd.	Construct sidewalk
<i>Crossing Improvements</i>			
Traffic Signal Timing Project – Castro Valley Blvd.	Castro Valley Blvd.	Redwood St. to Marshall St.	Traffic signal timing study to reduce peak period car delay – includes study of pedestrians?
Traffic Signal – Lake Chabot Rd. @ Laurel Grove Hospital	Lake Chabot Rd.	Between Castro Valley Blvd. and Somerset Ave.	Mid-block traffic signal – pedestrian accommodations?
Traffic Signal and Median Project – Redwood Rd. @ Vegas Ave.	Redwood Rd.	At Vegas Ave.	Remove existing signal and extend median across intersection – pedestrian issues addressed?
Castro Valley Blvd./Redwood Rd. Intersection Improvements	Castro Valley Blvd.	At Redwood Rd.	Improve safety for pedestrians
Traffic Signal Project – Castro Valley Blvd. @ Wisteria St./Rutledge Rd.	Castro Valley Blvd.	At Wisteria St./Rutledge Rd.	Install traffic signals. Pedestrian accommodations?
Traffic Signal Project – Redwood Rd. @ Mabel Ave.	Redwood Rd.	At Mabel Ave.	Install traffic signals. Pedestrian accommodations?
Traffic Signal Project – Somerset Ave. @ Santa Maria Ave.	Somerset Ave.	At Santa Maria Ave.	Install traffic signals. Pedestrian accommodations?
Traffic Signal Project – Stanton Ave. @ Strobridge Ave.	Stanton Ave.	At Strobridge Ave.	Install traffic signals. Pedestrian accommodations?
Traffic Signal Timing Project – Castro Valley Blvd. @ Crow Canyon Rd./Center St./Grove Way	Castro Valley Blvd.	At Crow Canyon Rd., Center St. and Grove Way	Current
<i>Safe Routes to School Projects</i>			
Safe Routes to School – Marshall Elementary School	20111 Marshall St. @ Omega Ave.	TBD	New curb, gutter and sidewalk, textured crosswalks, bulb-outs, textured pavement, raised crosswalk, improved street lighting
Safe Routes to School – Castro Valley High School	19400 Santa Maria Ave. @ Mabel Ave.	TBD	New curb, gutter and sidewalk, textured crosswalks, pedestrian ramps, improved street lighting

Table 6.6-1: 2006 Master Plan Pedestrian Projects by Project Type

Project Name	Project Location	Project Extent	Project Description
Safe Routes to School - Chabot Elementary School	19104 Lake Chabot Rd. @ Christensen Ln.	TBD	New curb, gutter and sidewalk, textured crosswalks, improved street lighting
Safe Routes to School - Redwood Christian School (private)	4200 James Ave. @ Redwood Rd	4200 James Ave. @ Redwood Rd	4200 James Ave. @ Redwood Rd
Safe Routes to School - Stanton Elementary School	2644 Somerset Ave. @ Stanton Ave.	TBD	Construct sidewalks and textured crosswalks
Safe Routes to School - Castro Valley Elementary School	20185 San Miguel Ave. @ Jeanine Way	TBD	New curb, gutter and sidewalk, textured crosswalks, pedestrian ramp, improved street lighting
Safe Routes to School - Jensen Ranch Elementary School	20001 Carson Ln. @ Kit Ln.	TBD	Textured crosswalks
Safe Routes to School - Our Lady of Grace (private)	19920 Anita Ave. @ Castro Valley Blvd.	TBD	New curb, gutter and sidewalk, textured crosswalks, raised crosswalks, pedestrian ramps, improved street lighting
Safe Routes to School - Camelot School (private)	2330 Pomar Vista @ Rolando Ave.	TBD	New curb, gutter and sidewalk, textured crosswalks, raised crosswalks, pedestrian ramp, improved street lighting
Safe Routes to School - Canyon Middle School	19600 Cull Canyon Rd. @ Heyer Ave.	TBD	Construct sidewalks and textured crosswalks, improved street lighting
Safe Routes to School - Independent Elementary School	21201 Independent School Rd. @ Castro Valley Blvd.	TBD	New curb, gutter and sidewalk, textured crosswalks, pedestrian ramps, improved street lighting
Safe Routes to School - Proctor Elementary School	17520 Redwood Rd. @ Proctor Ave.	TBD	Textured crosswalks, improved street lighting
Safe Routes to School - Strobridge Elementary School	21400 Bedford Dr. @ Grove Way	TBD	Textured crosswalks, pedestrian ramps, improved street lighting
Safe Routes to School - Vannoy Elementary School	5100 Vannoy Ave. @ Center St.	TBD	Textured crosswalks, improved street lighting

Table 6.6-1: 2006 Master Plan Pedestrian Projects by Project Type

Project Name	Project Location	Project Extent	Project Description
Safe Routes to School – Montessori Elementary School (private)	16292 Foothill Blvd. @ Miramar Ave.	TBD	New curb, gutter and sidewalk, textured crosswalks, improved street lighting
<i>Transit Access Projects</i>			
AC Transit Castro Valley Transbay Bus Stop Access Improvements	Center Street, Seven Hills Rd., Lake Chabot Rd.	TBD	Bus stop improvements
Castro Valley BART Station Pedestrian Wayfinding	Castro Valley BART Station	TBD	Signage, maps
<i>Traffic Calming Project</i>			
Grove Way Bulb-out and Refuge Island Project	Grove Way	Redwood Rd. to Center St.	Traffic calming – bulb outs, refuge islands
Hillcrest Knolls Walkability Study	Hillcrest Knolls	Hillcrest Knolls neighborhood streets	Community-based planning process to improve walking access streets
<i>Bicycle/Pedestrian Ramp/Shoulder Improvement Projects</i>			
Crow Canyon Rd. Safety Improvements – Phase I (Environmental Assessment & Preliminary Engineering)	Crow Canyon Road	E. Castro Valley Blvd. and Alameda/Contra Costa County line	Widen shoulders, roadway safety measures
E. Castro Valley Blvd. Bike Lanes and Shoulder Widening – Phase I, from Villareal Dr. to Dublin Canyon Rd.	E. Castro Valley Blvd.	Villareal Dr. to Palo Verde Rd./Dublin Canyon Rd.	Widen shoulders, Class 2 bike lanes
E. Castro Valley Blvd. Bike Lanes and Shoulder Widening – Phase II, from Jensen Rd. to Villareal Dr.	E. Castro Valley Blvd.	Jensen Rd. to Villareal Dr.	Widen shoulders, Class 2 bike lanes
Crow Canyon Rd. Safety Improvements – Phase II (Construction)	Crow Canyon Rd.	E. Castro Valley Blvd. and Alameda/ Contra Costa County Line	Widen shoulders, roadway safety measures

Source: Alameda County Public Works Agency, Pedestrian Master Plan for Unincorporated Areas, 2006.



Instill curbs, gutters, and sidewalks to improve pedestrian safety on key streets like Somerset Avenue and Heyer Avenue.

PEDESTRIAN CIRCULATION GOAL

GOAL 6.6-1 Provide a safe and attractive walking environment accessible for all users, particularly disabled users, seniors, transit users, and children.

PEDESTRIAN CIRCULATION POLICIES

Policy 6.6-1 **Implement the Alameda County Pedestrian Master Plan.** Implement the Alameda County Pedestrian Master Plan for Unincorporated Areas policies and actions for enhanced pedestrian environments in Castro Valley.

Policy 6.6-2 **Safe Routes to Schools.** Develop Safe Routes to Schools programs to encourage walking and bicycling to schools as well as manage vehicular circulation to Provide a safe environment for school children.

Policy 6.6-3 **Improve Pedestrian Facilities on Busy Streets.** Provide safe and attractive pedestrian facilities along arterials and collectors particularly those that are part of the Pedestrian Activity Corridors, as identified in the Alameda County Pedestrian Master Plan for Unincorporated Areas.

Policy 6.6-4 **Maintain Pedestrian Facilities.** Pedestrian facilities and amenities shall be routinely maintained as funding and priorities allow. The highest priority shall be given to facilities that are used to provide access to transit, public facilities, senior facilities, and schools.

Policy 6.6-5 **Increased Enforcement for Pedestrian Safety.** Improve street design and traffic enforcement to increase pedestrian safety.

Policy 6.6-6 **New Development to Incorporate Pedestrian Facilities.** Design new development and redevelopment projects to facilitate pedestrian access and address any impacts to the pedestrian safety, access, and circulation.

- Policy 6.6-7** **Pedestrian Priority for Sidewalk Space.** When dealing with competing demands for sidewalk space, pedestrian needs shall have the highest priority.
- Policy 6.6-8** **Downtown Pedestrian Connections.** Create an attractive pedestrian-friendly circulation system to serve and to provide attractive connections linking the Central Business District’s pedestrian core, downtown residential areas, the BART station, the library, and parking areas. Design the pedestrian system to incorporate and enhance Castro Valley Creek.
- Policy 6.6-9** **Pedestrian-Friendly Downtown Development.** Design Downtown projects to balance the needs of automobiles with pedestrian comfort and scale and to include pedestrian amenities that will create comfortable and pleasant places to walk.

PEDESTRIAN CIRCULATION ACTIONS

- Action 6.6-1** **Capital Improvement Program.** Prepare and implement a capital improvement program over the next 20 years that eliminates sidewalk gaps and improves substandard conditions in identified Pedestrian Activity Corridors within Castro Valley, prioritizing Heyer, Mable, Santa Maria, San Miguel, Anita, Orange, and Stanton avenues; Proctor Road; Christensen Lane; and Marshall Street.
- Action 6.6-2** **Pedestrian Improvement Projects.** Install curbs, gutters, sidewalks, pedestrian crossing improvements and/or landscaping improvements along Somerset Avenue, Stanton Avenue, Miramar Avenue, 167th Avenue, Seven Hills Road, upper Lake Chabot Road, Heyer Avenue, and Center Street.

Action 6.6-3	Downtown Pedestrian Routes. Improve pedestrian routes in the following locations: <ul style="list-style-type: none">• Castro Valley Boulevard to Norbridge along Castro Valley Creek – Add trail and landscaping improvements;• Wilbeam from Castro Valley Boulevard to the BART Station – Improve sidewalks, add lighting and street trees;• Connection east-west from Anita Avenue to San Miguel Avenue – Create a continuous pathway past the Adobe Center and through the park to improve access between residences and the pedestrian core of downtown; and• Connections to and from the Castro Valley Library.
Action 6.6-4	Streetscape Improvements and Priorities. Provide streetscape improvements to add pedestrian refuges in medians, bulb-outs, or other features that improve pedestrian comfort and safety along Castro Valley Boulevard west of Strobridge and Grove Way.
Action 6.6-5	Pedestrian Crosswalk Safety. Consider installing pedestrian crosswalk “runway” lights in the pavement at heavily-used and dangerous pedestrian crossings.
Action 6.6-6	Pedestrian Walkways. <ul style="list-style-type: none">• Continue to require installation of sidewalks and physically-demarcated walkways in new development.• Exceptions may be allowed in hillside neighborhoods where the character of the neighborhood and width of street cannot accommodate sidewalks. In these areas, determine and implement adequate safety measures for pedestrians.

- Action 6.6-7** **Implement the Castro Valley Boulevard Streetscape Plan.** Implement the Castro Valley Boulevard Streetscape Plan to widen sidewalks, provide bike lanes, landscaping, and other improvements to upgrade the Boulevard's appearance and make it more attractive to pedestrians.
- Action 6.6-8** **Adequate Time for Pedestrian Crossings.** Ensure that traffic signals are set to provide sufficient time for pedestrians and those with impaired mobility to safely cross Castro Valley Boulevard.
- Action 6.6-9** **Pedestrian and Bike Path Downtown.** Study the feasibility of developing a pedestrian and bicycle path linking the new Castro Valley Library to surrounding commercial and residential areas along Castro Valley Creek.

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7

Biological Resources

Castro Valley has significant biological resources, primarily concentrated in creek corridors, canyons, and hillside open space areas. Many of the eastern hillside areas have been set aside as permanent open space as part of Planned Unit Developments, but other areas do not have similar protection. Castro Valley is also immediately adjacent to regional parks and County Measure D open space conservation areas. Open space areas within Castro Valley function as wildlife corridors for species to cross between larger habitat areas. This Element addresses the protection of Castro Valley's biological resources, including animal species, plant species, and wildlife habitat. Its main provision is the creation of a Biological Resources Overlay Zone, which will establish special development and review requirements on properties with significant biological resources.

Alameda County is updating its Resource Conservation, Open Space, and Agriculture (ROSA) elements. The Castro Valley General Plan and the County ROSA must be consistent with one another. The updated ROSA will replace existing documents, including the 1966 Scenic Route Element, the 1973 Open Space Element, and the 1977 Specific Plan for Areas of Environmental Significance. The ROSA elements will also address plans and policies for Measure D lands.



Castro Valley has significant biological resources, primarily concentrated in creek corridors, canyons, and hillside open space areas.



Wildlife habitat exists in small pockets woven throughout residential neighborhoods, primarily along creeks.

7.1 WILDLIFE AND SENSITIVE HABITATS

Wildlife Habitat and Corridors

The western and central portions of the Castro Valley General Plan Area are largely developed. There are small pockets of areas that provide wildlife habitat woven through these areas of residential lots, primarily along creeks. The primary native wildlife habitat is oak/riparian woodland that occurs along creeks. Other undeveloped areas in western and central Castro Valley are dominated by non-native plant species. The eastern portions of the General Plan Area support primarily native habitats. Large, undeveloped portions of this area, typically on steep hillsides or in canyons, have been set aside as open space as part of planned unit developments. Ornamental landscaping with large trees, shrubs and other vegetation may provide potential nesting habitat for raptors known to nest in urbanized areas and other special-status bird species.

As shown in Figure 7-1, oak riparian woodland, coastal scrub, and grassland vegetation serve as the primary wildlife movement corridors for common and special-status wildlife species within the Castro Valley planning area. Crow Creek and San Lorenzo Creek are deeply incised creeks with well-developed riparian areas. These two creeks serve as a primary migration route through the eastern half of the planning area for both aquatic and terrestrial species.

For this Element, non-native dominant habitat is defined as areas supporting ruderal vegetation (non-native plant species favoring disturbed sites), ornamental or naturalized non-native trees (such as Monterey pine and eucalyptus), and shrubs (such as cotoneaster). Non-native dominant habitats also may serve as movement corridors when continuous with habitats supporting native vegetation. Wildlife corridors allow animals to have an adequate range of habitat area to search for food, flee from predators, and find protected areas for newborns. In an urbanized area, continuous wildlife corridors, such as creeks, are particularly important.

All areas supporting native vegetation or providing suitable habitat for special-status species are considered sensitive habitat areas, including oak riparian woodland and naturalized native trees that provide potential nesting habitat for bird species. Sensitive habitat areas also include creeks and wetlands with the potential to be considered jurisdictional by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act or by

the California Department of Fish and Game under California Fish and Game Code Sections 1600-1607. In addition, Alameda County has a Tree Ordinance (Chapter 12.11 of the County General Code), which provides protection for any tree in a public right-of-way that is at least ten feet in height and has a trunk that is at least two inches in diameter.

Special Status Species

Table 7.1-1 lists the special-status species with associated vegetation type found within the Castro Valley planning area. The only special-status animal species that have been observed in the Castro Valley planning area are yellow warbler and steelhead trout. Yellow warbler (*Dendroica petechia*) is a State species of special concern. Steelhead (*Onchorhynchus mykiss*) are a federally-listed Threatened Species, and a CDFG Species of Special Concern and have been observed in San Lorenzo Creek, Castro Valley Creek, and Crow Creek in the last ten years. The planning area also includes portions of the Critical Habitat for Alameda whipsnake (USFWS, 2006).

The planning area potentially supports the following special-status animal species, based on the fact that the type of habitat that supports these species exists in Castro Valley: Steelhead, California tiger salamander, California red-legged frog, Alameda whipsnake, Western pond turtle, California horned lizard, Yellow warbler, Burrowing owl, Sharp-shinned hawk, white-tailed kite, Bats (*Myotis* spp., Pacific western big-eared bat, and greater western mastiff bat), Lum's micro-blind harvestman, great blue heron, Cooper's hawk, and red-tailed hawk. In addition, the following special-status plant species have the potential to occur in the planning area: Santa Cruz tarplant, alkali milk vetch, big-scale balsamroot, fragrant fritillary, Diablo helianthella, and Robust monardella.



This picture shows the road leading into Palomares Hills, and open space preserved as part of that 1980's residential subdivision.

Table 7.1-1: Listed Species and Associated Vegetation

Federal or State Listed Species	Associated Vegetation Types
Santa Cruz tarplant	Coastal scrub
Steelhead	Creeks
California tiger salamander	Ponds and adjacent grasslands
California red-legged frog	Creeks, ponds and adjacent grasslands
Alameda whipsnake	Coastal scrub and adjacent grasslands and woodlands
Federal or State Species of Concern	Associated Vegetation Types
Western pond turtle	Creeks and ponds
California horned lizard	Coastal scrub, grassland, riparian woodland
Yellow warbler	Oak Riparian woodland
Burrowing owl	Grassland
Sharp-shinned hawk, white-tailed kite	Oak Riparian woodland
Bats (Myotis spp., Pacific western big-eared bat, and greater western mastiff bat)	Oak Riparian woodland
Other Special-status Species	Associated Vegetation Types
Big-scale balsamroot	Grassland
Diablo helianthella	Coastal scrub, oak riparian woodland
Robust monardella	Coastal scrub, grassland
Fragrant fritillary	Coastal Scrub
Great blue heron	Oak Riparian woodland
Cooper's hawk, red-tailed hawk and other raptors	Oak Riparian woodland, non-native dominant habitat
Lum's micro-blind harvestman	Grassland
Alkali milk vetch	Grassland
Robust monardella	Coastal scrub, grassland

Source: ESA, 2006; Dyett & Bhatia, 2009

Biological Resources Overlay Zone

Figure 7-2, Biological Resources Overlay Zone (BROZ), illustrates the biological resource priority levels throughout Castro Valley. The purpose of the Overlay Zone is to protect areas with important biological resources, such as creeks, hillsides, and riparian areas, by requiring special review of proposed development projects. The review process would be required on all sites with high priority biological resources and on large sites (over two acres) with moderate or low priority biological resources.

Special review may involve environmental review, site plan and development review, and/or the application of County policy or ordinance requirements during review of development permit applications. The special review process will: evaluate the actual value of the habitat on the property; establish site planning parameters to preserve the most critical and/or most sensitive habitat areas; and establish conditions of approval to protect special status species during construction and occupancy. The special review requirements should be proportionate to the scale of the development project and the amount of valuable habitat on the property. On larger properties with high priority biological resources, the special review should require a biological assessment by a qualified biologist. For small home additions, application of standard conditions during building permit review would be more appropriate.

Development is allowed on parcels within the BROZ; however, the review process shall determine the level of development allowed and the design features necessary to protect biological resources. In order to ensure the protection of resources, property owners may not necessarily be entitled to the maximum amount of development allowed under the zoning on BROZ parcels.

Priority levels shown on the map are based on a habitat area's biological sensitivity and its role as habitat for threatened species. For example, oak/riparian woodland is considered the most biologically sensitive habitat, while coastal scrub and grassland are considered common plant communities. However, these communities may have higher preservation value when they provide potential habitat for threatened species or suitable habitats for supporting special-status plants. In addition, grassland habitats have the potential to contain wetland habitats and/or small drainages that are a high priority for preservation. Isolated patches of non-native dominant habitat surrounded by development are considered a low priority for preservation.



Oak riparian woodland is a high priority habitat for preservation.

Future field surveys may identify features within grassland and non-native dominant habitats that would increase the preservation value of certain areas within these habitat types (i.e. wetlands and other aquatic features). The priority scheme for habitats within Castro Valley is as follows:

High Priority

- Drainages
- Oak Riparian Woodland
- General Plan designated natural open space areas
- Coastal scrub on both sides of the Castro Valley Creek Improved Channel reach
- Coastal scrub just east of Cull Canyon Drive
- Coastal scrub between Jensen Road and Castro Valley Blvd/Villareal Drive

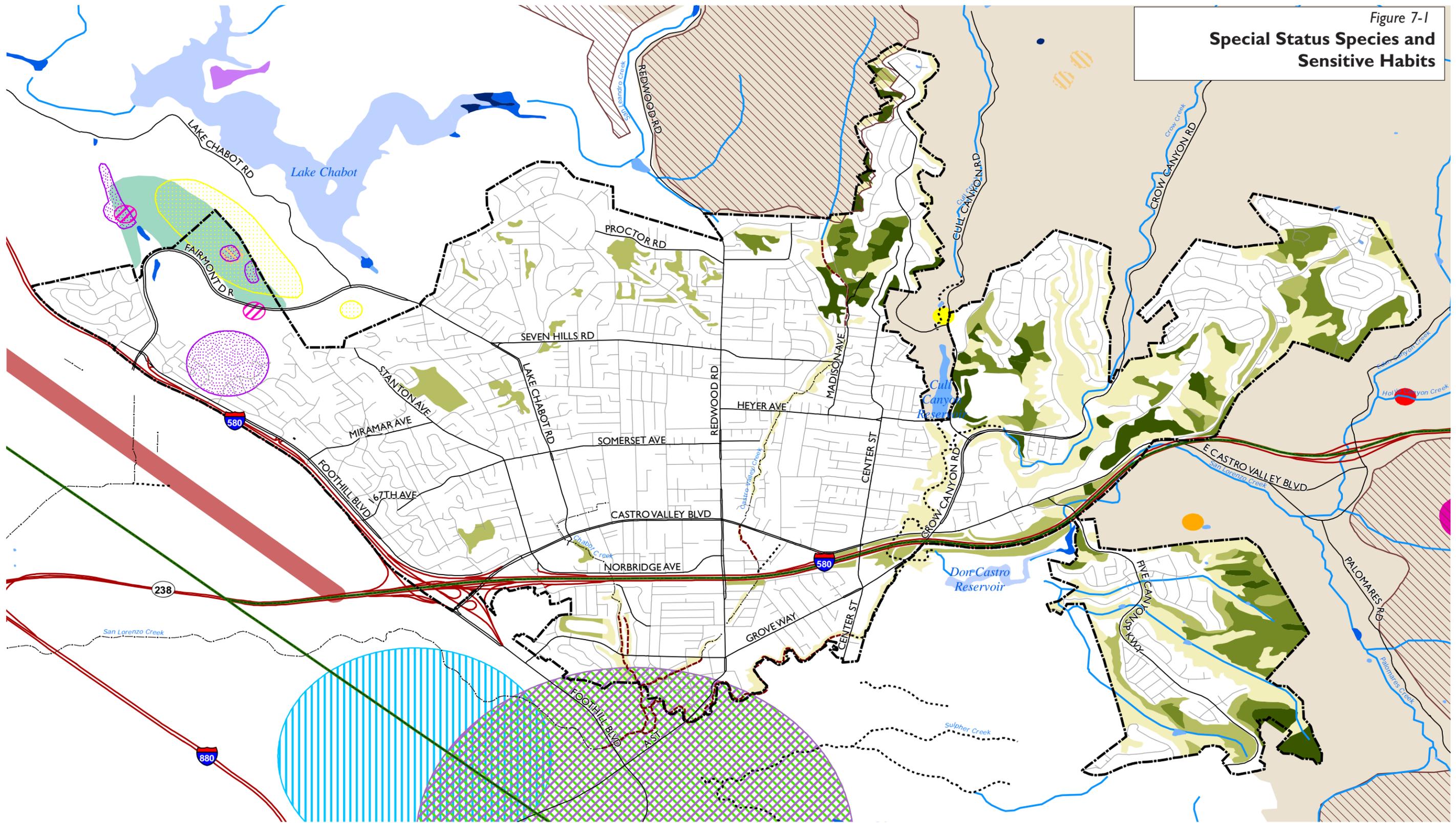
Moderate Priority

- Other Coastal Scrub areas
- Grasslands

Low Priority

- Non-native Dominant Habitat

Figure 7-1
Special Status Species and Sensitive Habits



Special Status Species

- California Red-Legged Frog
- Great Blue Heron
- Lum's Micro-Blind Harvestman
- Pallid Bat
- San Francisco Dusky-Footed Woodrat
- Western Mastiff Bat
- Yellow Warbler

- Big-Scale Balsamroot
- Congdon's Tarplant
- Diablo Helianthella
- Fragrant Fritillary
- Robust Monardella
- Santa Cruz Tarplant

Sensitive Habitats

- Coastal Scrub / Wildlife Corridor
- Grassland / Wildlife Corridor
- Non-native Dominant Habitat
- Oak Riparian Woodland/ Wildlife Corridor
- Valley Needlegrass Grassland

- Freshwater Emergent Wetland
- Freshwater Forested/ Shrub Wetland
- Freshwater Pond
- Lake

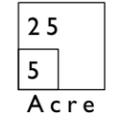
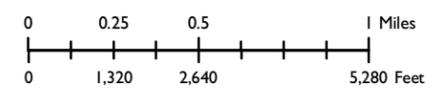
Protection Areas

- Alameda Whipsnake Critical Area
- Measure D

- Concrete Channel
- Earth Channel
- Improved Channel
- Natural Creeks
- Planning Boundary

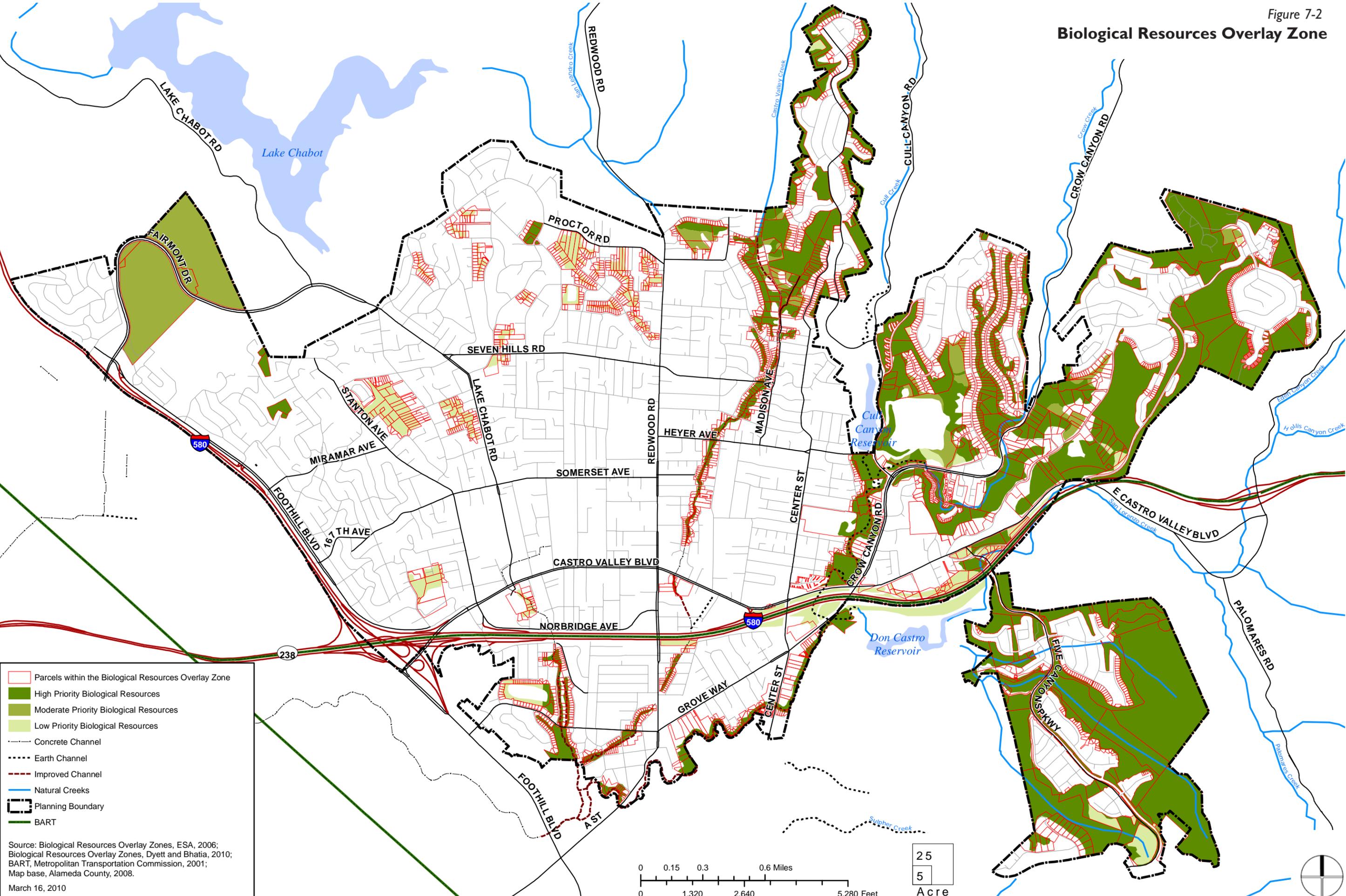
Source: Hydrology and Measure D, Alameda County, 2008; Alameda Whipsnake Critical Area, United States Fish and Wildlife, 2006; California Natural Diversity Database, California Department of Fish and Game, 2010; BART, Metropolitan Transportation Commission, 2001; Digital Elevation Model, United States Geological Survey, 1999; Map base, Alameda County, 2008.

March 16, 2010



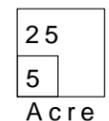
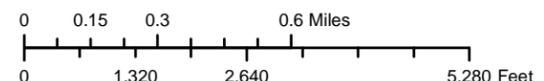
*Alameda Whipsnake potential habitat covers the entire map area.

Figure 7-2
Biological Resources Overlay Zone



- Parcels within the Biological Resources Overlay Zone
- High Priority Biological Resources
- Moderate Priority Biological Resources
- Low Priority Biological Resources
- Concrete Channel
- Earth Channel
- Improved Channel
- Natural Creeks
- Planning Boundary
- BART

Source: Biological Resources Overlay Zones, ESA, 2006;
 Biological Resources Overlay Zones, Dyett and Bhatia, 2010;
 BART, Metropolitan Transportation Commission, 2001;
 Map base, Alameda County, 2008.
 March 16, 2010



WILDLIFE AND SENSITIVE HABITAT GOAL

Goal 7.1-1 **Protect Castro Valley’s native wildlife through conservation and restoration of natural habitat.**



Creeks, flood channels, and detention facilities, such as the one along Cull Creek shown here, provide critical wildlife habitat corridors as well as flood protection.

WILDLIFE AND SENSITIVE HABITAT POLICIES

Policy 7.1-1 **Major Wildlife Corridors Protection.** Protect the major wildlife corridors that run through or are adjacent to Castro Valley:

(1) the corridor along the East Bay Hills in the forest and chaparral between major interstate highways; and

(2) along creeks, especially those with riparian vegetation.

Policy 7.1-2 **Comprehensive Habitat Preservation.** Preserve a continuous band of open space consisting of a variety of plant communities and wildlife habitat to provide comprehensive rather than piecemeal habitat conservation.

Policy 7.1-3 **Open Space Preservation.** Preserve the undeveloped areas designated as open space within planned unit developments as permanent open space.

Policy 7.1-4 **Open Space Objectives.** Require that open space provided as part of a development project be designed to achieve multiple objectives, including but not limited to: recreation, scenic values, habitat protection, and public safety.

Policy 7.1-5 **Riparian Habitat.** New development shall not disturb any riparian habitat.

WILDLIFE AND SENSITIVE HABITAT ACTIONS

Biological Resources

Action 7.1-1

Biological Resources Overlay Zone. Establish a biological resources overlay zone delineating high, moderate, and low priority areas for habitat preservation, to ensure maximum protection of biological resources.

- Require discretionary review for all development applications on properties within the high priority biological resources overlay zone, and for large sites over two acres in size with moderate or low priority biological resources. Discretionary review could include one or more of the following: environmental assessment per the California Environmental Quality Act; site plan and development review; and/or the application of Board policy or other ordinance requirements.
- Establish in the ordinance that on lands with biological resources, new development is not necessarily entitled to achieve the maximum density allowed by the underlying zoning. An environmental assessment may be required, prepared by a qualified biologist, which shall be the basis for establishing development constraints specific to the property in question. Development intensity may be required to be reduced up to 50 percent of the intensity allowed by the underlying zoning, depending on the extent and value of the biological resources on the site.
- Establish thresholds of review for different types of projects. For example, a comprehensive environmental assessment should be required for new subdivisions, whereas minor improvements such as fences or decks may be exempt from special review if they meet specific standards.

Action 7.1-2 **Biological Resources Maps and Inventories.** Maintain maps and inventories of biological resources to use when conducting site plan and development review. Update these resources regularly to include new information from site surveys that are conducted in the planning area.

Action 7.1-3 **Design Guidelines for Biological Resource Zones.** Establish guidelines to ensure that development planned on or adjacent to high and moderate priority areas designated on the Figure 7-2, Biological Resources Overlay Zone will be designed to minimize impacts on sensitive resources and habitat areas.

- Apply these guidelines through the Planning Department’s project review process.
- Include information about ways in which special-status plant and wildlife populations on private properties can be protected over time.
- Specify that watercourses and areas dominated by native trees and shrubs be left undisturbed by development to the maximum extent feasible.

Sensitive Habitat

Action 7.1-4 **Open Space Preservation Mechanisms.** Evaluate mechanisms to preserve open space and wildlife habitat to determine the most feasible options, such as zoning, fee title purchase, easement purchase, or easement dedication through density transfer, or density bonuses.

Action 7.1-5 **Habitat Restoration Funding.** Evaluate the feasibility of property tax credits and other possible funding sources for habitat restoration on larger size private lands as an incentive to foster the implementation of habitat restoration actions by private landowners.



Development is clustered to minimize impacts on sensitive resources and habitat areas.

Action 7.1-6	Riparian Woodlands and Wetlands Mitigation. Require replacement mitigation of woodland and wetland habitat at a ratio to be determined by the value of the habitat to be lost. The County shall support the creation of wetland or other habitat mitigation banks.
Action 7.1-7	Preservation and Protection of Riparian Vegetation. Consider adopting an ordinance to preserve and protect riparian vegetation, with exceptions for clearing hazards, clearing blocked channels, and other activities necessary for public safety.
Policy 7.1-8	Historical Woodlands and Grasslands. Encourage the East Bay Regional Park District to restore historical woodlands and grasslands to provide natural habitat and reduce fire danger.
Wildlife Corridors	
Action 7.1-9	Connect Open Space to Large Habitat Areas. In the review of new subdivisions and other new development, require the preservation of adequately wide strips of undisturbed land to connect larger tracts of natural habitat or areas with biological resources.
Action 7.1-10	Protective Easements. Encourage local land trusts and other easement holders to prioritize and acquire easements that serve to protect wildlife corridors.
Action 7.1-11	Public Infrastructure. Actively encourage agencies responsible for public infrastructure to site and design roadways and utilities in such a way as to minimize impacts to wildlife corridors, creeks, and regional trails. Where appropriate, grade-separated crossings and/or other features should be used to maintain the viability of the affected corridor.
Action 7.1-12	Wildlife Movement Corridors. Protect the wildlife movement corridors of special status species where they cross under I-580.

7.2 CREEKS AND STREAMS

Creeks play a critical role in wildlife habitat protection, water quality protection (by filtering pollutants), surface water drainage, and flood prevention. There are several perennial and seasonal creeks within the Castro Valley planning area (see Figure 7-1). The main ones include Crow Creek, Cull Creek, San Lorenzo Creek, Castro Valley Creek, and Chabot Creek. Several unnamed tributaries convey flows to these creeks; however, this map shows only few of them. Various creek segments are natural, managed in concrete-lined or earthen channels, or contained in a closed conduit (culvert). As mentioned in Section 7.1, the well-developed riparian areas along Crow Creek and San Lorenzo Creek are important wildlife habitats and corridors.

These drainage patterns within Castro Valley are shaped by the region's topography, which consists of steeper areas located along the foothills of the Diablo Range that gradually flatten out onto an alluvial plain. Water drains from higher elevation areas in the adjacent undeveloped land outside the urbanized area, through Castro Valley, and then down through Hayward and San Lorenzo before it reaches San Francisco Bay. Sections of San Lorenzo Creek, Chabot Creek and Castro Valley Creek have been altered over the years with channels and culverts to convey higher flows.

The County has a Watercourse Protection Ordinance (Chapter 13.12 of the County General Code) that applies across the unincorporated area of Alameda County. Its purpose is to safeguard and preserve watercourses, protect lives and property, prevent damage due to flooding, protect drainage facilities, control erosion and sedimentation, restrict discharge of polluted materials, and enhance the recreational and beneficial uses of watercourses. In order to better protect creeks and riparian corridors and enhance their benefits for wildlife and Castro Valley's quality of life, specific actions should include revisions to the Ordinance.



Riparian vegetation along creek channels provides habitat and migration routes for wildlife, helps to control flooding, and also improves water quality by filtering pollutants.



Ensure adequate buffers between structures and open creek channel.

CREEKS AND STREAMS GOAL

GOAL 7.2-1 **Preserve and restore creek channels, and riparian habitat to protect and enhance wildlife and aquatic-life corridors, flood protection, and the quality of surface water and groundwater.**

CREEKS AND STREAMS POLICIES

Policy 7.2-1 **Creek and Flood Channels.** Protect all creeks and flood channels that traverse the urbanized area of Castro Valley.

Policy 7.2-2 **Creek Buffers.** Establish adequate creek buffers to maintain and where appropriate enhance important stream functions.

Policy 7.2-3 **Creek Uses.** Manage creeks for multiple uses including: scenic quality, recreation, water quality, soil conservation, groundwater recharge, and wildlife habitats.

Policy 7.2-4 **Natural/Nonstructural Creek Drainage Systems.** Use and restore natural or nonstructural creek drainage systems to the maximum extent feasible and look for opportunities to convert structural stormwater drainage systems to natural or semi-natural creeks.

CREEKS AND STREAMS ACTIONS

Action 7.2-1

Alameda County's Watercourse Protection Ordinance. Revise the County's Watercourse Protection Ordinance to ensure maximum protection of creeks and adjacent riparian habitat by requiring new development to provide sufficient setbacks and rights-of-way to meet the County's objectives for storm drainage, flood control, habitat protection, recreation, and other appropriate uses. Include the following provisions:

- Do not allow grading or structures within a creek bed, unless they are required to prevent flooding and erosion that pose an imminent hazard to public health and safety, or to prevent serious property damage;
- Require the preservation and/or restoration of natural drainage and habitat to the maximum extent feasible, without causing further acceleration of water flow or erosion further downstream;
- Revise setback and buffer requirements to increase the setback for habitable structures to ensure adequate distance between structures and open creek channel. Setbacks will vary depending on the type of structure, for example fence posts may be closer to a creek channel than houses.
- Require construction methods that minimize flooding and erosion;
- Limit the amount of impervious surface within 100 feet of the top of the creek bed channel to limit erosion and acceleration of water flow into the creek channel;
- Establish basic standards for construction in or near creekside areas, in order to clarify and expedite the permitting process;



A few larger sites exist near creeks and canyons that can be developed with new residential subdivisions, such as this site along Boundary Creek, a tributary of Cull Creek. It is critical to set back homes away from the creek channel, preserve trees and vegetation, minimize grading, and limit the amount of impervious surface.



Work with non governmental organizations on stream protection and creek restoration, such as with Chabot Creek.

- Require preparation of a creek protection plan for new construction or significant expansion on creekside properties. The creek protection plan shall: be prepared by qualified professionals; establish areas most suitable for construction; and identify construction procedures that will minimize impacts on creek channels and riparian vegetation.

Action 7.2-2 Review Procedures and Meetings. Establish review procedures and convene regular meetings to coordinate relevant departments, divisions, and public agencies to manage creek management and preservation goals.

Action 7.2-3 Comprehensive Creek Corridor Open Space Plan. Work with public agencies, nonprofit organizations, and other interested parties to develop a Comprehensive Creek Corridor Open Space Plan. The Plan shall identify: key acquisitions along creek corridors; restoration potential along creek corridors; and alternative management practices along creek corridors.

Action 7.2-4 San Lorenzo Creek Action Plan. Implement the San Lorenzo Creek Action Plan, prepared as part of the County Public Works Stormwater Quality Management Plan, as well as other restoration and trail projects in the San Lorenzo Creek watershed, to the extent that funds are available.

Action 7.2-5 Creek Protection and Restoration. Work with non-governmental organizations such as the Urban Creeks Council on creek protection and restoration efforts in order to support multiple use, community involvement, and resource enhancement.

7.3 VEGETATION

In addition to providing habitat and movement corridors for a variety of wildlife species, Castro Valley's native and non-native vegetation contributes to the character of the area and provides other environmental benefits. The term "urban forest" is sometimes used to describe all of the vegetation, both public and private, in a community. In Castro Valley, the urban forest comprises vegetation in the planning area's neighborhood, community, and regional parks; street trees; community gardens; and even ornamental landscaping and backyard vegetable gardens on private property.

This variety of vegetation helps to manage stormwater by preventing erosion and plays a crucial function in water quality protection by filtering pollutants. Trees beautify neighborhoods, increase property values, reduce noise and air pollution, and create privacy. Trees also provide shade for recreational enjoyment, buildings, and paved areas. Site planning with trees in appropriate locations can reduce the need for air conditioning and associated energy consumption. Although most of the orchards and farms that once abounded in Castro Valley have been replaced by development, an increasing number of residents are cultivating home gardens that provide food as well as environmental benefits.

The County's Tree Ordinance protects larger trees in public right-of-ways but no similar protection exists for trees on private property. Although the Castro Valley Central Business District Specific Plan includes landscaping requirements and guidelines, there are no comparable provisions applicable to development in other parts of the planning area.



Preserve heritage trees, similar to the ones shown here, whenever feasible.

VEGETATION GOAL

GOAL 7.3-1 **Maintain, preserve, and enhance the urban forest to provide environmental and aesthetic benefits.**

VEGETATION POLICIES

Policy 7.3-1 **Alameda County Tree Ordinance.** Continue to implement and enforce the Alameda County Tree Ordinance to protect trees in the public right-of-way.

Policy 7.3-2 **Native Environment.** Maintain and enhance the existing environment by preserving existing native trees and plants whenever feasible, replacing trees on-site, and adding trees and other vegetation in the public right-of-way.

Policy 7.3-3 **Gardening.** Support local gardening by facilitating community gardens and creating markets for local goods.

VEGETATION ACTIONS

Action 7.3-1	Enforcement of Alameda County Tree Ordinance. Ensure that there is sufficient funding to enforce the Alameda County Tree Ordinance, and to require permits for planning, pruning, or removing trees in the public right-of-way.
Action 7.3-2	Heritage Trees. Consider amending the Tree Ordinance to preserve and protect heritage trees including native oaks and other significant native trees on private property.
Action 7.3-3	Native Trees and Plants. Consider adopting guidelines to promote the use of native trees and plants when landscaping on any County property and to mitigate the impact of private development on land with significant habitat value.
Action 7.3-4	Community Gardens. Identify potential community garden sites and support the establishment of such gardens.
Action 7.3-5	Planter Strips. Consider amending the County zoning ordinance to prohibit paving of planter strips.

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8

Community Facilities, Parks, and Schools

The quality of local schools has become one of the major factors influencing decisions about residential location in the San Francisco Bay area and much of California. Access to attractive parks and other recreation facilities and cultural amenities such as libraries also make a community a desirable place to live. Neighborhood and community parks are especially valued in Castro Valley because the existing acreage of local parks is relatively small in proportion to the number of residents. This part of the plan provides policies and proposals for these and other community services, such as childcare, that will significantly affect the quality of life enjoyed by those who live and work in the planning area. In addition to planning for community services to meet the needs of present and future residents of all ages and income levels, these proposals seek to ensure that the community facilities and services the community desires will have the capacity to serve new development under the General Plan without degrading existing service levels.



Greenridge Park, a neighborhood park in Castro Valley. Access to local parks and regional parks makes the community a desirable place to live.



Adobe Art Center. Work with public agencies to identify the program and service needs of all segments of the community.

8.1 COMMUNITY FACILITIES

Community facilities refers to public and semi-public services that are open to all, and provide assistance, recreation, or education. Examples include libraries, senior centers, meeting rooms, health clinics, developed parkland, and schools. This chapter contains focused policies and actions for particular community facility types. However, Castro Valley also needs an overarching strategy to ensure that community services are located, designed, and funded in ways that are equitable and benefit all local residents and visitors.

COMMUNITY FACILITIES GOAL

GOAL 8.1-1 Provide and maintain adequate sites and facilities to meet education, cultural, recreation, health care, and related needs of all present and future Castro Valley residents. Make optimal use of facilities while minimizing disruption to neighborhoods resulting from the expansion and use of public facilities.

COMMUNITY FACILITIES POLICIES

Policy 8.1-1 **Environmental Justice in Provision of Community Facilities/Services.** Ensure environmental justice in the provision of community services and facilities so that all segments of the community have equal access to facilities and none are disproportionately affected by any potential adverse impact.

Policy 8.1-2 **Identification of Program and Service Needs.** Work with public agencies that provide community facilities and services to identify the program and service needs of all segments of the community.

Policy 8.1-3

Design and Location of Programs and Facilities. Design and locate programs and facilities in a manner that will maximize access while avoiding over-concentration that may result in adverse impacts such as traffic and noise.

Policy 8.1-4

Prioritization of Funds for Community Services and Facilities. Allocate public funds to provide new or improved parks and other community services and facilities to developed areas within existing services areas in accordance with the following priorities:

- Areas where existing service and facility deficiencies are now or will constitute a serious hazard to public health and safety;
- Areas where the level of service and/or adequacy of existing facilities and services does not meet community-wide standards;
- Areas where improvement to facilities and services would positively stimulate the maintenance and/or rehabilitation of private property and or other private investment consistent with this Plan;
- Areas where inadequate or deficient public services and facilities impede development consistent with this Plan.

Policy 8.1-5

Park Accessibility by Non-Auto Means. Design and locate all community and neighborhood service facilities to allow for access by foot, bicycle, public transit, and other alternatives to the private automobile. When appropriate, locate facilities close to retail commercial uses or in mixed use developments to allow patrons to minimize vehicle trips.



Promote easy access by foot, bicycle, and public transit to community and neighborhood service facilities.



Work with HARD, the school districts, Alameda County Library, and the Medical Center to add at least one new community center building in Castro Valley, like the one in Castro Valley Community Park shown here.

Policy 8.1-6

Compatibility with Context. Locate and design community facilities and sites in single-family residential areas to be compatible with surrounding development and to minimize traffic, noise, and other disturbances to nearby residents by adhering to the following principles:

- Locate parking areas to divert use-related automobile traffic away from residential streets.
- Locate community and neighborhood service facilities involving high levels of activity – day and/or night – outside of, or at the perimeter of, residential neighborhoods. Where this is not possible, provide adequate buffering (e.g., use of walls, landscaping, setbacks), design measures (e.g. location of activity areas, parking areas), and regulate activities to minimize impacts on adjoining residential areas.

Policy 8.1-7

Public Ownership of Public Facilities. Retain all publicly-owned public service facilities in public ownership and maintain their use for the public benefit.

Policy 8.1-8

Closure or Alternative Use of Community Facilities. Decisions regarding the closure and/or alternative uses of community and neighborhood service facilities shall be based on an assessment of both short and long-term service needs, reflecting existing and projected characteristics of the service area population, and planned changes in land use

Policy 8.1-9

Decisions Regarding Community Facilities. Decisions regarding specific alternative public or private uses of closed or surplus public service sites should be governed by the goals and policies of the Castro Valley General Plan and any specific plan the County has adopted that is applicable to the site and pertaining to the specific use proposed.

COMMUNITY FACILITIES ACTIONS

Action 8.1-1 **Community Improvement Districts.** Explore formation of a Community Improvement District to provide an additional mechanism for funding physical improvements and other programs to enhance the quality of the Castro Valley community.

Action 8.1-2 **Community Centers.**

- Work with the Castro Valley and Hayward Unified School Districts, the Hayward Area Recreation District, the Alameda County Library, and Sutter Medical Center Castro Valley to establish a network of community centers that offer services such as childcare, healthcare, teen activities, and recreational programs.
- Identify a location for at least one new building to house such services.
- Utilize existing public facilities to the maximum extent feasible to create a more extended network of service locations.
- Prioritize services for seniors and teens, and indoor recreation areas for school-age children.

Action 8.1-3 **Establishment of a Parks and Open Space Zoning District.** Amend the Alameda County Zoning Ordinance to establish a Parks and Open Space Zoning District. Include provisions in the ordinance that establish a “no net loss” policy for public open space.

Action 8.1-4 **Promotion of Mixed-Use Projects that Include Community Facilities.** Amend the Alameda County Zoning Ordinance to promote the development of mixed-use projects that include community facilities and services including standards to ensure compatibility and appropriate incentives.



The tennis court at Bay Trees Park is heavily-used by the community.

8.2 PARKS AND RECREATION

Castro Valley has about 325 acres of neighborhood and community parks, which is approximately 5.3 acres of local parkland for every 1,000 residents, as described in Table 8.2-1. This is about the same amount of parkland that the residents of Hayward enjoy (5.0 acres per 1,000), and more than San Leandro (1.57 per 1,000) and the unincorporated area of San Lorenzo (1.63 per 1,000). In addition to neighborhood and community parks owned and operated by the Hayward Area Recreation and Park District, Castro Valley residents also have access to about 5,600 acres of East Bay Regional Park District facilities within or adjacent to the community. A more important measure of the adequacy of parklands in urbanized areas is the distance residents need to walk (ideally) or drive to reach a neighborhood park. As shown in Figure 8-1, most Castro Valley neighborhoods are within a 10-minute walk of a neighborhood or community park. However, except for residents of Hillcrest Knolls and the northern part of El Portal Ridge, most of the neighborhoods in the western part of Castro Valley do not have a park within a 10-minute walking distance.

Table 8.2-1: Park and Open Space Acreage in Castro Valley, 2008

Type	Acreage
Local and School Parks	84
Community Parks ¹	240
Regional Parks	5,591
Total	5,915

1. Does not include the 48.25 acres associated with community centers and special use facilities.

Castro Valley is part of the 64 square mile service area of the Hayward Area Recreation and Park District (HARD), which serves more people than any other local recreation district in the State. The District serves the City of Hayward, as well as the major unincorporated areas of Castro Valley, San Lorenzo, Cherryland, Ashland and Fairview. Since its formation in 1944 to operate recreation programs on school playgrounds, HARD has continued to coordinate its operations with local school districts and about half of Castro Valley’s neighborhood parks are School Parks that are adjacent to or part of public school facilities.

Local and School Parks

HARD defines a local park as a combination playground and park area designed primarily for non-supervised, non-organized recreation activities. These parks generally range from 3 to 10 acres in size and serve an area of approximately ¼- to ½-mile radius around the park. Local parks form an integral part of the neighborhood and create a sense of community by providing a place to engage in informal sports and playground activities and also provide social gathering areas. Local parks typically include children’s playground equipment with adjacent sitting areas, individual family picnic areas, open grass areas for multi-generational and informal activities, such as kite-flying, dog walking, youth sports/activity areas, and frisbee tossing. Ten of Castro Valley’s neighborhood parks are school district facilities that are developed on school land and available for recreation use by the general public. Castro Valley’s 20 local and school parks, as HARD calls them, comprise a substantial proportion of the community’s neighborhood parks. Table 8.2-2 lists and describes all of the local parks and identifies school parks with an asterisk.

Table 8.2-2: Existing Local and Joint Use School Parks

Park Name/Location	Amenities	Acreage
Canyon Middle School, 1960 Cull Canyon Road*	Parking lot, ball fields, basketball courts, soccer fields, open lawn area	3.75
Carlos Bee Park, 1905 Grove Way	Picnic tables, group picnic area, barbecues, play area.	6.9
Castro Valley Elementary School, 20185 San Miguel Avenue*	Playfield	1.7
Castro Valley High School, 19400 Santa Maria Ave*	Parking lot, ball fields, basketball courts, soccer fields, restrooms, snack bar, swim center, open lawn area	2.5
Chabot School Playfield	Playfield	1.0
Deerview Park, 5780 Thousand Oaks	Picnic tables, group picnic area, barbecues, play area, basketball courts, open lawn area, par course.	6.2
Earl Warren Park, 4660 Crow Canyon	Picnic tables, barbecues, play area, parking lot, restrooms, open lawn area, dog park	8.4
Fairmont Terrace Park, Berkshire and Manchester	Picnic tables, play area, basketball courts, open lawn area	1.7
Five Canyons Park, Five Canyons Parkway	Ball fields, soccer fields, restroom/snack bar building, basketball court, walking path, picnic tables, barbecues, and children’s play area.	12.0
Hillcrest Knolls, 150th and Van	Group picnic area, basketball court, play area	1.3

Table 8.2-2: Existing Local and Joint Use School Parks (continued)		
Park Name/Location	Amenities	Acreage
Independent School, 4070 E. Castro Valley Blvd*	Ball fields, soccer fields, open lawn area	1.4
Laurel Park, 2652 Vergil	Play area, tot lot, open lawn area	5.0
Marshall School, 20111 Marshall*	Ball fields, soccer fields, open lawn area	3.6
Palomares Hills Park, 7050 Villareal	Ball field, Picnic tables, group picnic area, barbecues, play area	6.3
Parsons Park, Almond and Walnut Roads	Picnic tables, children's play area, open lawn area, walking path	4.2
Proctor School, 17520 Redwood Road*	Ball fields, soccer fields, open lawn area	4.1
Ridge Trail Park, Rancho Palomares Drive	Half basketball court, sand volleyball, play structures, picnic area, pathway linked w/EBRPD trail system	2.3
Redwood School, 4400 Alma*	Ball fields, soccer fields, open lawn area	2.0
Strobridge School, 21400 Bedford*	Ball fields, soccer fields, restrooms, open lawn area	5.0
Vannoy School, 5100 Vannoy*	Ball fields, soccer fields, open lawn area	5.0
Total Local and School Parks		84.4

* School park

Source: Hayward Area Recreation and Park District Master Plan, June, 2006; Alameda County Parks, Recreation & Historic Sites Directory, 2003; Larry Lepore, HARD Superintendent of Parks, November 29, 2005 and March 27, 2007.

Figure 8-1

Parks and Community Facilities

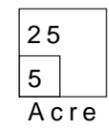
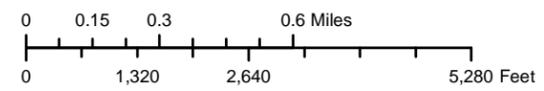


Park Types

- Neighborhood
- Joint Use
- Community
- Regional
- Proposed Neighborhood Park
- Library
- Fire Station
- Sheriff Facility
- Recreation Center
- East Bay Regional Park District
- Hayward Area Recreation and Park District
- Planning Boundary
- BART

Source: Parks, Hayward Area Recreation & Park District and East Bay Regional Park District, 2004; Parks, Protected Open Space and Regional Parks, Metropolitan Transportation Commission, 2008; Libraries and Fire Stations, Alameda County, 2004; Fire Stations, Parks, and Police Stations, Dyett and Bhatia, 2010; Map base, Alameda County, 2008.

March 18, 2010



Community Parks and Special Use Facilities

Community parks are larger than local parks and provide a wider variety and higher intensity of recreational uses. The focus is on more active and structured uses that are available to larger segments of the community. In general, community park facilities are designed for organized activities and sports, although individual and family use is also encouraged. The service area of a community park is roughly a two to three mile radius. Typical facilities include a children’s playground with distinct areas for preschool and older children, with adjacent sitting areas; water play under controlled conditions, as appropriate; shaded group picnic areas (including shelters); athletic fields (e.g., soccer, softball) and courts (e.g., basketball, tennis, and bocce ball). Castro Valley has six community parks (see Table 8.2-3) as well as two regional parks, Cull Canyon and Don Castro, which provide the same type of recreational function. Table 8.2-4 lists Castro Valley’s special use facilities and community centers.

Table 8.2-3: Existing Community Parks, 2005

Park Name	Amenities	Acreage
Adobe Park, 20395 San Miguel	Picnic tables, open lawn area, skate park	1.75
Bay Trees Park, 19855 Cull Canyon Valley	Picnic tables, group picnic area, barbecues, parking lot, tennis courts, restrooms, handball, sand volleyball	12.3
Castro Valley Community Park and Community Center, 18988 Lake Chabot Road	Picnic tables, group picnic area, barbecues, play area, parking lot, tennis courts, ball fields, basketball courts, soccer fields, horseshoe courts, community center	8.2
Cull Canyon Regional Recreation Area, 18627 Cull Canyon Road (partial)	Swimming, fishing, picnicking	120
Don Castro Regional Recreation Area, 22400 Woodroe Avenue, Hayward (partial)	Swimming, fishing, picnicking	50
Douglas Morrison Botany Grounds, 22372 N. Third Street, Hayward (partial)	Botanical area, garden center	1.4
Greenridge Park, 6108 Greenridge Road	Picnic tables, barbecues, play area, hiking/riding trails, parking lot, basketball courts, horseshoe courts, restroom, open lawn area	43.1
Kenneth C. Aitken Community Center, 17800 Redwood Road	Picnic tables, rest rooms, parking lot	3.5
Total Community Parks		240.3

Source: Hayward Area Recreation and Park District, *Recreation and Parks Master Plan, June 2006*; Alameda County Parks, Recreation & Historic Sites Directory.

Table 8.2-4: Special Use Facilities and Community Centers		
Park Name	Amenities	Acreage
Adobe Park, 20395 San Miguel	Art studios and gallery, picnic tables, community center building, open lawn area.	See Adobe Art Center above
Castro Valley Community Center, 18988 Lake Chabot Road	Picnic tables, group picnic area, barbecues, play area, parking lot, tennis courts, ball fields, basketball courts, soccer fields, horseshoe courts, community center and theater.	See Castro Valley Community Park above
Castro Valley Swim Center, 19400 Santa Maria Ave.	Swimming pool.	See Castro Valley High School above
Rowell Ranch, 9711 Dublin Canyon	Picnic tables, barbecues, open lawn area, rodeo park, and concessions.	43.0
Kenneth C. Aitken Senior & Community Center, 17800 Redwood	Picnic Tables, community center building, meeting rooms, rest rooms, senior center	See Kenneth C. Aitken Community Center above
Willow Park Golf Course, 17007 Redwood Road	18-hole golf course, snack bar, restaurant.	See Chabot Regional Park below
Total Special Use Facilities		43.0

Source: Hayward Area Recreation and Park District, Recreation and Parks Master Plan, June 2006.



Castro Valley adjoins more than 5,500 acres of regional parkland, which helps to make up for a shortage of neighborhood and community parks.

Regional Parks

Regional parks can range from several hundred to several thousand acres in size and typically serve surrounding communities in the vicinity of the regional park as well as drawing people from farther afield. Regional parks in the Castro Valley area provide lakes for swimming, fishing and small craft boating; picnic areas; camping; bicycling; horseback riding; and hiking. Because they include the kind of active recreation facilities that are typically found in community parks and are located within walking distance or a short drive from residential neighborhoods, Cull Canyon and Don Castro Recreation Areas function like community parks for many Castro Valley residents. Table 8.2-5 describes the more than 5,500 acres of regional parkland in the vicinity of Castro Valley.

Table 8.2-5: Regional Parks and Trails, 2005

Park Name	Amenities	Acreage
Anthony Chabot Regional Park and Lake Chabot Regional Park, 17930 Lake Chabot Road	Fishing, small craft boating, camping, hiking, horseback riding, bicycling, marksmanship range, golf	5,064
Cull Canyon Regional Recreation Area	Swimming, fishing, picnicking	240 (see Community Parks above)
Don Castro Regional Recreation Area	Swimming, fishing, picnicking	51 (See Community Parks above)
Five Canyons Open Space and Trail System	Hiking, horseback riding, bicycling, trails	236
Chabot to Garin Regional Trail	8.5 miles of 12-mile hiking trail complete from Chabot Regional Park through Cull Canyon and Don Castro to Five Canyons Regional Open Space	
Total Regional Parks		5,591

Source: Letter from Linda J.P.Chavez, East Bay Regional Park District, July 22, 2004;
<http://www.ebparks.org/parks.htm>

Service Standards

HARD has established park standards that provide a basis for evaluating the adequacy of existing facilities and estimating how much and what kind of parks should be provided to serve Castro Valley in the future. Based on these standards, although Castro Valley doesn't have enough neighborhood park acreage to meet community needs, the total acreage available to Castro Valley residents meets the combined standard of 5 acres of local and community park facilities for every 1,000 residents. Alameda County has also adopted the standard of 5 acres per 1,000 persons or 218 square feet per person as the basis for its parkland dedication ordinance.¹ Additional parkland will be needed, however, to maintain the current standard for local and school facilities in the future. Because planning area residents have easy access to almost 5,600 acres of regional facilities within and adjacent to the planning area, the amount of regional parkland far exceeds the HARD standard of 3 acres per 1,000 residents. All of the regional facilities are well within HARD's half-hour radius and much of the regional parkland is even within walking distance for many Castro Valley residents. Table 8.2-6 compares existing conditions to HARD's park standards for its service area and shows how much additional acreage the plan proposes to add to maintain the present standard for local and school parks.

¹ Alameda County General Ordinance, Chapter 12.20 (Park Dedication Requirements)

Park Type	HARD Standard		Acres/1,000 residents		Additional Acreage Proposed
	<i>Acres/1,000 Residents</i>	<i>Service Radius</i>	<i>Estimated 2005</i>	<i>Proposed / Projected 2025</i>	
Local and School Parks	2.0	¼ to ½ mi.	1.4	1.4	9.7
Community Parks	3.0	¼ to ½ mi.	3.9	3.6	None
Regional Parkland	3.0	½ hour driving time	91.1	83.2	None

Several of the community’s newer parks, including Deerview, Palomares Hills and Five Canyons, were developed as a result of dedication requirements imposed on major subdivisions. Although the County’s park dedication ordinance applies to all residential development except for senior and affordable units, in most cases developers pay a fee in lieu of dedicating land. The ordinance requires residential developers to dedicate or improve land or facilities or pay in-lieu fees based on the amount of land needed to provide five acres per thousand persons or 218 square feet per person. As of July 2006, the fee for new single-family homes was \$11,550. The fees for multi-family units, second units, and mobile home parks are \$10,200, \$5,775, and \$7,975 per unit respectively. These fees make it possible to acquire a limited amount of land for small new parks, but are not adequate to pay for full-size neighborhood or community park sites and cannot be used for ongoing operations and maintenance. As a result, HARD heavily relies on voter-approved parcel taxes to cover these costs.

PARKS AND RECREATION GOAL

GOAL 8.2-1 Provide and maintain, in coordination with other public agencies, a system of local public park and recreation facilities offering a variety of active, passive, and cultural recreational opportunities that is adequate to meet the diverse recreational needs of community residents Also consider the additional demands of those who work in the community but are not residents.

PARKS AND RECREATION POLICIES

Policy 8.2-1	Parkland Standards. Provide additional neighborhood park and recreation facilities in the Castro Valley planning area to increase and maintain a parkland standard of at least two (2) acres of neighborhood parkland and a total of at least five (5) acres of neighborhood and community park facilities for every 1,000 residents.
Policy 8.2-2	Use of HARD, EBRPD and School Districts for Neighborhood/Community Parks. Continue to rely on the Hayward Area Recreation and Park District (HARD), the East Bay Regional Park District and other public agencies such as the school districts to develop and maintain neighborhood and community parks to serve Castro Valley.
Policy 8.2-3	Identification of Areas Underserved by Parkland. Use HARD standards to identify areas that are underserved and as a basis for planning and prioritizing community and neighborhood parks and facilities to serve Castro Valley’s existing and projected population.
Policy 8.2-4	Pocket Parks. Where appropriate, provide smaller “pocket parks,” that can serve an area no more than one quarter mile in radius, with a population no greater than 4,000. Work with HARD to amend park standards to allow such “pocket parks” in developed areas where acquisition of larger size sites is not feasible. Neighborhood park service areas should be bounded, but not intersected, by major streets.
Policy 8.2-5	Protection of Neighborhood-Serving Parks. Neighborhood-serving parks include sites developed by private developers in accord with the standards of this plan that are permanently protected by dedication, easement, or other legal means against conversion to non-park purposes.



Japanese Garden. Provide additional neighborhood and community park facilities to achieve a parkland standard of at least five acres for every 1,000 residents.



Stanton Elementary Playing Field. Ensure that local or school parks are available within a 10 to 15 minute walking distance of the population the park is intended to serve.

Policy 8.2-6 **Improvement of Existing Parks.** Improve existing parks in Castro Valley. Renovate and add new facilities such as playgrounds, parking, restrooms, etc. Acquire key parcels adjacent to existing parks that would provide greater street frontage and visibility and/or make them safer and more usable.

Policy 8.2-7 **Terrain of Local Parks.** Ensure that the terrain of local park sites is suitable to accommodate the intended uses and activities, and doesn't present drainage problems, potential for landslides or other physical hazards or constraints.

Policy 8.2-8 **Park Accessibility.** Locate and plan park and recreation facilities to facilitate access by foot, bicycle, and public transit as well as private automobile.

Policy 8.2-9 **Locate Neighborhood and Community Parks Near Center of Service Area.** To the extent possible, locate neighborhood and community recreation facilities near the center of their service areas, except where alternative sites may offer considerable advantages (e.g., significant natural features and vistas, incorporation of a public utility easement, etc.) over a centrally located site. Neighborhood and community recreation facilities should be conveniently accessible from all parts of their service areas and not separated from residents in their service areas by natural or manmade barriers. Sites that would require hazardous travel should generally not be used as recreation facilities.

Policy 8.2-10 **Locate Neighborhood and Community Parks Near Residential Areas.** Neighborhood and community parks and recreation facilities should, to the extent possible, be located in or immediately adjacent to predominantly residential areas and within a reasonable 10 to 15 minute walking distance of the population the park is intended to serve.

Policy 8.2-11 **Locate Community Park and Recreation Facilities Near Major Streets and Public Transit.** Site community parks and recreation facilities close to major streets and to public transit service.

- Policy 8.2-12** **Locate Community Playfields Adjacent to Schools.** Where appropriate, community playfields may be located on the site of an adjoining intermediate or secondary school. These playfields will provide areas and facilities that are typically required to meet the school’s physical education program needs but shall also be developed to meet needs from the broader community during after-school hours. Community park facilities, providing primarily for passive recreation, and a community center building, should also be included.
- Policy 8.2-13** **Diversification and Specialization of Community Parks.** Where possible, plan community parks to include natural areas, special use recreation areas and facilities, and community cultural resources to satisfy more diverse and specialized recreation needs and to preserve significant natural features and cultural resources.
- Policy 8.2-14** **Consideration of Park Accessibility, Use and Character over Size.** Park accessibility, use, and character shall be considered more important than size when considering the acquisition and development of new parks and recreation facilities.



Douglas Morrison Theater, Hayward Avenue Recreation District. Plan community parks to include natural areas, special use recreation areas and facilities, and community cultural resources to satisfy more diverse and specialized recreation needs and to preserve significant natural features and cultural resources.

PARKS AND RECREATION ACTIONS

- Action 8.2-1** **Development of New Neighborhood Parkland in Northwestern Castro Valley.** Work with HARD to develop a new neighborhood park to serve the northwestern part of the Castro Valley Planning Area on the EBMUD property on Sydney Way or a comparable location.
- Action 8.2-2** **Funding Park Renovation and Expansion.** Work with HARD to prioritize and obtain funding for renovation and expansion of existing parks.



Develop a new neighborhood park to serve the northwestern part of Castro Valley on the EBMUD property on Sydney Way or a comparable location.

Action 8.2-3	In-lieu Fees for Park Acquisition. Maintain the County's in-lieu fee for park acquisition and development at the highest level allowed under State law. Evaluate the adequacy of the fee on a regular basis and adjust as necessary to ensure that adequate funds are available to provide parks and recreation facilities to meet the needs of Castro Valley residents consistent with this Plan.
Action 8.2-4	Land Dedication and Park Improvement. Revise regulations to allow and encourage land dedication and improvement of small neighborhood parks in lieu of impact fees. Such parks may be owned and operated by HARD, or by another entity that provides for permanent public access.
Action 8.2-5	New Mechanisms for Funding Park Maintenance. Establish mechanisms to raise additional funds for park maintenance, particularly for new small neighborhood parks that do not meet current HARD standards for size of sites.
Action 8.2-6	Common/Private Open Space Requirements for New Residential Development. Amend the County zoning ordinance to ensure that new residential developments provide good quality, usable common and private open space for active and passive recreation.
Action 8.2-7	Open Space Requirements for Non-Residential Development. Amend the County zoning ordinance to require or provide incentives to non-residential development to develop and maintain open spaces including planted areas, seating, artwork and other features that are available for public use.
Action 8.2-8	Monitoring Usage and Demand for Parks. Work with HARD and the East Bay Regional Park District to monitor usage and demand for parks and recreation facilities to ensure that they are meeting the needs of the community given changes in racial, ethnic, age and other demographic characteristics.

Action 8.2-9 **Optimize Public Use of School Recreation Facilities.** Support actions by the Castro Valley Unified School District and HARD to optimize public use of school site recreational and park facilities after school hours. This may involve establishing extended hours for public use, on-site supervision, scheduling systems, joint operations and maintenance agreements, and other programs.

Action 8.2-10 **Inclusion of Public Use Opportunities in School Bond Measures.** Work with the Castro Valley Unified School District to ensure that bond measures include provisions to maximize opportunities for public use of recreational and cultural facilities when not in conflict with the District’s educational mission.

Action 8.2-11 **Castro Valley Library.** Assess the feasibility of using the former Castro Valley Library as a recreation facility.

Action 8.2-12 **Physical Fitness Center on Sutter Medical Center Campus.** Work with Sutter Medical Center to incorporate a physical fitness center within the hospital’s Castro Valley campus and landscaped open areas that will be available for general public use.



Work with the school districts and HARD to allow greater public use of school site recreational and park facilities after school hours.



Incorporate trails, greenways, and linear recreation facilities as integral concepts of new development.

8.3 TRAILS

Castro Valley residents have easy access to East Bay Regional Park District trails but, in contrast to more recently developed communities, there are relatively few trails and pathways connecting neighborhoods to one another or to the extensive resources that surround the community. Because most of the planning area was built up before communities recognized the value of making provision for non-automated transportation, the challenge is to identify and take advantage of opportunities to develop off-road pedestrian, biking, and equestrian trails as the community is built-out and redeveloped within its relatively limited existing boundaries.

TRAILS GOAL

GOAL 8.3-1 Provide a comprehensive system of hiking, equestrian and bicycle trails to connect major park and recreation areas within and adjacent to the Castro Valley Planning Area, to connect neighborhoods, and to provide an alternative means of access between neighborhoods and the downtown.

TRAILS POLICIES

Policy 8.3-1 **Integration of Trails in New Development.** Incorporate trails, greenways, and linear recreation facilities as integral components of new development.

Policy 8.3-2 **Enhancement of Public Awareness about Trails.** Increase public awareness of trails and pathways.

Policy 8.3-3 **Location of Trails within Flood Control and Riparian Corridors.** When feasible, locate trails within the boundaries of flood control and riparian corridors. Site creekside trails to minimize disruption to riparian areas.

TRAILS ACTIONS

- Action 8.3-1** **Amendment of Subdivision Requirements for Trail Linkages.** Amend the County subdivision ordinance to require projects abutting existing parklands to provide linkages to the trail system.
- Action 8.3-2** **Downtown Pedestrian and Bicycle Path.** Study the feasibility of developing a pedestrian and bicycle path linking the new Castro Valley Library to surrounding commercial and residential areas along Castro Valley Creek.
- Action 8.3-3** **Multiple Uses for Land Adjacent to Natural Watercourses.** Identify opportunities for acquiring land along Castro Valley’s natural watercourses to meet multiple objectives of flood protection, recreation, improved water quality, and increased non-motorized connectivity between residential, commercial, and civic areas.
- Action 8.3-4** **Multi-Use Trail System.** Coordinate with HARD, the Cities of Hayward and San Leandro, and the East Bay Regional Park District to provide trailheads and linkages to a multi-use trail system.
- Action 8.3-5** **Funding for Signage and Maps of Trail System.** Seek public and private funding to install attractive signage and produce maps illustrating trails and pathways.
- Action 8.3-6** **Route 238 Corridor Trail.** Incorporate a multi-use trail into the plans for development on land in the former Route 238 Corridor.



Stanton Elementary School



Performing Arts Center at Castro Valley High School under construction. School facilities such as this play a critical role in providing community facilities and defining Castro Valley's identity.

8.4 SCHOOLS

Twelve elementary schools, five middle schools, and four high schools in four different school districts serve Castro Valley. (See Table 8.4-1) The majority of Castro Valley's residential areas, including the Five Canyons development and a small part of El Portal Ridge, are within the Castro Valley Unified School District (CVUSD). The rest of the area south of Interstate 580 and west of Fairview Avenue is within the Hayward Unified School District (HUSD) and most of El Portal Ridge, the Fairmont area, and Hillcrest Knolls is served by the San Lorenzo Unified School District. Students living in the northernmost part of Hillcrest Knolls attend schools in the San Leandro Unified School District. Neither the San Lorenzo nor the San Leandro districts operate schools within the planning area boundaries.

In 1985, when the previous Castro Valley General Plan was written, the number of students in Castro Valley was declining, resulting in the closure of several schools and sale and lease of school sites. By 1980, enrollment in the CVUSD had dropped from 5,046 in 1970 to 4,360. This began to change during the decade of the 1990's due to both natural increase and new residential construction. Total enrollment in the CVUSD was above 8,900 for the 2008-09 school year; Castro Valley High School and all of the CVUSD middle schools are now at capacity and few spaces are available in the elementary schools.

Except for Jensen Ranch Elementary, which opened in 1995, and Canyon Middle School built in 1964 on the site of a closed high school, the community's public schools date from the post-World War II period and the 1950's. Recent construction projects at Redwood High School, Independent Elementary School, and Canyon Middle School have provided some much needed additional space. The CVUSD is also modernizing several sites and undertaking seismic and security upgrades.

Of the four districts that serve the planning area, CVUSD has experienced the most significant increase in enrollment, showing steady growth of 11.5 percent since 2000-01. The San Lorenzo schools had a more modest increase of only 4 percent during the same period. Declining enrollment in the lower grades suggests a downward trend in coming years. In contrast to the other three districts, HUSD is the only one that lost enrollment with a decline of 8.7 percent between 2000-01 and 2008-09.

Table 8.4-1: Castro Valley K-12 Public Schools

School	Enrollment	Teachers	Capacity
Elementary Schools (K-5)			
Castro Valley	399	22.9	409
Chabot	437	22.0	431
Hillside Elementary (San Lorenzo USD)	485	25.6	547
Independent	594	28.0	602
Jefferson Elementary (San Leandro USD)	540	29.0	600
Jensen Ranch	378	18.6	382
Marshall	410	23.6	450
Palomares	131	6.0	138
Proctor	539	27.4	532
Stanton	406	19.5	440
Strobridge (Hayward USD)	542	27.4	600
Vannoy	380	23.3	n/a
<i>Total Elementary</i>	<i>5,421</i>	<i>273</i>	<i>5,511**</i>
Middle Schools (6-8)			
Bancroft Middle School (San Leandro USD)	1,002	44.4	1230
Bret Harte (Hayward USD)	620	24.2	650
Canyon	1,328	63.2	NA
Creekside	795	32.6	800
Edendale Middle School (San Lorenzo USD)	717	33.3	889
<i>Total Middle School</i>	<i>4,462</i>	<i>198</i>	<i>4,897**</i>
High School (9-12)			
Castro Valley High School	2,871	120.4	NA
Redwood Alternative	183	8.3	NA
Redwood Continuation	32	2.0	NA
San Leandro High School (San Leandro USD)	2,707	116.9	3,300
San Lorenzo High School (San Lorenzo USD)	1,495	67.6	1,587
<i>Total High School</i>	<i>7,288</i>	<i>315</i>	<i>7,973**</i>
Total Public Schools Enrollment	16,991	763	18,381**

* Full-time equivalents

** Includes current enrollment where capacity information not available.

Sources: California Department of Education Data Partnership (CBEDS), 2008-2009 www.ed-data.k12.ca.us/; Final Draft, Eden Area General Plan, 2007; Beth Barlow, Castro Valley Unified School District, 2010

Several private and parochial schools also serve Castro Valley and nearby communities. The larger facilities include Camelot (pre K-6) at 2330 Pomar Vista, Our Lady of Grace (K-8) at 19920 Anita Avenue, and two K-6 elementary schools operated by Redwood Christian Schools at 19300 Redwood Road and 20600 John Drive.

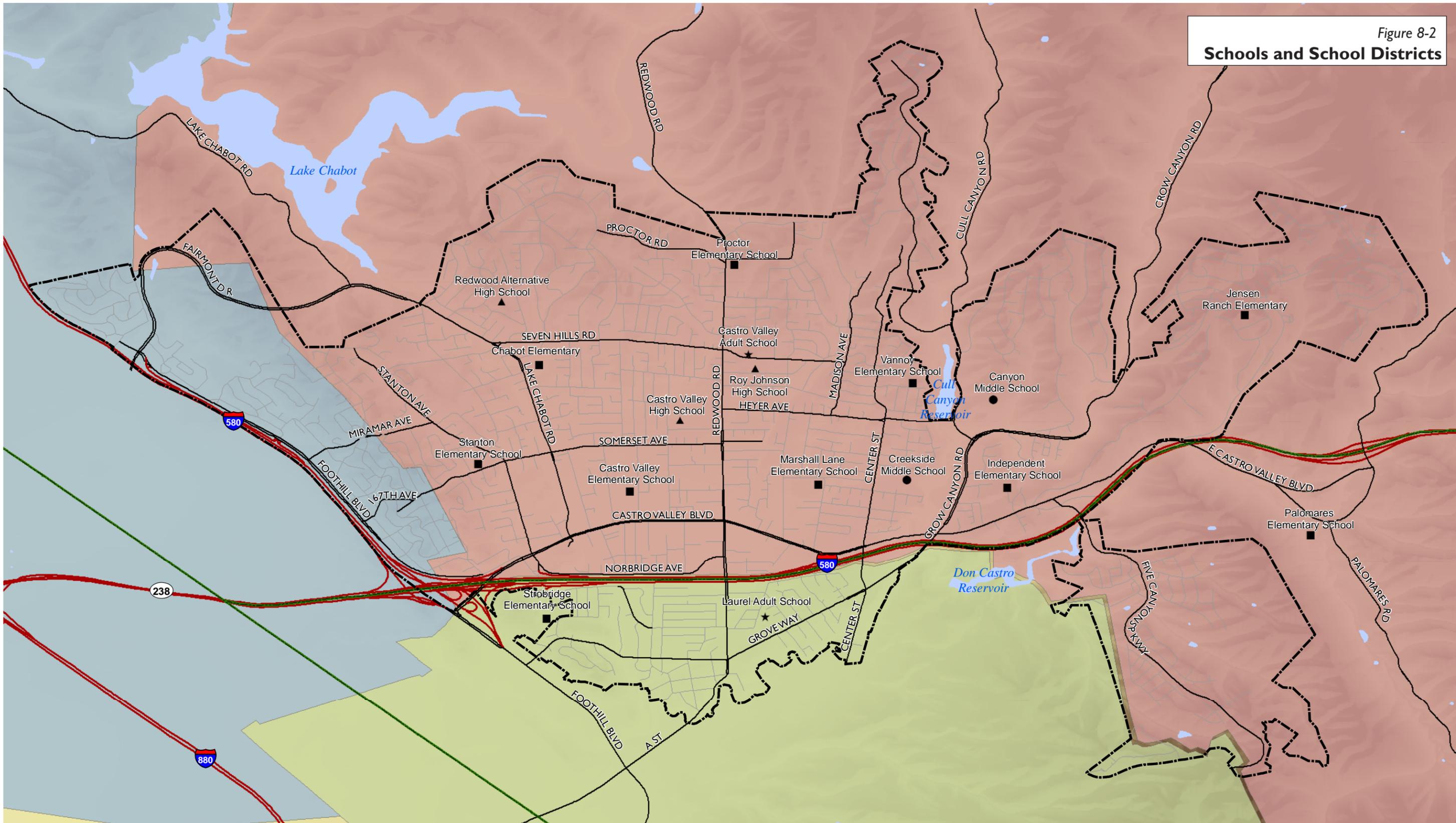
The Castro Valley Adult School on Alma Avenue and the Hayward District's Laurel Adult School at 2652 Vergil Court provide a variety of programs including career training, professional development, and English as a second language.

Castro Valley's schools are a particularly important community resource because many school sites are part of the HARD system of school parks. The Castro Valley Unified School District is also well regarded for the quality of its educational program, which has made the community particularly desirable for households with children. In return, Castro Valley residents have supported the CVUSD by approving a series of bond measures to finance projects including seismic and security upgrades, improved library and science facilities, and upgrades to athletic facilities and playfields.

Although the ratio of pupils to teachers is slightly higher in the CVUSD than the three other districts that serve the planning area, a higher percentage of CVUSD teachers are fully credentialed (98.9 percent in FY 2008-09). CVUSD is the only one of the four districts that met its yearly progress goals under the Federal No Child Left Behind Act. Only 8.7 percent of the students are English learners, compared with about a third of the students in the other three districts. Reflecting the planning area's population, the majority of the students are either Caucasian or Asian compared with the other three districts, in which more than 80 percent of the students are Hispanic.

Because of Castro Valley's status as an unincorporated area, its schools play a particularly important role in defining the community's identity. The recent completion of the performing arts center at Castro Valley High School, now the home of the Castro Valley Center for the Arts Center, has heightened the District's critical function. Nevertheless, not all of Castro Valley is within the CVUSD borders. While the Five Canyons area is included in the District, the portion of Castro Valley located south of I-580 and west of Grove Way is in the Hayward District and most of the westernmost part of the planning area is in the San Lorenzo District. These divisions may be an obstacle to creating the level of cohesion needed to promote and maintain the community identity that many Castro Valley residents seek.

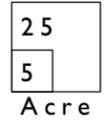
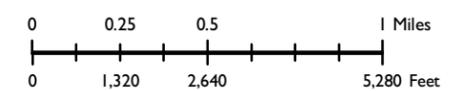
Figure 8-2
Schools and School Districts



School District	School Type	Planning Boundary
Castro Valley Unified	Elementary School	BART
Hayward Unified	Middle School	
San Lorenzo Unified	High School	
	Adult School	

Source: School Type, Tele Atlas North America, Inc., 2008; School District, United States Census Bureau, 2008; School District, United States Census Bureau, Dyett and Bhatia, 2009; BART, Metropolitan Transportation Commission, 2001; Digital Elevation Model, United States Geological Survey, 2009; Map base, Alameda County, 2008.

March 16, 2010





A street near Castro Valley High School. Work with the school district to avoid or minimize conflicts with surrounding residences.



Castro Valley High School. To the extent possible given fiscal considerations, ensure that public school facilities are available for community use and activities.

SCHOOLS GOAL

GOAL 8.4-1 Provide for a system of schools and other educational facilities to meet the educational needs of community residents of all ages and promote community identity.

SCHOOLS POLICIES

Policy 8.4-1 **Provision and Facilitation of Sufficient Public Schools.** Provide sufficient K-12 school sites in the Castro Valley Planning Area and facilitate their development to meet or exceed State standards and the standards of the local school districts.

Policy 8.4-2 **Minimization of Conflicts between School Sites and Adjacent Residential Uses.** Plan and use school sites to avoid or minimize conflicts with surrounding residences.

Policy 8.4-3 **Provision of Public School Facilities for Community Use.** To the extent possible given fiscal considerations, ensure that public school facilities are available for community use and activities that will not interfere with the local school districts' primary educational mission.

Policy 8.4-4 **Closures and Alternative Use of School Facilities.** If school facilities are no longer needed for and used for public education, first consideration should be given to the use of the sites/facilities for alternative public purposes, and in particular, for parks and recreation and other similar community uses.

Policy 8.4-5 **Adult Education and Vocational Training.** Maintain and improve opportunities for adult education, vocational training, and other programs that provide life-long learning and training to improve the job skills of community residents.

Policy 8.4-6 **School District Boundaries.** Support changes in school district boundaries to include all Castro Valley neighborhoods within the planning area in the Castro Valley Unified School District.

SCHOOLS ACTIONS

Action 8.4-1	County Subsidization of Use of School Sites for Community Activities. Consider providing County subsidies to the Castro Valley Unified School District to maximize opportunities for community use of school facilities.
Action 8.4-2	Adjusting School District Boundaries. Meet with the Castro Valley, Hayward, and San Lorenzo Unified School Districts to explore changing school district boundaries so that all lands within the Castro Valley planning area are included within the Castro Valley Unified School District.
Action 8.4-3	Expansion of Adult Education and Training Programs. Facilitate coordination among the Castro Valley Adult School, the Alameda County Library, Cal State East Bay, Alameda County Private Industry Council, East Bay Works, and local employers to expand adult education and training programs available to Castro Valley residents and workers.
Action 8.4-4	Establishment of a Network of Community Centers. Work with the Castro Valley and Hayward Unified School Districts, the Alameda County Library, HARD, and Sutter Medical Center Castro Valley to establish a network of community centers that offer services such as childcare, health care, and recreational programs.
Action 8.4-5	Inclusion of Public Use Opportunities in School Bond Measures. Work with the Castro Valley Unified School district to ensure that bond measures include provisions to maximize opportunities for public use of recreational and cultural facilities.
Action 8.4-6	Regulations for Public and Private Schools. Amend the County Zoning Ordinance to make public schools subject to the same regulations applicable to private and parochial schools to the extent allowed by State law.
Action 8.4-7	Coordination to Minimize Conflicts. Work with the Castro Valley Unified School District to promote development and use of school sites that is compatible with the goals and policies of this Plan.

8.5 CHILDCARE

Castro Valley has the highest proportion of children with parents in the workforce among all of Alameda County's cities and unincorporated towns. According to the 2000 census, children aged 12 and younger accounted for more than 16 percent of Castro Valley's population and about 35 percent of all of the households in Castro Valley have children under the age of 18. About 63 percent of Castro Valley children under the age of 6 and 74 percent of children who are 6 to 17 years old had two working parents or a working single parent. Of these single-parent households, 5.7 percent have a female head.

While children in Castro Valley over two years old demand child care at a similar rate to the county, the availability of care for those age groups is higher at the local level, resulting in an apparent surplus. The estimated surplus in preschool slots and school-age slots is based on data for children living in Castro Valley and not for children that live in the surrounding unincorporated areas such as Cherryland and Fairview. Because these areas have few, if any, child care providers, parents must place their children in facilities nearby or near their place of work. Their reliance on Castro Valley providers may explain why the number of slots available in Castro Valley appears to exceed demand. Castro Valley parents with children aged two to four years are more likely to demand family child or center-based care. Approximately 54 percent of children two to four demand center-based or family childcare, which is similar to the 52 percent countywide. Forty-six percent of the city's child care supply is for preschool aged children, and an additional 44 percent serves school-aged children, resulting in a surplus of 314 and 78, respectively.

Determining the demand for childcare is difficult because it is often unclear whether parents' choices reflect their preferences or result from location and cost constraints. Based on statewide patterns for different provider types and income levels, Castro Valley has an existing shortfall of at least 300 licensed childcare spaces. If all families in which both parents or a single head of household works demanded licensed childcare, Castro Valley would need more than three times the number of spaces available in the community's 86 licensed and license-exempt child care centers and family child care homes. Despite the projected aging of Castro Valley's population, the County's Need Assessment Report anticipates that the demand for spaces is expected to increase by about 8 percent within the life of the plan. Moreover, even though the percent of children living below the poverty level in Castro Valley is lower than countywide (3 percent compared with 9 percent countywide



Large family day-care facility in a residence near downtown

according to the 2000 Census), the cost of childcare remains an obstacle for many families.

In 2004, the County’s Child Care Coordinating Council received 321 requests for childcare referrals for 388 children needing care. Despite the demand, the Council reports that childcare providers have had difficulty receiving the necessary approvals to add childcare slots. In addition, providers have met with community resistance to proposals for opening new centers or expanding existing services in unincorporated areas of Alameda County including Castro Valley.

CHILDCARE GOAL

GOAL 8.5-1 **Provide a variety of affordable childcare facilities to meet the needs of present and future Castro Valley residents and those who work in the community.**

CHILDCARE POLICIES

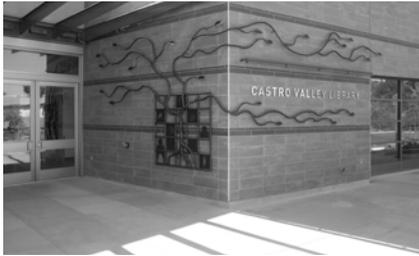
Policy 8.5-1 **Expansion of Childcare Facilities.** Expand childcare facilities in residential and commercial districts subject to reasonable standards to reduce conflicts with surrounding uses including traffic, noise, and parking impacts.

Policy 8.5-2 **Promotion of Development of Childcare Facilities.** Promote the development of childcare facilities within new residential and commercial projects, and at existing public facilities.

CHILDCARE ACTIONS

Action 8.5-1 **Large Daycare Approval Standards.** Amend the County Zoning ordinance to include standards for ministerial approval of large family daycare facilities in residential districts as provided for by State law. (Same as Action 4.4-1)

Action 8.5-2	Daycare as Accessory Use. Revise the zoning ordinance to allow ministerial approval of childcare centers in residential districts as an accessory use within an existing community center, religious facility, clubhouse or similar community facility subject to reasonable standards to minimize parking and other conflicts with surrounding residential uses. (Same as Action 4.4-2)
Action 8.5-3	Childcare Centers. Revise the zoning ordinance to make childcare centers a permitted use in neighborhood commercial, mixed use, and office districts subject to reasonable standards to reduce conflicts with surrounding uses including traffic, noise, and parking impacts and combined with other services and amenities in order to improve access and availability.
Action 8.5-4	Additional Options for Promoting Childcare. Consider additional options for providing child care including, but not limited to: <ul style="list-style-type: none">• providing low cost or no cost leases for programs at vacant or public buildings,• in-lieu or impact fees to build and/or expand facilities, or• other measures to address the supply, affordability and quality of childcare.
Action 8.5-5	Promote Convenient Locations for Child Care. Encourage childcare facilities to be located near employment centers, homes, schools, community centers, recreation facilities, and transit hubs.
Action 8.5-6	Expansion of After-School and Summer Childcare Services Programs. Work with the Castro Valley, San Lorenzo, and Hayward School Districts, local private schools, the Childcare Coordinating Council and HARD to develop a plan for expanding programs providing after-school and summer childcare services.



Castro Valley Library.

8.6 LIBRARY SERVICES

The new Castro Valley Library at 3600 Norbridge Avenue is one of ten local branches owned and operated by the Alameda County Library. The \$22.3 million dollar facility is three times the size of the former facility at 20055 Redwood Road. Although the majority of Castro Valley residents use their own facility, they are also entitled to use any of the County's other branch libraries. The Alameda County Library also operates a bookmobile, which makes stops in Castro Valley. In addition to receiving a dedicated share of property taxes, the County Library is funded by a portion of the County's business license and utility users taxes generated by the County's unincorporated areas.

The \$22.3 million facility, on a 2.95-acre county-owned site at the eastern end of Norbridge Avenue, was built with a \$13.9 million grant from the State Office of Library Construction. The new library has 145 parking spaces, enough space for 161,000 books, magazines, CDs, videos and other materials, up from 105,000 in the current library. Other features include 87 computer terminals (up from 18 in the former building) and 6,435 square feet for children's services, which is more than twice the space in the old building.

The new library also offers a bookstore operated by the Friends of the Library, a café, a 2,000-square-foot community meeting room, and a multi-purpose education center. The education center is being developed under a Joint Use Agreement with the Castro Valley Unified School district and will include a homework center, family literacy center, career center, and computer-learning center.

The library's downtown location—about two blocks from the BART Station in an area the General Plan proposes for a multi-family housing, commercial activity, and civic buildings—creates the potential for the facility to function as a community gathering place and civic center. The future use of the existing library site has not been determined.

LIBRARY SERVICES GOAL

GOAL 8.6-1 **Maintain the new library to meet the diverse needs of Castro Valley’s present and projected population residents consistent with this Plan and serve as a focal point and place of civic pride for the community.**

LIBRARY SERVICES POLICIES

Policy 8.6-1 **Use of New Library as Activity Center.** Enhance the role of the new library as an activity center in the downtown.

Policy 8.6-2 **Expansion of Library Programs and Services.** Maintain and expand library programs and services to meet the needs of all segments of the community including youth, older and retired residents, and those who are not native English speakers.

Policy 8.6-3 **Funding for Library Programs.** Identify additional sources of funding to support and maintain library programs.

LIBRARY SERVICES ACTIONS

Action 8.6-1 **Consideration of Library in Design of Adjacent Developments.** Review proposed development in the vicinity of the new library to ensure that building and site plans are designed to complement and enhance the role of the library as a downtown focal point. Provide clear and inviting pedestrian and bicycle routes from the library to nearby downtown development.

Action 8.6-2 **Castro Valley Civic Center.** Promote the new library as Castro Valley’s civic center by providing space for community meetings and planning for the addition of other public and civic spaces and public uses.



The existing hospital building (top picture) will be demolished following completion of the new Sutter Medical Center Castro Valley Facility.

Action 8.6-3 **Creation of Partnerships to Support and Expand Library Services.** Work with school districts, other educational institutions, local businesses and nonprofit organizations to create partnerships to support and expand library programs including funding sources to augment County tax revenues.

Action 8.6-4 **Distribution of Information about Library Services.** Identify additional opportunities to inform Castro Valley residents and business owners about library programs and services and encourage their input on decisions about programs and activities such as insertions with utility bills and PTA mailers.

8.7 SOCIAL SERVICES AND HEALTH CARE

The Alameda County Social Services Agency provides services to Castro Valley residents in need through its office at the Eden Area Multi-Service Center, 24100 Amador Street in Hayward. HARD's Kenneth Aitken Senior Center offers recreational, educational, and social services to about 4,000 people a month, most of them well over 60 years of age. The Hayward Senior Center, just outside of the planning area, also serves significant numbers of Castro Valley residents.

Castro Valley is within the Eden Township Health Care District (ETHD), which was established in 1948 to build and operate Eden Medical Center. The facility, now called Sutter Medical Center Castro Valley, provides emergency room, trauma center, surgical, birthing, acute psychiatric and long-term care services at its main hospital in Castro Valley. Other ETHD medical facilities include Laurel Grove Hospital, a 31-bed inpatient acute rehabilitation unit treating individuals who have experienced a disabling injury or illness; the 122-bed San Leandro Hospital; and Baywood Court Skilled Nursing Facility.

In 1998, ETHD sold the Medical Center to a Sutter Health affiliate, making ETHD unique among the County's health care districts because it no longer directly operates a hospital. ETHD's primary function is currently to provide oversight of Sutter-affiliated facilities in the district. The publicly-elected members of the District Board serve on the governing Board of Directors of the Medical Center and also manage the Community Health

Fund. As a result of the affiliation with Sutter, ETHD was able to establish the Community Health Fund, a permanent endowment that supports public and non-profit health programs serving ETHD residents.

With 415 full-time and 604 part-time employees, Sutter Medical Center Castro Valley is Castro Valley's largest single employer. The Medical Center has also attracted a variety of related medical and support uses, including laboratories, medical and dental offices, and convalescent facilities that generate additional jobs. The area around the Medical Center is projected to experience a 50 percent increase in employment by 2025, representing about 14 percent of the anticipated job growth in Castro Valley.

To comply with the State's Hospital Facilities Seismic Safety Act, Sutter Health must upgrade or replace the existing patient care facilities before 2014. After receiving approval from the Board of Supervisors In June 2009, Sutter Health began work on the \$320 million major upgrade and expansion of the Medical Center. The new facility will include:

- A 230,000 square foot, seven-story, 130-bed Acute Care Hospital;
- An 80,000 square foot, four-story Medical Office Building connected to the hospital with a covered, open-air bridge;
- A 160,000-square foot six-story parking structure adjacent to the existing parking structure fronting Lake Chabot Road; and
- Relocation of the helistop to an earthen knoll about 185 feet northeast of the present helistop.²

The existing hospital building will be demolished following completion of the new hospital. The project also requires removal of four existing medical office buildings on the site, the Laurel Grove Rehabilitation Hospital, and the 42-unit Pine Cone Apartment complex on Stanton Avenue.

In addition to Sutter Medical Center, the Planning Area's important health services facilities also include Fairmont Hospital and the John George Psychiatric Pavilion at Alameda County's Fairmont campus. The Fairmont facilities provide a variety of social and health services to residents of the planning area and the rest of the county and also contribute to the area's employment base.



Fairmont Hospital

² Alameda County, Responses to Comments/Final Environmental Impact Report, Sutter Medical Center, Castro Valley, Replacement Hospital Project (SCH No. 2008052019), March 2009

Fairmont Hospital, 15400 Foothill Boulevard, and the John George Psychiatric Pavilion, 2060 Fairmont Drive, are both components of Alameda County Medical Center.³ Fairmont Hospital was originally established in 1864 as the Alameda County Infirmary and has been providing rehabilitation services to County residents since the 1920's. In addition to a 50-bed Acute Rehabilitation Center, Fairmont now includes a 90-bed skilled nursing facility that provides long-term care services to patients following acute hospitalization, a 20-bed neuro-respiratory unit, and the oldest HIV clinic in the East Bay. Fairmont averages 11,000 annual outpatient visits and 400 admissions.

The John George Psychiatric Pavilion provides services to adults experiencing severe and disabling mental illnesses. The 80-bed facility, which is the service provider for virtually all of the acute psychiatric emergencies in Alameda County, also provides in-patient psychiatric services and crisis consultation voluntary services. In 2005-06 the Pavilion admitted 3,138 patients and accommodated an average of 65 patients a day.

POLICIES AND ACTIONS

Policies and actions regarding Sutter Medical Center Castro Valley are set forth in Section 4.8 of this General Plan. These proposals acknowledge the role the Medical Center plays as one of the community's major sources of employment and economic engines. The proposed policies and actions support upgrading and modernization of the Medical Center so it can continue providing health services and jobs for the community. This plan proposes to design the hospital site and surrounding properties in the Professional-Medical District to achieve the community's goals for improving the area along Lake Chabot Road in a way that will minimize negative effects on surrounding residential properties.

³ Alameda County Medical Center Website, www.acmedctr.org/fairmont.cfm

9

Public Services and Utilities

The capacity and quality of public services, utilities and infrastructure significantly affect the quality of life enjoyed by those who live, work, and own property in Castro Valley. In addition to the community facilities discussed in Chapter 8, the basic urban services and utilities include: roads; flood management including drainage, erosion and siltation control; water supply and service; gas and electric power; wastewater management; solid waste collection, recycling, and disposal; police services; and fire protection services. Many of these services require a substantial investment in infrastructure that is a major factor in determining the amount, location, and type of growth that a community can anticipate. Service adequacy will also affect its ability to attract the kind of new development that Castro Valley residents and business owners would like to see in the future.

This chapter provides policies and proposals to ensure that the public services and utilities the community relies on will have the capacity to serve new development under the General Plan without degrading existing service levels.

9.1 PROVISION OF ADEQUATE PUBLIC SERVICES

As an unincorporated community, Castro Valley relies on Alameda County and a variety of single- and multi-purpose special districts to develop, operate, and maintain these services. Like the residents of San Leandro, Hayward, and other Alameda County cities, Castro Valley residents use county services such as health and social services, courts, criminal justice, and voter registration. All of western Alameda County, including the incorporated cities, receives water from the East Bay Municipal Utility District and is within the Alameda County Flood Control and Water Conservation District. But, unlike residents in nearby incorporated places, Castro Valley residents must also look to the County or, in some cases, special districts for police and fire protection, maintenance of streets and road, drainage, street lighting, animal control, and a variety of other services. Moreover, while all of the properties within a single incorporated area are typically within a single service district, in Castro Valley there are two or more different districts that provide some services. In addition to being covered by four different school districts, for example, two different sanitation districts, Castro Valley and Oro Loma, provide wastewater collection and treatment, solid waste collection, and recycling and green waste services to the Castro Valley planning area.

These conditions not only mean that Castro Valley residents have to compete for declining revenues on a countywide basis but also that in some cases they don't have the same opportunity as residents in incorporated communities to collectively seek redress through the election process. In the past, similar conditions lead to the creation of new cities such as San Ramon, Dublin, and Moraga. More recently, however, economic trends and the high cost of local government operations have made this option increasingly infeasible.

Alameda County Local Agency Formation Commission

State law¹ requires that the Alameda County Local Agency Formation Commission (LAFCO) conduct a review of the adequacy and efficiency of municipal services provided by public agencies at least once every five years or whenever a change in the

¹ Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sec. 56000 et seq.)

agency's organization or Sphere of Influence (SOI) is proposed. LAFCO initiated a countywide review of municipal services and SOIs in January 2003 and completed the review in 2007. The review involved an inventory of the affected agencies and services, general data collection relating to SOIs and services, the creation of a municipal services directory, development of a comprehensive set of GIS maps, an SOI boundary map verification process, and preparation of municipal service review reports dealing with the public safety services provided throughout Alameda County. The information from such reviews will help the community and decision-makers to regularly evaluate the adequacy and need for services in Castro Valley relative to other places in Alameda County.

Existing Funding for Public Services

Because levels of state and federal funding are insufficient to support public services and other mandated countywide programs, the services delivered to Castro Valley and other communities depend primarily on property taxes, sales taxes, and other locally raised revenues. Since the voters approved Propositions 13 and 218, which limit the ability of local public agencies to increase property taxes based on a property's assessed value, local agencies have had to find other mechanisms for raising revenues. Although the General Plan anticipates a modest increase in population, the additional property, sales and use taxes and fees that would be generated by development in the planning area, would probably not result in a comparable increase in revenues available to support local services because the Educational Revenue Augmentation Fund (ERAF)² requires a substantial proportion of any increase in property taxes to be returned to the State to help pay for K-12 education.

Moreover, the sales tax does not directly follow population increases, unless they are accompanied by commercial development. This Plan includes policies intended to promote additional retail activity in the Castro Valley central business district, which could help to retain some sales tax revenues that now go to San Leandro, Hayward, and other East Bay cities. Nevertheless, the sales tax is still a relatively poor revenue source for county governments. Although counties and cities receive the same basic tax levied on sales within their boundaries, on a per capita basis counties on the average earn only about two-thirds

² Alvin D. Sokolow, "Caring for Unincorporated Communities", California County, March/April 2000.

as much as cities. Compared to the sales and use tax revenues received by Castro Valley's neighboring communities, Alameda County's per capita sales and use tax revenues range from less than half of what San Leandro receives to about two-thirds of Hayward's receipts. During the last decade, the County's sales tax receipts have dropped 20 percent—from \$106.68 per capita in FY 1998-99 to \$85.03 in FY 2008-09. This is less than the 27 percent average decline experienced by counties statewide and not as much of a drop in revenues as San Leandro and Hayward have experienced but their per capita revenues remain significantly higher than the County's.³

The County Service Area Law (Gov. Code Sec. 25210.1 et seq.) is one of the primary means of providing expanded service to residents of unincorporated areas who are willing to pay for extra services. The Five Canyons, Street Lighting, and Castro Valley Library Community Service Areas are among the existing CSAs in the planning area. The Five Canyons CSA, which provides storm drainage services, supplemental street maintenance services on public roads, erosion control, and maintenance of public areas, was established in 1994 to serve the newly developed area.⁴ The Library CSA, which dates from 1957, was established by the Board of Supervisors to finance construction of the old library on Redwood Road. It was not used to pay for construction of the new library but may be reactivated as a financing mechanism for capital and maintenance costs for the new library.⁵

The law allows residents or county supervisors to initiate the formation of a CSA, which may span all unincorporated areas of a county or only selected portions. Subject to the approval of voters in the CSA, it may issue general obligation or revenue bonds or form improvement areas in order to issue bonds that specifically benefit the CSA.

³ California State Board of Equalization, Local Sales and Use Tax Revenues, from California Local Government Finance Almanac, <http://www.california-cityfinance.com/#SALESTAX>

⁴ Burr Consulting, Final Draft Municipal Service Review, Volume III-Community Services, Report to the Alameda Local Agency Formation Commission, May 4, 2006, p. 200

⁵ Ibid., p. 189-90

Other Funding Mechanisms

The Mello-Roos Community Facilities Act provides another method beyond property taxes of financing needed improvements and services within a district. The Act allows any county, city, special district or joint powers authority to establish a Mello-Roos Community Improvement District (CID) to finance public improvements and services. Improvements allowed under the Mello-Roos Act include streets, sewer systems, and other basic infrastructure, police and fire protection, ambulance services, schools, parks, libraries, museums and other cultural facilities. A proposed district includes all properties that will benefit from the improvements to be constructed and must receive at least a two-thirds majority vote of the property owners within the proposed boundaries. If approved, a Special Tax Lien is placed against each property in the CID to fund improvements. If the project cost is particularly high, municipal bonds can be sold by the CID to provide additional funding.

Other tools that local governments use to help fund improvements are Landscaping and Lighting Assessment Districts (LLAD) and Business Improvement Districts (BID). The Landscaping and Lighting Act of 1972, allows local governmental agencies to form Landscape and Lighting Assessment Districts for the purpose of financing the costs and expenses of landscaping and lighting public areas. Approved uses include installation and maintenance of landscaping, statues, fountains, general lighting, traffic lighting, recreational and playground courts and equipment, and public restrooms. The Act also allows acquisition of land for parks and open spaces, plus the construction of community centers and municipal auditoriums or halls. A majority vote of property owners within a proposed LLAD is required to enact the assessment district.

The Parking and Business Improvement Area Law of 1989 and the Property and Business Improvement District Law of 1984 authorize the formation of districts that are funded by assessments on owners who will benefit from projects undertaken by the district. BIDs are public/private partnerships that can finance improvements such as parking facilities, street and sidewalk improvements, parks, street furniture, and street lighting as well as marketing and economic development programs. Some BIDs also pay for services such as security and sanitation to supplement those offered by public agencies.

ADEQUATE PUBLIC SERVICES GOAL

GOAL 9.1-1	Provide public services and utilities that are designed, located, and sized to serve existing and future development.
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ADEQUATE PUBLIC SERVICES POLICIES

Policy 9.1-1	Basic Public Services. All development within the Castro Valley urban area shall be provided with adequate basic urban services and facilities.
Policy 9.1-2	Existing Public Service Agencies. Basic urban services to new development shall be provided by existing public service agencies. <ul style="list-style-type: none">• New single purpose or limited purpose service districts or entities shall not be established to serve new development.• This shall not preclude the creation of new service districts to serve the entire Castro Valley community when they would be financially viable, would provide superior services and facilities to the Castro Valley urban area consistent with this General Plan, and would be consistent with the policies of the Alameda County Local Agency Formation Commission.• Private associations should normally not be assigned responsibilities for operation, maintenance or management of basic services, although special assessment entities may be formed to meet capital and ongoing operating and maintenance costs.
Policy 9.1-3	Impact Fees. New development shall pay its fair share of the cost of infrastructure necessary to support growth without reducing level of service and support ongoing operating and maintenance costs.
Policy 9.1-4	Land for Public Services. Ensure that appropriately located land is designated for provision of public utilities and services.

Policy 9.1-5	<p>Fairness in Provision of Public Services. Promote equity in the provision of public facilities and services working with public agencies that provide public facilities and services to create and expand opportunities, facilities, programs, and services to meet the needs of all segments of the community in a manner that will increase and enhance the quality of life for all Castro Valley residents and avoid over-concentration of facilities and services to the detriment of residents.</p>
Policy 9.1-6	<p>Priorities for Funding Public Services. Allocate public funds to provide new or improved services and facilities to developed areas within existing services areas in accord with the following priorities:</p> <ul style="list-style-type: none"> • Areas where existing service and facility deficiencies are now or will constitute a serious hazard to public health and safety; • Areas where the level of service and/or adequacy of existing facilities and services does not meet community-wide standards; • Areas where improvement to facilities and services would positively stimulate the maintenance and/or rehabilitation of private property and or other private investment consistent with this Plan; • Areas where inadequate or deficient public services and facilities impede development consistent with this Plan.
Policy 9.1-7	<p>Commitment to Public Ownership. Wherever feasible, retain all public service facilities in public ownership and maintain their use for the public benefit.</p>
Policy 9.1-8	<p>Alternative Uses of Public Land. Decisions regarding specific alternative public or private uses of closed or surplus public service sites should be governed by the principles and policies of this plan that are applicable to the site and the specific use proposed.</p>

ADEQUATE PUBLIC SERVICES ACTIONS

Action 9.1-1	Funding Mechanisms. Evaluate the feasibility of forming of a Community Improvement District or identify other funding mechanisms to provide funding for improving or replacing inadequate infrastructure and public services.
Action 9.1-2	Adequate Utilities. Require applicants for new development to provide evidence that utilities will be available to serve their projects as a standard condition of approval.
Action 9.1-3	Alternative Funding Options. Identify alternative funding mechanisms to augment developer impact fees and/or mitigation fees, especially when it can be shown that new development will provide substantial economic benefits to the County.
Action 9.1-4	Alternative Facilities Usage. Base decisions regarding the closure and/or alternative uses of public service facilities on an assessment of both short and long-term service needs, reflecting existing and projected characteristics of the service area population, and planned changes in land use.
Action 9.1-5	Avoid Impacts on Lower-Income Areas. Review proposals for new public facilities and services to ensure that the design and location of facilities will not have disproportionate adverse impacts on lower-income neighborhoods or residents.
Action 9.1-6	Municipal Services Review. Regularly participate in the Alameda County LAFCO's municipal services review processes to evaluate the adequacy and need for community facilities and services in Castro Valley relative to other places in Alameda County.

9.2 FIRE AND POLICE SERVICES

Fire Protection

The Alameda County Fire Department (ACFD) provides fire and paramedic service to Castro Valley except for the Five Canyons area, which is within the Fairview Fire Protection District (FFPD). ACFD operates four fire stations in Castro Valley and FFPD operates one station in the planning area. ACFD Station 3, located outside the Castro Valley planning area at 1430 164th Avenue, provides fire protection services for Hillcrest Knolls, El Portal Ridge, and the Fairmont Area. Three of the fire stations need seismic retrofitting and ACFD Station 5, at 18770 Lake Chabot Road, has been identified as candidate for replacement.

Under the Alameda County Mutual Aid Plan, the ACFD may request mutual aid from other fire departments in the County. Mutual aid is a reciprocal agreement and practiced statewide among fire agencies for incidents that may exceed the response capabilities of a community such as wildland or interface fires.

The ratio of fire and paramedic personnel to general population is higher in Castro Valley than in Alameda County as a whole. However, Castro Valley has an average square mile coverage area per station of 7.6 square miles compared to the countywide median of 3.7 square miles per station. The ACFD responds to 81 percent of its calls for fire and medical emergencies in 3 minutes, or less, which is higher than the 4:53 minute median for all fire departments in the county and exceeds the National Fire Protection Association guideline of a 6-minute response at least 90 percent of the time.

Large parts of Castro Valley that border the East Bay Regional Park District and undeveloped resource conservation lands outside the Measure D boundary are particularly susceptible to wildland fires. In some of these areas access roads don't meet Uniform Fire Code standards and there is inadequate water pressure. Water pressure is also sub-standard in some areas closer to the Central Business District that are proposed for infill development where older water mains are not adequate to meet pressure requirements for fire protection.

Additional information about fire hazards and proposed policies and actions are in Section 10.1 of Chapter 10 (Natural Hazards and Public Safety).



The Alameda County Fire Department operates four fire stations in Castro Valley; a fifth is under the Fairview Fire Protection District.



The Alameda County Fire Department responds to fires as well as medical emergencies in Castro Valley.



The Alameda County Sheriff's Department serves Castro Valley from the sub-station on Foothill Boulevard at 150th Avenue.

Police Services

Alameda County's Extended Police Protection County Service Area (CSA), administered by the County Sheriff's Office, was established by the Alameda Local Agency Formation Commission (LAFCO) in 1991 as a dependent special district to supplement funding for police services in the unincorporated area. The California Highway Patrol is responsible for enforcing the State Vehicle Code in Castro Valley, including traffic and parking, and operates a community patrol in Castro Valley.

The CSA serves an area of 428.3 square miles with a population of 183,149, about a third of who live in Castro Valley. Based on the 2000 Census, the Sheriff's Department estimated that it provides services to approximately 136,000 residents in the County's unincorporated areas, of whom roughly 43 percent are Castro Valley residents.

From the Eden Township Substation on 150th Avenue in San Leandro, the county sheriff provides emergency dispatch services, receiving 911 calls and dispatching patrols. The sub-station occupies a building originally constructed in 1953 that is overcrowded and inadequate to meet the Sheriff's Office's needs despite several alterations. The Office's Records and Crime Analysis divisions are located in a separate building that also houses the Emergency Services Dispatch Center. The Sheriff's Office also operates the Community-Oriented Policing and Problem Solving (COPPS) program providing bicycle patrols, community walks, and works with residents on a variety of programs.

Average response times for the Sheriff's Office are 11:48 minutes for calls requiring an immediate emergency response and 17:13 for non-emergency calls requiring an urgent response. This is substantially higher than the 4:25 median emergency response time for all Alameda county police service providers. Response times in Castro Valley are somewhat better than in the less-densely developed Livermore Valley. On a per capita basis, the Department's staffing levels are lower than countywide with 1.4 sworn officers per 1,000 residents compared with 1.6 per 1,000 residents for all county police service providers.

The Sheriff's Office proposes to consolidate its existing law enforcement facilities in a new 220,000 square foot complex to be constructed on the site of the existing Fairmont Animal Shelter on Fairmont Drive. The proposed project will allow relocation of services from the Eden Township Station as well as the Coroner's Bureau now located in downtown Oakland.

Emergency Planning

The federal Disaster Mitigation Act of 2000 (DMA 2000) requires that cities, counties, and special districts have a Local Hazard Mitigation Plan to be eligible to receive FEMA hazard mitigation funds. To assist local governments in meeting this requirement, ABAG has received a grant from FEMA to prepare a multi-jurisdictional plan that fulfills the Act’s requirement. Cities and counties can adopt and use all or part of this multi-jurisdictional plan in lieu of preparing all or part of a Local Hazard Mitigation Plan.

CARD (Collaborating Agencies Responding to Disasters) is a non-profit agency that was created after the Loma Prieta earthquake and the Oakland Hills firestorm to provide disaster preparedness/response support to Alameda County Community Based Organizations (CBOs). CARD helps service providers get prepared, stay prepared and be better able to keep staff and clients calm, safe and ready to respond appropriately in an emergency. Members of our community who are seniors, children, disabled, homeless, non-English speakers, low-income or otherwise in need of ongoing support, become the “First Victims” because they often have little or no ability to address their own preparedness, response and recovery needs.

FIRE AND POLICE SERVICES GOAL

GOAL 9.2-1 **Provide and maintain a safe environment for Castro Valley residents, workers, visitors and property owners.**

FIRE AND POLICE SERVICES POLICIES

- Policy 9.2-1** **Comparable Public Safety Standards.** Adopt and maintain public safety service standards that meet or exceed standards for comparable incorporated cities in Alameda County.
- Policy 9.2-2** **Community-Oriented Policing.** Promote a community-oriented approach to law enforcement.

Policy 9.2-3	Emergency Management Plan. Maintain and regularly update a standardized Emergency Management Plan in coordination with the Alameda County Fire Department, the East Bay Regional Parks District, and public safety agencies in surrounding cities.
Policy 9.2-4	Defensible Space. Incorporate defensible space principles for fire protection in new development.
Policy 9.2-5	Reduce Fire Risk. Plan new public and private buildings to minimize the risk of fires and identify measures to reduce fire hazards to persons and property in all existing development.
Policy 9.2-6	Update and Inform of Disaster Plans. Ensure that disaster plans for the Castro Valley community are kept up-to-date and that all residents and businesses are informed of the plan and its procedures.
Policy 9.2-7	Emergency Response. Improve the capability of Alameda County public safety agencies, Sutter Medical Center Castro Valley, and other public facilities to respond to public emergencies such as earthquakes and major fires.

FIRE AND POLICE SERVICES ACTIONS

Action 9.2-1	Review and Identify Funding Sources. Regularly review existing funding sources and identify new sources to maintain and improve police services.
Action 9.2-2	Increase Public Awareness of County Sheriff Services. Use the construction of the new law enforcement complex as an opportunity to increase community awareness of Sheriff's Office activities and services in Castro Valley and other unincorporated communities.

- Action 9.2-3** **Review Zoning with Police.** Review the County subdivision and zoning ordinances with County law enforcement personnel and the California Highway Patrol (CHP) to identify standards that may conflict with the goal of creating a safer environment.
- Action 9.2-4** **Involve Police in Design Review.** Adopt design guidelines and criteria that address security and safety issues. Involve County law enforcement personnel in the review of proposed development projects to identify and revise design features make development less safe or create potential hazards.
- Action 9.2-5** **Alcohol Policy in Zoning.** Amend the County zoning ordinance to incorporate the County’s Alcohol Policy, which prohibits new alcohol uses in areas that have a concentration of alcohol sales establishment selling alcohol for off-site consumption and prohibits new outlets within 500 feet of an existing alcohol outlet.
- Action 9.2-6** **Emergency Operations Center.** Designate and, if necessary, upgrade one of the Alameda County Fire Stations in Castro Valley to serve as an Emergency Operations Center in the event of a major earthquake or fire.
- Action 9.2-7** **Coordination in Developing Disaster Plans.** Coordinate with the Castro Valley, Hayward, and San Lorenzo Unified School Districts, Sutter Medical Center Castro Valley, and other major public and private agencies and organizations, including agencies that serve seniors, persons with disabilities, non-English speakers and others who may need special support during an emergency, to develop and implement an effective disaster plans for Castro Valley.
- Action 9.2-8** **Hazard Mitigation Strategies.** Adopt high priority strategies identified in ABAG’s multi-jurisdictional Hazard Mitigation Plan as an annex to ABAG’s multi-jurisdictional plan.
- Action 9.2-9** **Emergency Access Capacity.** Identify and categorize streets where public safety response and emergency access are deficient due to street width or lack of parking controls. Identify projects and funding sources to improve or mitigate the deficient conditions.



Chabot Reservoir, which dates from the 1870's, is one of two EBMUD terminal reservoirs adjacent to the planning area.

9.3 WATER SERVICE

Water Supply

Castro Valley is within the service area of the East Bay Municipal Utility District (EBMUD). The EBMUD water supply system collects, transmits, treats, and distributes water to Alameda and Contra Costa counties. EBMUD's primary water source is the Mokelumne River in the western slopes of the Sierra Nevada Mountains. EBMUD has water rights that allow for delivery of up to a maximum of 325 million gallons per day (mgd) from the Mokelumne River, subject to availability. Water from this source requires little treatment to meet high-quality water standards. The secondary water source is runoff from local watersheds which is collected and stored in the system's reservoirs. The amount of local runoff that can be used ranges between 15 and 25 mgd during normal hydrologic years, and none during drought conditions.

EBMUD has two terminal reservoirs adjacent to the planning area—Chabot and Upper San Leandro—that provide standby storage when Mokelumne River supply is temporarily unavailable. In addition, there are approximately 150 domestic well users and approximately 100 known irrigation wells in the planning area. The groundwater wells are generally located in rural areas near Crow Canyon Road, Norris Canyon Road, Cull Canyon Road, Sunny Slope Avenue, Eden Canyon Road, Hollis Canyon Road, Palomares Road, and Dublin Canyon Road.

Water Demand

Water consumption within the EBMUD service area has remained relatively level in recent years despite the continuing growth in the number of accounts. In 2004, the total water consumption was 224 mgd, approximately 570 gallons per day per account. Typically, approximately 46 percent of the water is consumed by single-family residential uses, 17 percent by multi-family residential uses, 17 percent by industrial and petroleum processing uses, 14 percent by commercial and institutional uses, and 6 percent by irrigation. EBMUD's 2005 Urban Water Management Plan (UWMP) projects that the water demand in 2025 will be 279 mgd, with an adjusted planning level of demand of 230 mgd based on water conservation and recycled water programs (Projections based on ABAG Projections 2005). This is equivalent to approximately 510 gallons per day per account. In a normal hydrologic year, the existing supply will be sufficient to meet demand.

During drought periods, EBMUD's primary and secondary water sources cannot meet the projected customer demands, despite rationing, water conservation, and recycling programs.⁶ In a multi-year drought scenario the available supply decreases each year. Based on 2005 UWMP projections, if 2025 were the third year of a drought, there would be only 151 mgd available supply. Therefore, EBMUD employs integrated water resource management strategies to plan for and meet customer water demands. These strategies include: supplemental water supply initiatives (the Freeport Regional Water Project, the Bayside Groundwater Project, and regional desalination projects); recycled water projects, and water conservation efforts. When completed in late 2009, the Freeport Regional Water Project will be able to provide EBMUD access to up to 100 MGD of water diverted from the Sacramento River during dry years.

Global climate change may not only result in a decrease in precipitation affecting water supply but also increased the demand for water. EBMUD analysis of projected future demands showed that a 4° centigrade increase in average daily temperatures between 1980 and 2040 accompanied by a 20 percent decrease in precipitation could result in a 3.6 percent increase in customer demand or 10 MGD.⁷

Water Conservation

Because of the potential for global climate change to decrease available water supplies, water conservation is an important initiative for more than just during drought periods. Alameda County recognizes that the community needs to reduce water use within existing and future buildings and landscapes. In 2005, within the EBMUD Service District, 70 percent of the water was used in residential buildings, 20 percent in commercial and industrial buildings, 5 percent for irrigation, and 5 percent other uses. (Consulting, 2005) The County's goal is to reduce indoor water use by 20 percent and outdoor water use by 50 percent by 2020.

EBMUD's Water Supply Management Program 2040 Plan, which identifies and recommends solutions to meet dry-year water needs through the year 2040, establishes a goal of providing 39 MGD of future supply from conservation and 11

⁶ EBMUD, Urban Water Management Plan 2005, November 2005.

⁷ EBMUD, Water Supply Management Program 2040 Plan (October 2009), p. 4-20

MGD from recycling.⁸ Alameda County requires development to comply with the requirements of the State’s model water-efficient landscaping ordinance but has not adopted a local ordinance as provided for by State law.⁹ Another strategy to reduce outdoor water consumption would be to require that new development comply with the Castro Valley Sanitary District’s Bay-Friendly Landscaping Guidelines. These guidelines are based on a whole-system approach to the design, construction and maintenance of the landscape intended to support the integrity of the San Francisco Bay watershed. The guidelines promote the development of landscapes that reduce waste and recycling materials, reduce use of chemical fertilizers, conserve water, energy and topsoil, use integrated pest management to minimize chemical use, and reduce stormwater runoff.

Water System

EBMUD’s water supply system consists of a network of reservoirs, aqueducts, water treatment plants, pumping plants, and distribution facilities. Castro Valley is served by the Upper San Leandro/Orinda Water Treatment Plant. EBMUD has numerous on-going improvement projects for the water system. The most significant is the \$189 million Seismic Improvement Program (SIP). As part of SIP, an 11-mile long emergency transmission pipeline between Castro Valley and the San Ramon Valley, called the Southern Loop, was built to provide an alternate water supply route after a major earthquake. The other necessary seismic improvement work has been completed in Castro Valley. EBMUD has determined that it has sufficient system capacity to serve growth anticipated in the Castro Valley area through 2030 based on projections in the Alameda County 2000 General Plan.

WATER SUPPLY AND SERVICE GOAL

GOAL 9.3-1

Ensure an adequate and reliable supply of water to serve the needs of existing development and future development consistent with this Plan.

⁸ Ibid, pp. 1-1 and 1-2

⁹ California Gov. Code, Sec. 65591 et seq.

WATER SERVICE POLICIES

Policy 9.3-1 **Water Supply.** Coordinate with the East Bay Municipal Utilities District to ensure the availability of water supply and distribution systems to meet needs of present and future residents and businesses, including fire protection needs.

Policy 9.3-2 **Water Conservation.** Water Conservation. Support efforts to conserve water by encouraging new development to incorporate measures to that will reduce water usage and by educating the public about the importance of water conservation.

WATER SERVICE ACTIONS

Action 9.3-1 **Water Conservation Measures.** Develop water conservation measures based on Best Management Practices from the California Urban Water Conservation Council.

Action 9.3-2 **Water Conservation.** Reduce the need for developing new water supply sources by requiring new development to incorporate water conservation measures to decrease peak water use. These measures may include, but are not limited to:

- Requiring water efficient plumbing fixtures and appliances;
- Adopting and implementing a water efficient landscaping ordinance in compliance with State law;
- Requiring efficient irrigation systems; and
- Facilitating the use of recycled water irrigation systems.

Action 9.3-3 **Landscaping.** Landscaping. Require all new development to comply with the Bay-Friendly Landscaping Guidelines.

Action 9.3-4	Recycled Water. Revise the zoning ordinance and other County ordinances to enable the use of recycled water wherever feasible and permitted by law.
Action 9.3-5	Encourage Recycled Water. Identify incentives to encourage the use of recycled water.

9.4 WASTEWATER COLLECTION AND TREATMENT

Collection and Treatment Systems

The Castro Valley Sanitary District (CVSD) provides and maintains the sewage collection system that serves most of Castro Valley. CVSD’s current service area includes virtually all of the land within the voter-approved Urban Growth Boundary. Oro Loma Sanitary District provides the sewage collection system for the Hillcrest Knolls and El Portal Ridge neighborhoods. The only developed areas that continue to rely exclusively on private septic systems are off Crow Canyon Road beyond Cold Water Drive, off Cull Canyon Road, and in Palomares Canyon.

The Oro Loma Sanitary District treats CVSD sewage at the Oro Loma/Castro Valley Water Pollution Control Plant in San Lorenzo, of which CVSD owns 25 percent. The plant discharges to San Francisco Bay through pipelines operated by the East Bay Dischargers Authority.

Improvements Needed

The federal government has ordered Alameda County and its cities to reduce the amount of water that flows into the sanitary sewer system. Half of the water that enters the sewers during wet weather comes from deficient private sewer laterals, downspouts and yard area drains – all of which are the responsibility of owners. Because older laterals are a significant source of infiltration and inflow, some jurisdictions require testing of sewer laterals prior to the sale or property and mandate replacement or repair of lines that fail.

CVSD has a grant program that pays up to 50 percent of the cost of replacing or repairing building laterals with a maximum reimbursement of \$2,000 per building lateral. The lateral, which connects a home’s plumbing system to the public sewer main, is the property and responsibility of the property.

Wastewater Recycling

CVSD and OLSD do not presently have programs for recycling any wastewater flows. However, State law allows EBMUD to require the use of recycled water for non-domestic purposes when it is of adequate quality and quantity, available at reasonable cost, not detrimental to public health, and will not harm plant life, fish, or wildlife. To date, EBMUD has been able to promote the use of recycled water through incentives rather than using this mandate. These incentives are primarily in the form of subsidies to fund facility retrofits and rate discounts providing lower connection fees for new customers who use recycled water.

WASTEWATER COLLECTION AND TREATMENT GOAL

GOAL 9.4-1	Ensure the availability of adequate and effective wastewater collection and treatment to protect public health and safety.
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WASTEWATER COLLECTION AND TREATMENT POLICIES

Policy 9.4-1	Coordination with Sanitary Districts. Continue to coordinate with the Castro Valley Sanitary District and Oro Loma Sanitary District to provide for collection, transfer, treatment, and disposal of wastewater from existing and proposed development in the Castro Valley planning area.
Policy 9.4-2	Reduce Demand for Wastewater System. Reduce the need for expanding the capacity of the wastewater collection and treatment system by requiring new development to incorporate water conservation measures.
Policy 9.4-3	Update Sewer System. Expand programs to replace and repair aging public and private sewer lines to prevent water quality problems and comply with federal and State requirements.
Policy 9.4-4	Recycled Water. Promote appropriate use of recycled water for new and existing non-residential development.

WASTEWATER COLLECTION AND TREATMENT ACTIONS

Action 9.4-1	Ensure Funding for Sewer Improvements. Work with the Castro Valley Sanitary District and Oro Loma Sanitary District to ensure adequate funding for sewer system improvements necessary to avoid public health hazards and maintain water quality in natural areas including replacement and repair of aging private sewer lines.
Action 9.4-4	Private Sewer Lines. Adopt an ordinance requiring property-owners to repair or replace deficient private sewer laterals or prove that private sewer lines are in good condition before sale of a property or before a major remodeling project.
Action 9.4-5	Clean Water Program. Require all new development to comply with the policies and recommendations of the Clean Water Program.
Action 9.4-6	Septic Systems. Revise County regulations to prohibit development on substandard lots not served by public sewers and to more strictly regulate building additions to existing homes that use septic systems.
Policy 9.4-7	Graywater. Revise the zoning ordinance and other County ordinances to enable the use of graywater wherever feasible and permitted by law.
Policy 9.4-8	Wastewater Reclamation. Work with the Sanitary Districts and East Bay Municipal Utilities District to develop other wastewater reclamation programs.

9.5 STORMWATER MANAGEMENT SYSTEM

Stormwater, the portion of rainfall that does not infiltrate into the soil, is a concern in urban areas where impervious surfaces limit infiltration. Stormwater flows down from Castro Valley and the Hayward hills to storm drains, channels, and pipelines leading to San Lorenzo Creek and on to San Francisco Bay. Sulphur Creek and the Estudillo and Bockman Canals also flow to San Francisco Bay.

Within the Alameda County Public Works Agency, the Alameda County Flood Control and Water Conservation District (ACFCWCD) owns and manages most storm drains in Castro Valley, located in Flood Control Zone 2. Within Zone 2 there are 81 miles of natural creek, five miles of earth channel, 12 miles of concrete channel, two miles of improved channel, 44 miles of underground pipe, and two pump stations. In addition there are two reservoirs, Cull Canyon and Don Castro, which are maintained for flood control. Both reservoirs have siltation and seismic issues that need to be addressed. Stormwater quality issues are addressed in Chapter 10: Natural Hazards and Public Safety.

STORMWATER MANAGEMENT SYSTEM GOAL

GOAL 9.5-1 **Collect, store, and dispose of stormwater in safe, sanitary, and environmentally-acceptable ways.**

STORMWATER MANAGEMENT SYSTEM POLICY

Policy 9.5-1 **Watershed Management Approach.** Use a watershed management approach when addressing, planning, and managing stormwater issues.

STORMWATER MANAGEMENT SYSTEM ACTIONS

Action 9.5-1 **Update Storm Drain System.** Expand programs to replace and repair aging public and private storm drain systems to prevent water quality problems and comply with federal and State requirements.

Action 9.5-2	Minimize Runoff. Reduce release of contaminants into the water system by requiring new development to minimize storm drain runoff on project sites.
Action 9.5-3	Funding Sources. Assist the ACFCWCD and the County to identify funding sources to replace and repair aging stormwater collection systems to prevent water quality problems and comply with Federal and State requirements.

9.6 SOLID WASTE

The Castro Valley Sanitary District (CVSD) and the Oro Loma Sanitary District (OLSD) handle refuse collection and disposal in the planning area. The Districts collect solid waste, and generally haul it to the Davis Street Transfer Station, and then to the Altamont Landfill east of Livermore, contracts with Waste Management of Alameda County. Altamont Landfill has an expected closure date of 2071. The Districts' solid waste program expenses are mainly funded by user fees. CVSD and OLSD are both members of the Alameda County Waste Management Authority (ACWMA), a countywide organization to divert materials from the landfill into reuse, recycle and reduction programs.

The enactment, in 1989, of the California Integrated Waste Management Act (AB 939) has resulted in a major refocusing of CVSD activities in an attempt to meet the goals mandated by this legislation of reducing the amount of material sent to the Altamont Landfill by 25 percent by the year 1995 and by 50 percent by the year 2000. Alameda County has set a countywide goal at 75 percent diversion by 2010.

As a first step, the CVSD implemented a residential curbside recycling program in April of 1991. In late 1994, a yard waste collection program was implemented and has resulted in a large diversion of residential "green waste", such as grass clippings and yard trimmings. OLSD also diverts waste through recycling programs, including a residential curbside, commingled recycling program, residential food scraps recycling program, and commercial recycling services. Alameda County Household Hazardous Waste facilities dispose of most household toxics, such as paint, batteries, and motor oil.

The CVSD's 1995 and 2000 diversion goals were easily achieved with the residential recycling and green waste programs; however, in order to meet the year 2010's diversion goal of 75 percent reduction, commercial recycling and food waste programs are being explored for implementation. In 2002, CVSD launched its residential curbside food waste collection and construction and demolition debris recycling programs. In 2003, the CVSD's waste diversion rate was 61 percent. In 2000, OLSD exceeded the state mandated diversion requirement with a waste diversion rate of 71 percent.

SOLID WASTE GOAL

GOAL 9.6-1 **Reduce solid waste generation and disposal.**

SOLID WASTE POLICY

Policy 9.6-1 **Support Increased Landfill Diversion.** Promote waste reduction and recycling to divert increasingly larger proportions of the waste stream from the Alameda County landfills.

SOLID WASTE ACTIONS

Action 9.6-1 **Solid Waste Education.** Assist the Castro Valley Sanitary District and Oro Loma Sanitary District in distributing information to Castro Valley residents and business-owners about opportunities for reducing the generation of solid waste as well as methods for safe disposal of hazardous materials.

Action 9.6-2 **Storage Area for Recyclables.** Adopt regulations to require incorporation of interior and exterior storage areas for recyclables into new development and alterations that increase the number of dwelling units or substantially expand non-residential floor area.

Action 9.6-3 **New Programs.** Work with Castro Valley Sanitary District and Oro Loma Sanitary District to develop new waste reduction programs, such as food waste collection and composting.

9.7 NON-MUNICIPAL UTILITIES

Non-municipal utilities, such as those providing electricity, natural gas, telephone, and cable television, are important elements of contemporary life, making it necessary to ensure these services are available and adequate to meet the demands of Castro Valley’s residents and businesses. However, because above-ground utility wires and telecommunications equipment often have a negative visual impact on a community, such facilities should be located and designed to minimize these effects to the extent possible.

NON-MUNICIPAL UTILITIES GOAL

GOAL 9.7-1 **Ensure the provision of adequate non-municipal utilities and communication systems to serve existing and future residents and businesses.**

NON-MUNICIPAL UTILITIES POLICIES

Policy 9.7-1 **Non-Municipal Utility Supply.** Coordinate with non-municipal utility providers to monitor the need for utility expansion to ensure that facilities are designed and planned to minimize the impact on existing and future residents.

Policy 9.7-2 **Transmission Line Corridors.** Work with PG&E to improve the appearance of transmission line corridors and promote joint use of corridors to the extent feasible.

Policy 9.7-3 **Undergrounding Utilities.** With the exception of high voltage lines and facilities, install all utilities underground within residential and commercial areas and in scenic open space areas.



Work with PG&E to underground utilities on major roads in residential neighborhoods, such as here at Lake Chabot Road and Seven Hills.

NON-MUNICIPAL UTILITIES ACTIONS

Action 9.7-1 **Underground Utility Lines.** Amend the zoning and subdivision ordinances to require new development to underground all on-site utility lines required to serve new development.

Action 9.7-2 **Undergrounding in Existing Neighborhoods.** Work with PG&E to underground utilities in existing residential neighborhoods.

Action 9.7-3 **Funding for Undergrounding.** Explore alternate sources of funding to augment financial resources available from PG&E to underground overhead lines.

Action 9.7-4 **Minimize Impacts of Telecommunications Facilities.** Amend the County zoning ordinance to include standards and regulations to minimize the aesthetic, environmental, and safety impacts of telecommunications facilities and provide regulatory incentives for facilities that meet community objectives including co-location on existing structures.

9.8 PUBLIC STREETS

The appearance and safety, both real and perceived, of public streets play a large role in defining the character of any community. According to the LAFCO’s Municipal Service Review, about a third of the streets and roads in Alameda County and 23 percent of the roads in the unincorporated area need to be rehabilitated but, because of funding shortfalls, local agencies are, for the most part, unable to keep up with the backlog of deteriorating streets. The backlog of deferred maintenance in all of the unincorporated areas of the County is about \$71.1 million or \$150,000 per street mile, which is higher than the countywide average of \$146,675.

In Castro Valley, the County Public Works Agency (PWA) is responsible for capital improvement and maintenance of the public streets in the planning area including repair and preventative maintenance for pavement, other hardscape repairs, drainage, bridges, landscaping, street trees and traffic signals. PWA also maintains more than 4,000 Castro Valley street lights under contract with the Street Lighting County Service Area (CSA). The Five Canyons CSA contracts with the PWA to maintain eight miles of public roads and provide other services including landscaping, graffiti control, erosion control, and maintenance of retaining walls in the Five Canyons area.

Road maintenance is funded primarily by gas taxes with other funding from revenues from the voter-approved Measure B sales tax, State Traffic Congestion Relief funds and, in CSAs, assessments and service charges. The allocation of Measure B funds for local streets and roads is based on population and street miles. There are significant constraints on the financing of street services in all California communities because of voter-approved limits and requirements on tax increases and new taxes. One option that the PWA has proposed in order to provide additional funding for street maintenance is the creation of a new CSA, similar to the Street Lighting CSA, which would make it possible to increase funding through voter-approved assessments.¹⁰

The following policies deal only with street maintenance and improvement. Issues of auto, bike, and pedestrian traffic flow are addressed in the Circulation Element (Chapter 6).

PUBLIC STREETS GOAL

GOAL 9.8-1	Maintain public streets in good condition to protect public safety, reduce property damage, and sustain or improve Castro Valley's overall appearance.
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¹⁰ Alameda Local Agency Formation Commission, Final Municipal Service Review, Volume III—Community Services, May 11, 2006, pp. 50-80

PUBLIC STREETS POLICY

Policy 9.8-1 **Improve Streets and Public Safety.** Ensure that there is adequate funding and resources to maintain and improve Castro Valley’s streets and the perception of safety.



PUBLIC STREETS ACTIONS

- Action 9.8-1** **Maintenance Reminders.** Implement programs to ensure that property-owners understand their responsibilities for maintaining sidewalks, including sidewalk amenities such as landscaping and street trees, and parking areas adjacent to their property in good repair and free from litter.
- Action 9.8-2** **Street Lighting.** Provide all streets with illumination that is adequate to protect public safety but appropriate given the desired character of the area.

Maintain public streets in good condition to protect public safety, reduce property damage, and improve Castro Valley’s overall appearance.

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10

Natural Hazards and Public Safety

Castro Valley’s physical setting includes areas of steep topography, creeks, and canyons. These features can pose risks related to soil erosion, landslides, and flooding; and can create difficulties for emergency vehicle access. The presence of several fault lines, including the Hayward Fault, makes Castro Valley particularly susceptible to geologic hazards associated with seismic activity including ground shaking, landslides, and liquefaction. The urbanized area of Castro Valley is also immediately adjacent to East Bay Regional Parks land and permanent open space lands of Alameda County—areas with high fire risk due to the presence of combustible vegetation, the lack of fire breaks, and the limited access. Thus, there are a number of natural hazards that pose public safety risks in Castro Valley. This element describes the risks and includes policies and actions to minimize the risk of damage to property or injury to people.



Castro Valley’s physical setting contains steep topography, creeks, and canyons.



Castro Valley has hillside residential areas next to regional parks and large areas of undeveloped land, which can increase the fire hazard risk for residences.



Areas where housing is intermixed with larger open space can be subject to fire hazard risk depending on the presence of combustible vegetation, weather, and topography.

10.1 FIRE HAZARDS

Fire hazard potential is largely dependent on the extent and type of vegetation, known as surface fuels, that exists within a region. Fire hazards are typically highest in wooded, undeveloped areas, because trees are a greater source of fuel than low-lying brush or grasslands. Although suburban or urban areas or rocky barren areas have minimal surface fuels, fires that begin in vegetated wildland areas can spread into adjacent developed areas, called the wildland-urban interface, where they are fueled by structures as well as vegetation.

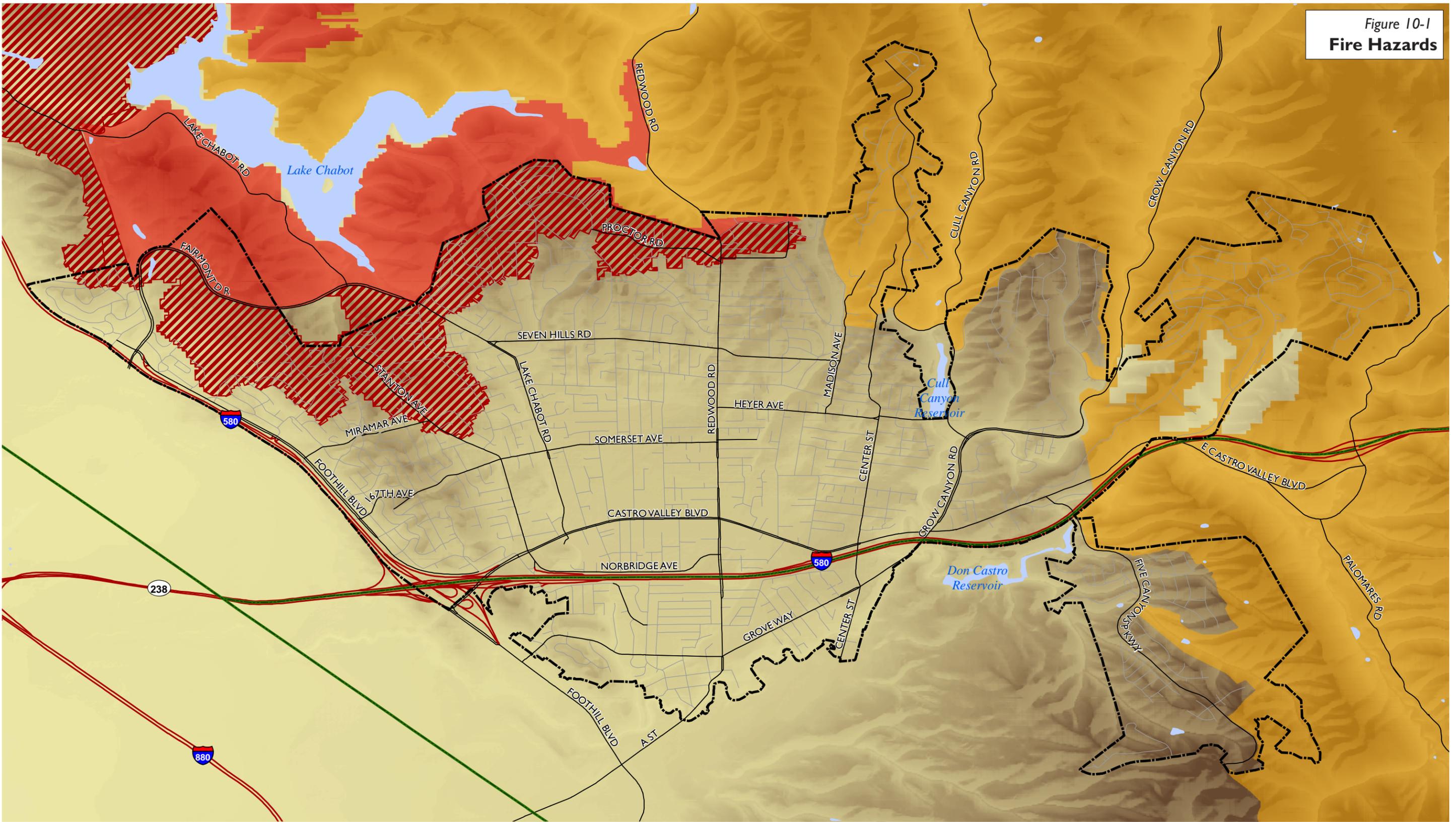
In Castro Valley, the areas with the greatest risk rim the community to the north, east, and south where residential neighborhoods border undeveloped wooded or grassy areas. State law requires the California Department of Forestry and Fire Protection to designate Very High Fire Severity Zones based on the potential threat from wildfire hazards. The zones include areas where the responsibility for preventing and suppressing fires is primarily the responsibility of the State and areas where local agencies are responsible for fire protection. (Figure 10-1) In January 2009, the Alameda County Board of Supervisors adopted an ordinance accepting the State's Very High Fire Severity Zone Maps for two unincorporated areas in which the County Fire Department has responsibility, one of which includes lands in and around Hillcrest Knolls.

Factors contributing to a Very High Fire Severity Zone designation include the following features:

- Availability and type of fuels (presence of highly combustible vegetation, etc.),
- Weather (high velocity winds and high temperatures with low humidity),
- Topography (hill and canyon areas can accentuate the climatic conditions described above), and
- Development density.

In areas of high fire hazard, the risk to structures from fire exposure is based on the materials with which they are built (i.e., a concrete structure would resist fire more than a structure covered with wooden shingles) and proximity to fuel sources, such as trees, shrubs, wooden decks and fences, and woodpiles. The ability of fire protection assistance to access a site is also an important issue when determining fire risk. Fire engines need adequate water sources, roads, and turning radii in order to adequately fight fires.

Figure 10-1
Fire Hazards



Local Responsibility Areas (LRA)

- Very High

State Responsibility Areas (SRA)

- Very High
- High
- Moderate

Planning Boundary

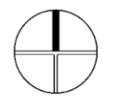
- BART

Source: Fire Responsibility Area, California Department of Forestry and Fire Protection, 2007-8; BART, Metropolitan Transportation Commission, 2001; Digital Elevation Model, United States Geological Survey, 2009; Map base, Alameda County, 2008.

March 16, 2010

0 0.25 0.5 1 Miles

0 1,320 2,640 5,280 Feet



25
5
Acre

Risk is reduced in areas where development meets more stringent design requirements. Fire risk is also reduced in areas with public streets, which are typically better maintained and where parking restrictions are enforced. Both of these conditions are important to maintaining emergency access.

Some of the areas of Castro Valley with the greatest potential for infill residential development are in the upper hillside areas close to the regional park and open space lands where there is high fire hazard risk. Other areas have fire hazard risk because small water distribution pipes reduce available water pressure. According to the Alameda County Fire Department, the water lines in some of the higher density areas of the community located near the Central Business District are only four inches in diameter when pipes with a six-inch diameter or larger may be necessary to provide adequate water pressure and flows for fire suppression.

Approaches to reducing fire risk in the urban/wildland interface typically include a combination of vegetation management and modification, structural requirements, land use planning, and public education. Different jurisdictions have incorporated provisions to address these issues in hazard mitigation plans, habitat conservation plans, and fire management plans as well as zoning and subdivision ordinances, development review guidelines and wildland-urban interface codes intended to augment building and fire codes in interface areas. In addition, many jurisdictions have established procedures to ensure that fire officials are involved in the development review process to ensure that both the configuration of development and the structures themselves are designed to mitigate fire hazards.

The County Public Works Agency uses an Integrated Vegetation Management Program to control plants that may pose a fire danger, obstruct drainage water, or interfere with maintenance of County facilities. The Integrated Vegetation Management Program does not currently apply to private property owners. In addition, Chapter 6.44 of the County's General Ordinance prohibits vegetation that may increase fire hazards, but the ordinance does not identify specific vegetation management measures for which private property owners are responsible in order to reduce fire hazards on their properties.

The State has amended the Building Code standards that deal with materials and construction methods for exterior wildfire exposure and local agencies must either accept the new provisions or adopt an amended version of the State code. In

contrast to the previous code, which required construction methods intended to limit fires that start in a structure from spreading, the new requirements impose standards designed to limit ignition potential by resisting the intrusion of flame or burning embers from a vegetation fire. Because the State code only applies to new construction, some jurisdictions that have existing developed areas in the Wildland-Urban Interface have exercised the option to amend the State requirements to apply the fire resistive standards to additions and alterations. Other local amendments have made ancillary structures like carports, trellises, arbors, and similar structures subject to requirements and required the installation of automatic sprinklers of work that exceeds a threshold value.

FIRE SAFETY GOAL

GOAL 10.1-1 **Protect lives, property, and the environment by working with Alameda County Fire Department to reduce fire hazards.**

FIRE SAFETY POLICY

Policy 10.1-1 **Wildland Fire Preparedness.** Increase preparedness for and reduce impacts from wildland fires.

FIRE SAFETY ACTIONS

Action 10.1-1 Hazards Overlay District. Revise the zoning code and zoning map to include a Hazards Overlay District (using Figure 10-1, Fire Hazards), which establishes regulations for new construction and expansions for areas of Castro Valley that are more susceptible to impacts from Natural Hazards as identified on the map. Place a copy of Figure 10-1, Fire Hazards, at the County’s Planning Counter to inform project applicants that the project site is in or adjacent to a Very High Fire Zone Area.

Action 10.1-2 Fire Department Role in Development Review Process. Establish clearly in County zoning and other ordinances that the Fire Department has the authority to recommend denial or modification to proposed development projects, particularly for projects proposed within Very High Fire Zone Areas as identified in Figure 10-1, Fire Hazards, to reduce the risk of bodily harm, loss of life, or severe property damage and environmental degradation.

Action 10.1-3 Fire Department Requirements for New Development. Establish clearly in County zoning and other ordinances that the Fire Department may require the use of appropriate fire resistant building materials, installation of fire sprinklers, and/or vegetation management, and that such requirements shall be based on a property’s access, slope, water pressure, and proximity to wildland areas. Such requirements shall apply particularly to projects proposed within Very High Fire Zone Areas as identified in Figure 10-1, Fire Hazards, but may also apply to other properties where access for emergency vehicles does not fully comply with adopted standards.

Action 10.1-4 Interdepartmental Review Process. Establish an interdepartmental review process for proposed projects where Fire, Public Works, Planning, and other County Departments consult and establish reasonable and consistent requirements for streets, driveways, and emergency access prior to zoning approval.



Establish Fire Department requirements for new development in County Zoning.



Homeowners' Associations are responsible for vegetation management to minimize fire risk, as here at Palomares Hills.

Action 10.1-5 Water Pressure/Emergency Vehicle Access Requirements for Increased Densities.

Revise the review process For any project that proposes an increase in density so that any inadequacy of water pressure for fire hydrants and fire flows for fire suppression purposes is identified early in the development review process. Also identify if the roadway serving the project is deficient in terms of access for emergency vehicles. Identify any access improvements that may be required, for example roadway widening along property frontage, or additional off-street parking.

Action 10.1-6 Standardization of Fire Hydrants.

Upgrade and standardize fire hydrants to accept equipment from neighboring fire districts so that the County can accept assistance through a mutual aid request during an emergency.

Action 10.1-7 Fire Suppression Water Services Master Plan.

Work with EBMUD to conduct a comprehensive study of water pressure, fire flows, hydrant spacing and type in Castro Valley and create a "Master Plan for Fire Suppression Water Services" in order to identify the need for hydrant upgrades, additional hydrants, and pipeline upgrading or replacement for fire-fighting purposes. The study shall establish a capital improvements program and appropriate development impact fees to help fund replacement of inadequate pipes. The Master Plan should focus on the following areas in Castro Valley that have been identified as areas that may have inadequate water pressure for fire-fighting purposes on some streets:

- Areas designated Residential Mixed Density (RMX) on the General Plan Land Use Map where additional medium density infill residential development is anticipated;
- Subareas in the Central Business District where medium to high-density residential uses are designated and infill development is encouraged;
- Areas where major renovation, expansion or rebuilding of large facilities are occurring such as Sutter Medical Center Castro Valley.

Action 10.1-8 **Vegetation Management Requirements for HOAs.** Enforce the requirement that Home Owners' Associations in Planned Unit Development areas are responsible for vegetation management by establishing a regular review schedule for areas subject to this requirement.

Action 10.1-9 **Alameda County's Integrated Vegetation Management Program.** Revise the County's Integrated Vegetation Management Program to require private property owners to maintain the vegetation on their property in a condition that will not contribute to the spread of a fire. Requirements for private property owners could include, but need not be limited to, the following:

- Maintain a 30-foot defensible space around all buildings and structures;
- Remove all portions of trees within 10 feet of chimneys and stovepipe outlets;
- Remove materials or plants that may act as a fuel or a conveyance of fire (such as dead/dying wood on trees adjacent to/overhanging structures, leaves, pine needles, etc. on rooftops or elsewhere on the property); and
- Install spark arrester in chimney and or stovepipe outlets.

Action 10.1-10 **Enforcement Districts for High Fire Hazard Areas.** Consider establishing and funding an enforcement district for fire hazard areas and wildland, intermix and interface areas; and establish an inspection period to be conducted annually for properties located in these areas. Mail notices to the residents in these areas notifying them of the inspection period, listing the standards for vegetation management on their properties, and suggesting tips for compliance. Additional funding would be required, such as the formation of an assessment district or other means.

Action 10.1-11 **Public Street Requirements for Subdivisions.** Require public streets for subdivisions with greater than 10 lots.



Homes in high fire hazard areas need to maintain a 30 foot defensible space around buildings, remove portions of trees within 10 feet of chimneys, and remove other materials or plants that may act as fuel and transmit fire.



Establish consistent standards for private streets.



Ensure adequate emergency access in hillside areas where street widths are substantially below the minimum required for emergency access.

Action 10.1-12 Standard Requirements for Private Streets.

Establish consistent standards for private streets depending on the number of units that the street will serve the number of required parking spaces per unit, and reasonable access requirements and operational needs of emergency access vehicles and garbage trucks. Standards should include:

- Minimum paved roadway width requirements (i.e., 20 feet for roads serving five or more units or when part of required fire apparatus access, and 12 feet for roads serving between two and five units that is not part of required fire apparatus access);
- Turnarounds;
- Landscaping;
- Red curbs and signage for no parking zones;
- Sidewalks; and
- Parking standards.

Action 10.1-13 Emergency Access Requirements for Hillside Areas.

In hillside areas where street widths are substantially below the minimum 20-foot width standard required for emergency access, such as Upper Madison Avenue/Common Road and Hillcrest Knolls, one or more of the following requirements should be imposed to ensure adequate emergency access:

- Sprinklers;
- Turnouts along the paved roadway;
- Additional on-site parking;
- Increased roadway width along the front of the property; or
- Parking Restrictions.

10.2 HYDROLOGY AND FLOODING HAZARDS

Creeks and Surface Water Drainage

Castro Valley is located in the southern San Francisco Bay hydrologic region. Watersheds within the region are defined by creeks, streams, and other surface water drainages that originate in the upland areas near Mount Diablo and flow down toward the Bay. Drainage patterns within Castro Valley are shaped by the region's topography, which consists of steeper areas located along the foothills of the Diablo Range that gradually flatten out onto an alluvial plain.

The majority of Castro Valley is within the San Lorenzo Watershed, which includes Chabot, Castro Valley, Cull, Crow, and Sulphur Creeks. Several unnamed tributaries flow into these creeks. The western portion of the planning area is within the San Leandro Watershed. San Leandro Creek rises on the east side of the Oakland hills, runs into Upper San Leandro Reservoir and then Lake Chabot before flowing west through San Leandro and into San Francisco Bay near Oakland International Airport. Various creek segments are natural, or managed in concrete-lined or earthen channels, or are contained in a closed conduit (culvert). Figure 10-2 shows floodplains and channel construction types for different creek segments. Chabot Creek and Castro Valley Creek have been improved over the years to convey adequate flows to avoid or reduce flooding. Several ponds that act as detention basins are present along Cull, San Lorenzo and Chabot Creeks. Small Natural ponds may occur within some of the creeks and tributaries.

- Crow Creek is a perennial stream. It has not been dammed but the portion just upstream of its confluence with Cull Creek has been contained with a concrete box culvert.
- Cull Creek has good water quality and excellent wildlife habitat. In 1963, this stream was dammed approximately 0.25 miles upstream of the Crow Creek confluence. The dam has a capacity of 310 acre feet.
- San Lorenzo Creek is controlled by the Don Castro Dam built in 1964. The dam has a capacity of 380 acre feet and is located just downstream of the Palomares Creek confluence.
- Castro Valley Creek flows year round from the hills through the urbanized portion of the community. The creek is primarily contained in incised or concrete channels but a portion flows through earthen channels.
- Chabot Creek is mostly urbanized except along Carlos Bee Park.



Water drains down from the hills through Castro Valley, then through Hayward and San Lorenzo, and into San Francisco Bay.



Some areas of Castro Valley, such as Palomares Road, still get water for domestic purposes from wells.

Surface Water Quality

Pollutants discharged into the creeks in Castro Valley come from both point and nonpoint sources. A point source is any discernible, confined, and discrete conveyance (e.g., a pipe discharge) of pollutants to a water body from sources such as industrial facilities or wastewater treatment plants. Point source pollution in Castro Valley is generally limited to permitted pipeline discharges that are subject to prohibitions by regulatory agencies, water quality requirements, periodic monitoring, annual reporting, and other requirements designed to protect the overall water quality of the creeks and eventually the Bay.

Nonpoint pollutant sources are sources that do not have a single, identifiable discharge point but are rather a combination of many sources. Examples of nonpoint sources include stormwater runoff from parking lots contaminated with petroleum products, pesticides from farming operations, or sediment from soil erosion.

While all the creeks in the planning area have some issues with erosion, siltation, and urban or agriculture runoff, only San Lorenzo Creek is listed as impaired. The pollutant diazinon has been identified in this creek, which indicates agricultural pesticides have entered it through runoff and sewer lines. Even though there are no major discharges to Castro Valley Creek, copper has been found in it.

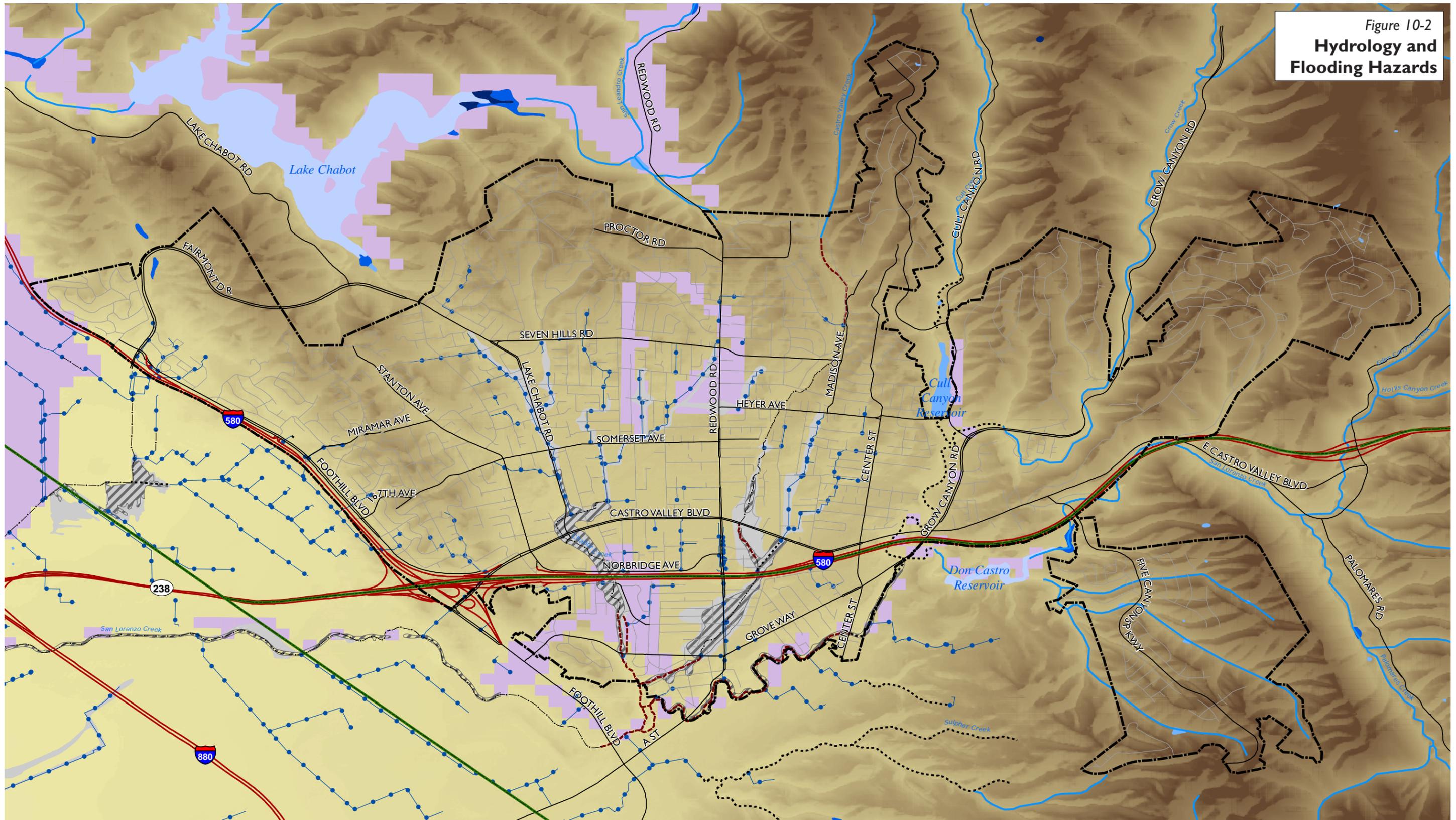
Groundwater

The Castro Valley groundwater basin (No. 2-8) is part of the San Francisco Bay hydrologic region. The basin is three square miles in area bounded on the east by the San Lorenzo Creek and by the Hayward Fault on the west. The principal water bearing units within the basin are Pleistocene alluvial deposits including clays, silts, sands, and gravels.

A study conducted in 1984 by EBMUD showed that the annual recharge for the central Castro Valley area was estimated to be 250 acre feet per year. It was also estimated that the maximum well yield was 0.14 million gallons per day. Groundwater outside the central sub-basin area is replenished by direct infiltration and percolation of rainfall (approximately 18 to 24 inches annually); excess applied irrigation water and subsurface inflow from adjacent foothills.

Groundwater quality in the basin is characterized by bicarbonates with calcium and sodium as the predominant cations or

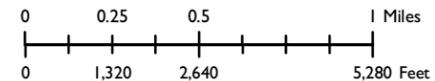
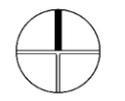
Figure 10-2
Hydrology and
Flooding Hazards



- | | | | |
|-------------------------------------------------------------------------------------|-----------------------------------|-------------------------------------------------------------------------------------|-------------------|
|  | Freshwater Emergent Wetland |  | Concrete Channel |
|  | Freshwater Forested/Shrub Wetland |  | Earth Channel |
|  | Freshwater Pond |  | Improved Channel |
|  | Lake |  | Natural Creeks |
|  | FIRM 100 Year Floodplain |  | Storm Sewer |
|  | FIRM 500 Year Floodplain |  | Planning Boundary |
|  | Inundation Areas |  | BART |

Source: Dam Failure, Metropolitan Transportation Commission, 2001; Hydrology, Alameda County, 2008; BART, Metropolitan Transportation Commission, 2001; Digital Elevation Model, United States Geological Survey, 2009; Map base, Alameda County, 2008.

March 16, 2010

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5
Acre

combination of chemical elements. The central Castro Valley sub-basin was also rated high on the potential contamination list due to shallow groundwater contamination from underground storage tanks at various locations. Therefore, groundwater use within the central Castro Valley area should generally be restricted to non-potable purposes.

There are approximately 150 domestic well users and approximately 100 known irrigation wells in use in the planning area. The wells are generally located in rural areas near Crow Canyon Road, Norris Canyon Road, Cull Canyon Road, Sunny Slope Avenue, Eden Canyon Road, Hollis Canyon Road, Palomares Road, and Dublin Canyon Road.

Flooding Hazards

Flood-prone areas are generally located in topographic lows and in close proximity to streams and creeks. Flooding could result from storm runoff or dam failure. During larger storms, flooding could occur primarily as sheet flow in streets and along stream channels. Flood hazards resulting from stormwater runoff have been largely addressed through flood control projects by the ACFCWCD. Castro Valley lies in the Flood Zone 2 of the Alameda County Flood Control and Water Conservation District (ACFCWCD).

Flood zone mapping by the Flood Insurance Rate Maps (FIRMs) published by Federal Emergency Management Authority (FEMA) indicate that the Castro Valley area is most prone to flooding along Chabot and Castro Valley Creeks. As shown on Figure 10-2, approximately 132 acres near the concrete and improved channels in the southern portion of Castro Valley are designated as 100-year flood plains, and approximately 250 acres spread around the creeks and closed channels in the northern portion of Castro Valley are designated as 500-year flood plains. However, there are other creeks and culverts in the area that could experience localized flooding during large storm events. Most drainage systems within Castro Valley are adequate to carry runoff from a 10-year storm and a 15-year storm.

The policies in Chapter 7: Biological Resources will have co-benefits for protecting water resources in Castro Valley. The proposed Overlay Zone will limit development and require special permit review that would minimize changes in runoff patterns by retaining natural drainage patterns, contribute to improved water quality, and potentially reduce water pollutant sources.



Storm drainage channels and creeks in Castro Valley are part of the flood control system for Alameda County.

HYDROLOGY AND FLOODING SAFETY GOALS

- | | |
|--------------------|--------------------------------------------------------------------------------------------------------|
| GOAL 10.2-1 | Protect and improve surface and ground-water quality. |
| GOAL 10.2-2 | Protect the community from risks to life and property posed by flooding and storm-water runoff. |

HYDROLOGY AND FLOODING SAFETY POLICIES

- | | |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy 10.2-1 | Groundwater. Reduce the use of groundwater and facilitate additional recharge opportunities. |
| Policy 10.2-2 | Water Quality Regulations. Ensure compliance with all federal, state, regional, and local regulations related to protecting and improving water quality. |
| Policy 10.2-3 | Flooding. Lower the risk for flooding by protecting and improving existing drainage patterns. |
| Policy 10.2-4 | Reduce Pollution. Protect surface water quality by reducing the release of non-point source pollutants into storm drain system and waterways. |

HYDROLOGY AND FLOODING SAFETY ACTIONS

Groundwater

- | | |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Action 10.2-1 | Limit Wells. Restrict domestic, irrigation, municipal, and industrial wells in the central Castro Valley area to only limited or monitored use. |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|

Action 10.2-2 **Recharge Areas.** Develop site design review criteria or zoning requirements that maximize pervious surface areas and vegetation in order to facilitate groundwater recharge and slow stormwater runoff.

Water Quality

Action 10.2-3 **San Francisco Bay Regional Water Quality Control Board.** Continue to ensure that all construction and development activities comply with all applicable San Francisco Bay Regional Water Quality Control Board (RWQCB) stormwater and water quality requirements, including the NPDES C.3 requirements related to post-construction stormwater runoff. These requirements may include but not be limited to:

- Preparation and implementation of a stormwater pollution prevention plan (SWPPP); and
- Adoption and implementation of effective best management practices (BMPs).

Action 10.2-4 **Alameda Countywide Clean Water Program Stormwater Quality Management Plan.**

- Ensure compliance with the Alameda Countywide Clean Water Program (ACCWP) Stormwater Quality Management Plan.
- Require development and redevelopment projects to prepare and implement site-specific plans that control and manage stormwater runoff and quality through the incorporation of appropriate source controls, site design strategies, and post-construction stormwater treatment.

Action 10.2-5 **Public Sector Compliance.** Ensure that public-sector construction and maintenance projects conform to the same water quality and stormwater management standards as private projects. Ensure that stormwater quality requirements are included in plans and contract specifications for public construction projects.



Incorporate water quality protection and erosion control measures into construction requirements, and ensure compliance during inspections.

Action 10.2-6 **Inspections.** Dedicate adequate resources to ensure effective and timely inspection and monitoring for compliance with all water quality requirements, permits and ordinances throughout construction activities and, where necessary, after completion of construction, especially for activities in hillside areas, large sites, creekside properties, and within the proposed Biological Resources Overlay Zone.

Action 10.2-7 **Grading and Construction Activities.** Restrict grading and construction activities to dry periods, whenever feasible. Require additional erosion prevention measures during the wet weather period from mid-October through mid-March, unless emergency and maintenance action is necessary to protect life and property is required.

Action 10.2-8 **Dewatering.** Ensure that all construction and development dewatering activities adhere to all permitting and regulatory requirements. Specifically, all activities shall comply with state requirements for stormwater pollution prevention and control and obtain a construction dewatering permit or waiver from the RWQCB prior to disposal of dewatering discharge for discharge to surface creeks and groundwater.

Action 10.2-9 **Surface Runoff.** Publish and make available to the public the best practices for controlling water quality and surface runoff from urban development.

Flooding

Action 10.2-10 **Flood Control Requirements.** Ensure that all construction and development activities obtain all applicable federal, state, regional, and County permits and approvals related to grading and erosion control, stormwater management and discharge control, and watercourse protection.

- Action 10.2-11** **Alameda Countywide Clean Water Program’s C.3 Stormwater Technical Guidance.** Require compliance with the Alameda Countywide Clean Water Program’s C.3 Stormwater Technical Guidance handbook for development less than 10,000 square feet in size, and projects that exceed the maximum lot coverage allowance per existing zoning regulations. Stormwater control measures should include, but not be limited to: maximizing pervious surface areas with use of riprap; flow-through permanent planter boxes; pervious pavement with subsurface treatment; detention basins; and drains and downspouts flowing to landscaped areas and splash blocks.
- Action 10.2-12** **Hydrology and Hydraulics Criteria Summary Requirements.** Require new development to comply with the requirements and criteria for stormwater quantity controls established in the Alameda County Hydrology and Hydraulics Criteria Summary (HHCS) to control surface runoff from new development.
- Action 10.2-13** **Drainage Facility Design.** Design drainage facilities to meet the County and/or the ACFCWCD’s established design criteria and with consideration of existing facilities downstream.
- Action 10.2-14** **County Resources.** Dedicate adequate resources to ensure effective and timely monitoring and maintenance of public drainage facilities, including storm drains, to maintain adequate capacity for peak flows in the area.
- Action 10.2-15** **Flood Plain Management.** Use the Alameda County Flood Plain Management Ordinance when assessing flood risk in Castro Valley, as well as ongoing risk after flood control and improvement projects are implemented.



Establish design standards, guidelines and setback requirements for development on properties that abut creeks and waterways.

Action 10.2-16 Flood Control Improvement Projects. Work with ACFCWCD, and other agencies and jurisdictions to conduct feasibility studies, and implement flood control improvement projects, including, but not limited to: creek restoration, regional detention facilities in existing or proposed open space areas and/or parks, dredging; existing area dams that are silted-up, dredging existing facilities for increased capacity and recreation.

Action 10.2-17 Bioengineering Technologies. Prioritize the use of bioengineering technologies aimed at using plants and natural materials to stabilize and reinforce open waterways and creeks to minimize erosion and siltation downstream.

Action 10.2-18 Design Standards and Guidelines for Properties Adjacent to Waterways. Establish design standards, guidelines and setback requirements for development on properties that abut creeks and waterways, and require the replanting and restoration of riparian vegetation as part of any discretionary permit. Implement and enforce creek setback requirements for development for properties that abut creeks.

Action 10.2-19 100-Year Flood Plains. Do not permit new development in the 100-year flood plain with the exception of development that has been determined to have no impact as identified in the Alameda County development code.

Action 10.2-20 Requirements for Development Adjacent to 100-Year Flood Plains. Require that new structures located near a 100-year flood plain be sited and designed to be flood resistant and not inhibit flood flows.

10.3 SOILS AND SEISMIC HAZARDS

Geology, Topology and Soils

Elevations in Castro Valley range from approximately 100 feet above mean sea level (msl) to the west to over 700 feet on Fairmont Ridge to the west and 500 feet above msl to the north and northeast. Located on the western flanks of the Diablo Range, Castro Valley lies within the physiographic region of California referred to as the Coast Ranges geomorphic province, which is composed of northwestern trending mountain ranges, ridges, and valleys. Much of the Coast Range province contains marine sedimentary and volcanic rocks that form the Franciscan Complex. Castro Valley is largely underlain by Quaternary-age (1.6 million years old to the present) alluvial fan deposits originating from the Diablo Range, while upland parts of the planning area are underlain by bedrock deposits consisting mainly of sandstones and shales of Cretaceous/Jurassic age (65 to 190 million years old).



Castro Valley is located in an area with steep topography that is very near the Hayward Fault, which creates risks of ground shaking, liquefaction, and landslides.

Seismicity and Seismic Hazards

Castro Valley is subject to risks from seismic activity. Castro Valley is located in the San Andreas Fault Zone, one of the most seismically active regions in the United States. The San Andreas Fault Zone has generated numerous moderate to strong earthquakes in northern California and the San Francisco Bay Area. The region experienced large and destructive earthquakes in 1838, 1868, 1906 and 1989. Earthquakes of equally destructive force are a certainty in the San Francisco Bay region according to the Working Group on California Earthquake Probabilities (Working Group on California Earthquake Probabilities, 2003), established by the United States Geological Survey (USGS).¹

The Hayward Fault, one of ten major faults that make up the San Andreas Fault Zone, runs through the western part of Castro Valley crossing Highway 238 west of the I-580 interchange. According to the USGS, the fault system that includes the Hayward and Rodgers Creek faults has a 27 percent probability of generating an earthquake with a magnitude greater or equal to 6.7 on the Mercalli Richter Scale in the next 30 years. It is also the most likely fault in the Bay Area to be the site of a major earthquake in this time period. A large earthquake on the Hayward Fault would, in all probability, cause extensive damage in Castro Valley.

¹ California Department of Conservation, California Geological Survey, "Seismic Hazard Zone Report for the Hayward 7.5-Minute Quadrangle," Alameda County, California, 2003.



Older “soft-story” buildings with habitable space above garages are some of the more vulnerable building types in the event of an earthquake.

In addition to the Hayward Fault, several others, including the west and east Chabot Faults and the so-called Carlos Bee Fault, cross the western part of the planning area to the east of the Hayward zone. Other regional faults, including the San Andreas, Calaveras or Rodgers Creek, could also affect Castro Valley. A moderate to major earthquake on any of these faults could topple buildings, disrupt infrastructure, cripple the transportation system, and trigger landslides. Geologists consider the Chabot and Carlos Bee faults inactive because there is no evidence of movement within the past 35,000 years.

This is accomplished by preventing the construction of buildings used for human occupancy on surface traces of active faults. Before approving a project within a designated Alquist-Priolo Fault Zone, the county must require a geologic investigation to demonstrate that the proposed buildings would not be constructed across an active or potentially active fault.

Besides fault rupture, however, earthquakes can also give rise to various secondary seismic hazards including ground shaking, liquefaction and subsidence, ground rupture and slope instability. These seismic hazards and their aftermath can cause structural damage, bodily harm and loss of human life. The California Seismic Hazards Mapping Act of 1990 (California Public Resources Code Section 2690 et seq.) was adopted to address seismic hazards other than surface rupture, such as liquefaction and seismically induced landslides. The Act specifies that the lead agency for a project may withhold development permits until the applicant conducts geologic or soils investigations to identify potential hazards and recommend measures intended to reduce hazards associated with seismic activity and unstable soils.

Ground Shaking Susceptibility

Ground movement during an earthquake can vary depending on the overall magnitude, distance to the fault, focus of earthquake energy, and type of geologic material. The composition of underlying soils, even those relatively distant from faults, can intensify ground shaking. Areas that are underlain by bedrock tend to experience less ground shaking than those underlain by unconsolidated sediments such as artificial fill or unconsolidated alluvial fill. The strongest ground shaking in Castro Valley is anticipated to occur as a result of an earthquake on the Hayward fault, due to its immediate proximity.

Ground shaking typically causes over 90 percent of all earthquake damage. California has two shaking zones 4 and 3. Castro Valley is within Zone 4, which applies to areas located nearest to active earthquake faults and where ground shaking poses greater hazards than Zone 3. State law requires local governments in Seismic Zone 4 to have an earthquake loss reduction program for unreinforced masonry buildings.² This includes buildings constructed of brick and hollow clay tile, which are not as common in Castro Valley as they are in older parts of Oakland, San Leandro, and Hayward. Castro Valley does, however, have many Multi-story buildings and “soft-story” buildings with habitable space above garages, which are among the most vulnerable building types. These building types are concentrated in the central Castro Valley neighborhoods north of Castro Valley Boulevard.

The Modified Mercalli (MM) intensity scale is commonly used to measure earthquake effects due to ground shaking. The MM values for intensity range from I (earthquake not felt) to XII (damage nearly total), and intensities ranging from IV to X could cause moderate to significant structural damage (see Table 10.3-1). Maximum anticipated ground shaking intensities within the Castro Valley area are illustrated in Figure 10-3. Ground shaking could be Category X, Very Violent, in the westernmost areas of Castro Valley closest to the Hayward Fault; and Category IX, Violent, in the entire western half of Castro Valley. In the eastern half of Castro Valley, ground shaking is predicted to be Category VIII, Very Strong. Based upon the MM intensity scale, damage in areas immediately bordering the fault could be significant.

Table 10.3-1: Modified Mercalli Earthquake Intensity Scale

Intensity Value	Intensity Description	Average Peak Acceleration ¹
I	Felt by very few people, barely noticeable.	< 0.0017 g
II	Felt by persons at rest, on upper floors, or favorably placed.	< 0.014 g
III	Felt indoors. Hanging objects swing. Vibration like passing of light trucks. Duration estimated. May not be recognized as an earthquake.	< 0.014 g

² California Seismic Safety Commission, 2004 Report to the Legislature, Status of the Unreinforced Masonry Building Law, June 9, 2005

Table 10.3-1: Modified Mercalli Earthquake Intensity Scale

Intensity Value	Intensity Description	Average Peak Acceleration ¹
IV	Hanging objects swing. Vibration like passing of heavy trucks; or sensation of a jolt like a heavy ball striking the walls. Standing motor cars rock. Windows, dishes, doors rattle. Glasses clink. Crockery clashes. In the upper range of IV, wooden walls and frames creak.	0.014-0.04 g
V	Felt outdoors; direction estimated. Sleepers wakened. Liquids disturbed, some spilled. Small unstable objects displaced or upset. Doors swing, close, open. Shutters, pictures move. Pendulum clocks stop, start, change rate.	0.04-0.09 g
VI	Felt by all. Many frightened and run outdoors. Persons walk unsteadily. Windows, dishes, glassware broken. Knick-knacks, books, etc., off shelves. Pictures off walls. Furniture moved or overturned. Weak plaster and masonry D cracked. Small bells ring (church, school). Trees, bushes shaken (visibly, or heard to rustle).	0.09-0.18 g
VII	Difficult to stand. Noticed by drivers of motor cars. Hanging objects quiver. Furniture broken. Damage to masonry D, including cracks. Weak chimneys broken at roofline. Fall of plaster, loose bricks, stones, tiles, cornices (also unbraced parapets and architectural ornaments). Some cracks in masonry C. Waves on ponds; water turbid with mud. Small slides and caving in along sand or gravel banks. Large bells ring. Concrete irrigation ditches damaged.	0.18-0.34 g
VIII	Steering of motor cars affected. Damage to masonry C; partial collapse. Some damage to masonry B; none to masonry A. Stucco and some masonry walls fall. Twisting, fall of chimneys, factory stacks, monuments, towers, elevated tanks. Frame houses moved on foundations if not bolted down; loose panel walls thrown out. Decayed piling broken off. Branches broken from trees. Changes in flow or temperature of springs and wells. Cracks in wet ground and on steep slopes.	0.34-0.65 g
IX	General panic. Masonry D destroyed; masonry C heavily damaged, sometimes with complete collapse; masonry B seriously damaged. (General damage to foundations.) Frame structures, if not bolted, shifted off foundations. Frames cracked. Serious damage to reservoirs. Underground pipes broken. Conspicuous cracks in ground. In alluvial areas sand and mud ejected, earthquake fountains, sand craters.	0.65-1.24 g
X	Most masonry and frame structures destroyed with their foundations. Some well-built wooden structures and bridges destroyed. Serious damage to dams, dikes, embankments. Large landslides. Water thrown on banks of canals, rivers, lakes, etc. Sand and mud shifted horizontally on beaches and flat land. Rails bent slightly.	> 1.24 g

Table 10.3-1: Modified Mercalli Earthquake Intensity Scale

Intensity Value	Intensity Description	Average Peak Acceleration ¹
XI	Rails bent greatly. Underground pipelines completely out of service.	> 1.24 g
XII	Damage nearly total. Large rock masses displaced. Lines of sight and level distorted. Objects thrown into the air.	> 1.24 g

NOTES:

¹ g (gravity) = 980 centimeters per second squared. 1.0 g of acceleration is a rate of increase in speed equivalent to a car traveling 328 feet from rest in 4.5 seconds.

Masonry A: Good workmanship, mortar, and design; reinforced, especially laterally, and bound together by using steel, concrete, etc.; designed to resist lateral forces.

Masonry B: Good workmanship and mortar; reinforced, but not designed in detail to resist lateral forces.

Masonry C: Ordinary workmanship and mortar; no extreme weaknesses like failing to tie in at corners, but neither reinforced nor designed against horizontal forces.

Masonry D: Weak materials, such as adobe; poor mortar; low standards of workmanship; weak horizontally.

Source: ABAG, 2003.

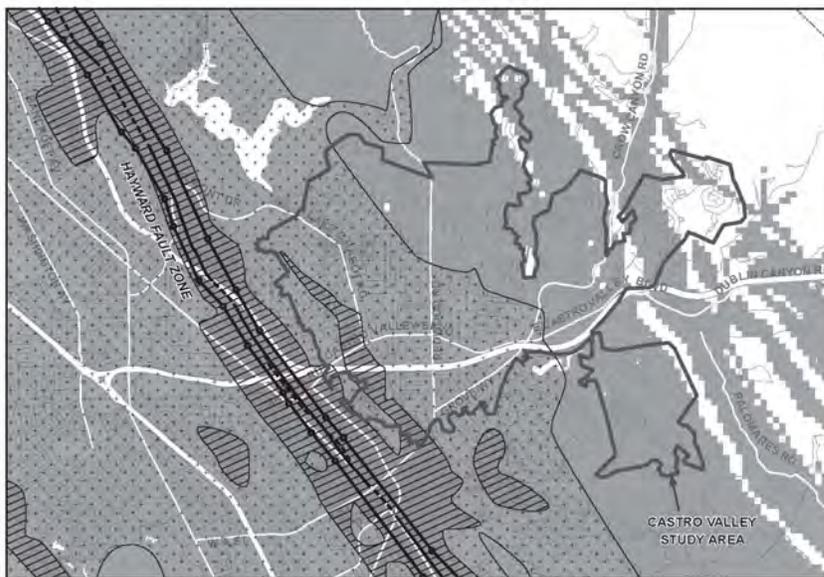


Figure 10-3:

Earthquake Shaking Scenario

Source: Association of Bay Area Governments (2003)

Modified Mercalli Intensity Shaking Severity Level

-  X Very Violent
-  IX Violent
-  VIII Very Strong
-  VII Strong

-  Fault Trace (Dashed where concealed or uncertain)
-  Boundary of Alquist Priolo Earthquake



Source: Association of Bay Area Governments, 2003



EBMUD has replaced the original dam at Upper San Leandro Reservoir.

Liquefaction

Liquefaction is a phenomenon whereby unconsolidated and/or near-saturated soils lose cohesion and are converted to a fluid state as a result of severe vibratory motion. The relatively rapid loss of soil shear strength during strong earthquake shaking results in temporary, fluid-like behavior of the soil. Soil liquefaction causes ground failure that can damage roads, pipelines, underground cables, and buildings with shallow foundations. Liquefaction more commonly occurs in looser, saturated unconsolidated or artificial fill sediments located in reclaimed areas along the margin of San Francisco Bay but liquefaction can also occur in creek channels.

The areas susceptible to liquefaction in Castro Valley are, for the most part, low-lying lands along the creeks that flow into San Lorenzo Creek. These include lands within areas that are also in the FEMA-mapped flood plains along Chabot, Castro Valley, Cull, and Crow Creeks and in Eden and Hollis Canyon in the eastern part of the planning area.³

Dam Failure Inundation

Based on maps that dam owners are required to file with the State Office of Emergency Services, several Castro Valley neighborhoods are susceptible to flooding that could occur as a result of dam failure. Such failures are typically associated with seismic activity. The Upper San Leandro and Chabot Reservoirs are the largest facilities that could affect the planning area but most of the areas subject to inundation are undeveloped lands outside the County’s Urban Growth Boundary. Two other reservoirs, Almond and South, pose a more substantial threat to residential neighborhoods.⁴

Copies of these maps are also provided to the appropriate public safety agency of any city and/or county likely to be affected. Most local agencies overlay these inundation maps onto their parcel map systems.

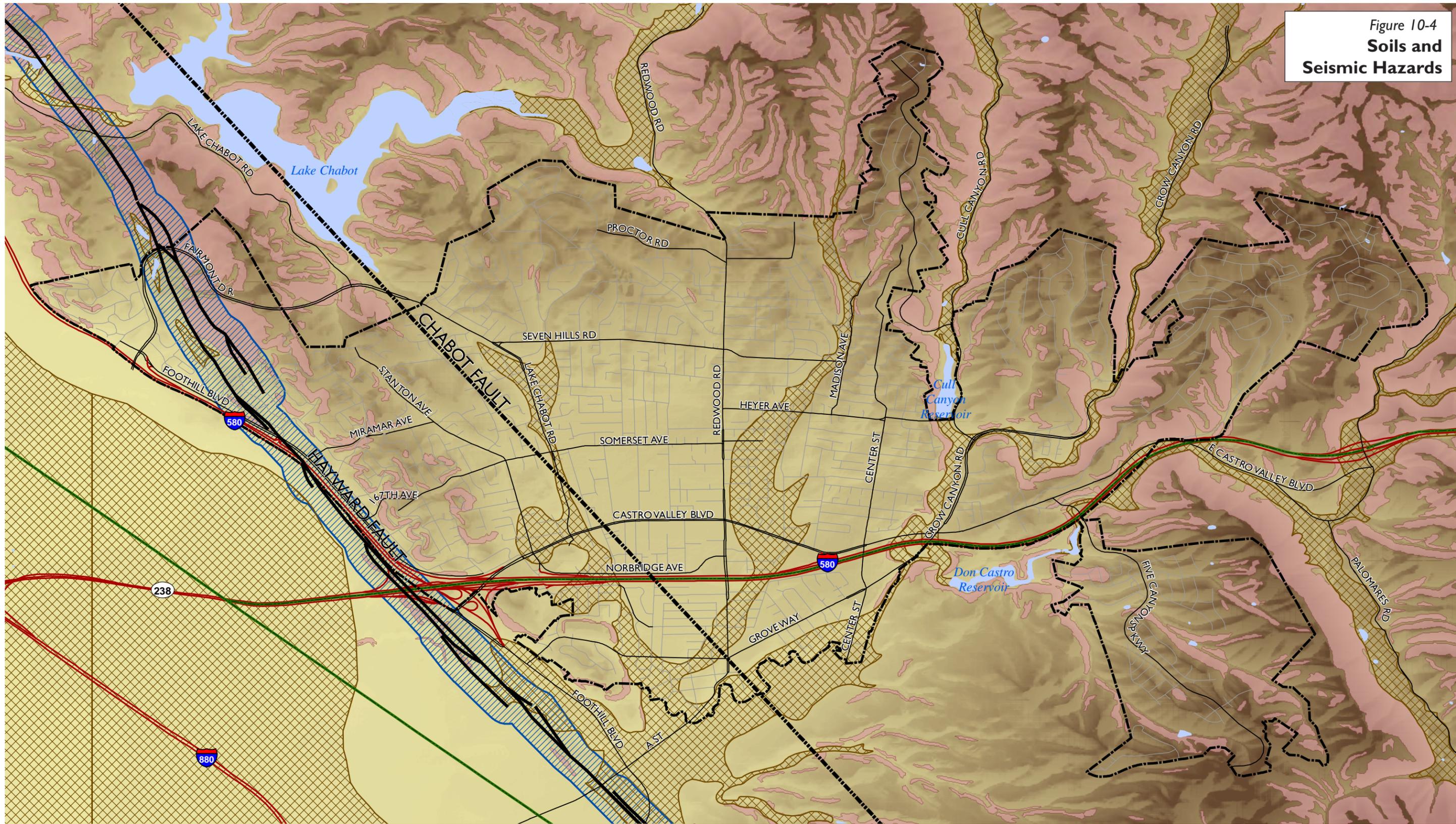
Landslides

A landslide is a mass of rock, soil and debris displaced down

³ California Division of Mines and Geology, Seismic Hazard Zones, Hayward Quadrangle. July 2003.

⁴ Association of Bay Area Governments, Dam Failure Inundation Hazard Map for Castro Valley, <http://www.abag.ca.gov/cgi-bin/pickdamx.pl>

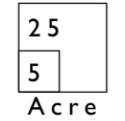
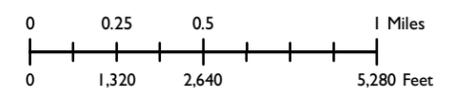
Figure 10-4
Soils and
Seismic Hazards



- Active Fault
- Inactive Fault - Location Approximated
- Alquist Priolo Zone
- Liquefaction Zone
- Earthquake-Induced Landslide Zone
- Planning Boundary
- BART

Source: Seismic Hazard Zones, California Department of Conservation, California Geological Survey, 2003; Hayward Fault, United States Geological Survey, 2005; Alquist Priolo and Chabot Fault, Dyett and Bhatia, 2010; Digital Elevation Model, United States Geological Survey, 2009; Map base, Alameda County, 2008.

April 1, 2010



slope by sliding, flowing, or falling. Ground failure is dependent on topography and underlying geologic materials, as well as factors such as rainfall, excavation, or seismic activities that can precipitate slope instability. Steep slopes and downslope creep of surface materials characterize areas most susceptible to landsliding. Landslides are least likely in topographically low alluvial fans and at the margin of the San Francisco Bay.

The areas with the highest susceptibility to landslides in Castro Valley are in the upland areas in the northern and eastern parts of the planning area and in steep hillside areas above Foothill Boulevard in the El Portal and Fairmont Ridge neighborhoods as illustrated in Figure 10-4. The State Division of Mines and Geology's maps identify the area to the south of the County Justice Center and to the north east of Alameda County Medical Center as particularly susceptible to earthquake based on previous occurrence of landslide movement, geologic conditions and proximity to the Hayward Fault.

SOILS AND SEISMIC SAFETY GOAL

GOAL 10.3-1 **Minimize risks of property damage and personal injury posed by geologic and seismic hazards.**

SOILS AND SEISMIC SAFETY POLICIES

Policy 10.3-1 **Consideration of Ground Shaking Forces During Design Process.** Design and construct structures to withstand ground shaking forces of a minor earthquake without damage, of a moderate earthquake without structural damage, and of a major earthquake without collapse. Design and construct critical and essential structures and facilities to remain standing and functional following a major earthquake.

Policy 10.3-2 **Erosion and Landslides.** Reduce damage to properties caused by erosion and landslides.



Establish a seismic retrofit program that would encourage property owners, on a voluntary basis, to seismically retrofit residential properties containing four or more units by waiving building permit fees.

SOILS AND SEISMIC SAFETY ACTIONS

- Action 10.3-1** **Geotechnical Study Requirements.** Require geotechnical studies prior to development approval in geologic and/or seismic hazard areas identified in Figure 10-3, Soils and Seismic Hazards, or as identified by future studies by federal, state, and regional agencies. Require or undertake comprehensive geologic and engineering studies for critical structures regardless of location. Critical structures are those most needed following a disaster or those that could pose hazards of their own if damaged. They include utility centers and substations, water reservoirs, hospitals, fire stations, police and emergency communications facilities, and bridges and overpasses.
- Action 10.3-2** **Adoption of and Amendments to California Building Code.** Adopt and amend as needed the most current version of the California Building Code (CBC) to ensure that new construction and renovation projects incorporate Earthquake-resistant design and materials that meet or exceed the current seismic engineering standards of the CBC Seismic Zone 4 requirements.
- Action 10.3-3** **Seismic Retrofit Program.** Establish a seismic retrofit program that would encourage property owners to, on a voluntary basis, seismically retrofit residential properties containing four or more units by waiving building permit fees.
- Action 10.3-4** **Use of Soils and Seismic Hazards Map at County's Planning Counter.** Place a copy of Figure 10-3, Soils and Seismic Hazards, at the County's Planning Counter to advise project applicants in Castro Valley that the property is in an area at risk for liquefaction, landslides or ground-shaking.
- Action 10.3-5** **Adoption of Natural Hazards Mitigation Plan.** Adopt and amend as needed a Natural Hazards Mitigation Plan in order to maintain eligibility for full federal assistance in the event of a natural disaster, per the requirements of the federal Disaster Mitigation Act of 2000.

Action 10.3-6	Steep Slopes. On sites with slopes greater than 30 percent, require all development to be located outside of the 30 percent slope area.
Action 10.3-7	<p>Re-vegetation. Aspects of all development in hillside areas, including grading, vegetation removal and drainage, should be carefully controlled in order to minimize erosion, disruption to natural slope stability, and landslide hazards:</p> <ul style="list-style-type: none"> • Ensure revegetation of cut-and-fill slopes to control erosion. • Plant materials for revegetation should not be limited to hydro-seeding and mulching with annual grasses. Trees add structure to the soil and take up moisture while adding color and diversity. • Ensure blending of cut-and-fill slopes within existing contours, and provision of horizontal variation, in order to mitigate the artificial appearance of engineered slopes. • Ensure structural integrity of sites previously filled before approving redevelopment.

10.4 HAZARDOUS MATERIALS

Risks Associated with Hazardous Materials

Castro Valley, while primarily a residential community, includes variety of land uses where current or historical activities may pose potential environmental and health and safety risks. Releases, leaks, or disposal of chemical compounds, such as petroleum hydrocarbons, on or below the ground surface can lead to contamination of underlying soil and groundwater. Disturbance of a previously contaminated area through grading or excavation operations could expose the public to health hazards from physical contact with contaminated materials or hazardous vapors.

Risks related to hazardous materials also include accidents involving vehicles transporting hazardous materials or hazardous

wastes, accidental spills or leaks, and improper use, handling, storage, transport, and disposal of hazardous materials. In addition, improper disposal of household-generated hazardous waste, such as used motor oil, paints, and solvents can also impact water quality in local waterways. Response to hazardous materials spills is provided by the Alameda County Fire District, which provides emergency response services for Castro Valley.

Sites with Soil or Groundwater Contamination

Areas where historic or on-going activities have resulted in the known or suspected release of hazardous materials to soil and groundwater or to the air are identified by the San Francisco Bay Regional Water Quality Control Board and U.S. Environmental Protection Agency (U.S. EPA.) These sites are designated as either Leaking Underground Fuel Tanks (LUFT) sites or SLIC (Spills, Leaks, Investigations, and Cleanups) sites, which are non-fuel contamination sites, or air emission sites. Many of these sites are former industrial facilities and dry cleaners, where chlorinated solvents were spilled, or have leaked into the soil or groundwater.

Within Castro Valley, the majority of the sites with contamination are clustered around the commercial area of Castro Valley Boulevard. This contamination may be the result of underground storage tank (UST) releases, spills, accidental releases or other activities involving the use of hazardous materials. Contamination can be cleaned up using a variety of soil and groundwater remediation techniques. Site clean up is required under Federal, State, and local regulations whenever a site with contamination is proposed to be redeveloped.

Overall a Low Level of Risk

Because Castro Valley is primarily residential, has no areas zoned for industrial uses, and because hazardous materials use and disposal is heavily regulated, the likelihood of conflicting uses, or potential exposure to hazardous materials or conditions, would be limited. Impacts related to routine transport, use, or disposal of hazardous materials; or accidental release of hazardous materials in Castro Valley would also be less than significant because existing federal, State, and City regulations require that these hazards be investigated during the project planning process and measures to eliminate them be incorporated in the project design prior to completing the project approval process. There are no Castro Valley sites on the State Department of Toxic Substances Control's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).

Prior to approval of final maps and improvement plans for any development project within Castro Valley, plan review and approval by the Alameda County Fire District is required. Internal roadways and ingress/egress for each site would be required to meet State and local standards regarding turning radius, road width, and emergency vehicle access, thereby preventing potential impacts to emergency evacuation or response. Castro Valley is not located within two miles of a private or public airstrip or within an area covered by an airport land use plan.

HAZARDOUS MATERIALS GOAL

GOAL 10.4-1 **Protect public health, soils, and water from contamination from hazardous materials.**

HAZARDOUS MATERIALS POLICY

Policy 10.4-1 **Hazardous Materials Exposure Risks.** Minimize risks of exposure to or contamination by hazardous materials by educating the public, establishing performance standards for uses that involve hazardous materials, and evaluating soil and groundwater contamination as part of development project review.

HAZARDOUS MATERIALS ACTIONS

Action 10.4-1 **Proper Use, Storage and Disposal of Hazardous Materials.** Educate businesses and residents (for example through information on the County's website, etc.) about the proper use, storage, and disposal of hazardous materials, but also ways to reduce or eliminate the use of hazardous materials, including the use of non-toxic or less-toxic alternatives.

Action 10.4-2	Highly Flammable, Toxic and Water-Reactive Materials. Amend County zoning regulations and project review processes to ensure that uses involving the use, storage, or transport of highly flammable, toxic, and/or highly water-reactive materials are located at an adequate distance from other uses and where they will not be adversely affected by disasters such as major fires, floods, or earthquakes. Regulate these uses to minimize the risk of on-site or off-site personal injury and property damage.
Action 10.4-3	Review Process for Proposals Using Hazardous Materials. Coordinate with the Alameda County Department of Environmental Health, Hazardous Materials Division and other appropriate regulatory agencies during the review process of all proposals for the use of hazardous materials or those involving properties that may have toxic contamination such as petroleum hydrocarbons, asbestos, and lead.
Action 10.4-4	Soil and Groundwater Assessment. Require applicants of projects in areas of known hazardous materials occurrences such as petroleum hydrocarbon contamination, USTs, location of asbestos rocks and other such contamination to perform comprehensive soil and groundwater contamination assessments in accordance with regulatory agency testing standards, and if contamination exceeds regulatory action levels, require the project applicant to undertake remediation procedures prior to grading and development under the supervision of appropriate agencies such as Alameda County Department of Environmental Health, Department of Toxic Substances Control, or Regional Water Quality Control Board.

11

Noise

Although a common characteristic of life in any urban or suburban area, noise not only reduces the quality of life but can also affect the health of people who live and work in a community. The predominant sources of noise in Castro Valley are vehicular traffic and BART. Because Interstate 580 runs directly through Castro Valley, noise from traffic directly affects those parts of the community located along and upslope from the freeway. BART noise is also significant for the areas closest to the tracks. To a much lesser degree, there are noise impacts along the heavily trafficked streets – Castro Valley Boulevard, Lake Chabot Road, and Redwood Road and Center Street – that can affect nearby properties. This chapter is intended to ensure compliance with State requirements and also minimize the impacts of noise on Castro Valley residents, workers, and visitors.



I-580 is the main permanent source of noise in Castro Valley, due to high speed auto traffic, compounded by the high volume of traffic.



The BART line is another major noise source, although it only generates sound in short bursts whenever a train passes through the community.

Noise can be defined as a sound or series of sounds that are intrusive, irritating, objectionable, or otherwise disruptive to daily life. Background or ambient noise is, for the most part, the product of many distant noise sources, which together constitute a relatively stable noise background exposure. The individual contributors are usually unidentifiable. In a relatively dense suburban environment, background noise typically includes cars, trucks, horns, construction, trains, and voices. Noise levels are also affected by short duration single event noise sources such as aircraft flyovers, leaf blowers, motorcycles, barking dogs, and sirens, which are readily identifiable to the individual. When it consistently occurs at a very high volume level, background noise is called noise pollution. In addition to being intrusive and annoying, noise pollution may cause hearing loss, high blood pressure, communication interference, sleep interference, and other physiological responses.

People in residences, motels and hotels, schools, libraries, churches, hospitals, nursing homes, auditoriums, natural areas, parks and outdoor recreation areas are generally more sensitive to noise than are people in commercial and industrial establishments. Consequently, noise standards for these sensitive land uses are more stringent than for those at less sensitive uses. To protect various human activities in sensitive areas, lower noise levels are generally required.

This part of the Castro Valley Plan is intended to ensure continuing compliance with State requirements and promote a comprehensive program for achieving acceptable noise levels throughout Castro Valley.

11.1 NOISE CHARACTERISTICS AND MEASUREMENT

Noises vary widely in their scope, source, and volume, ranging from individual occurrences such as leaf blowers, to the temporary noise of construction activities, to the fairly constant noise generated by traffic on I-580 and Castro Valley Boulevard and by BART trains. The major noise source in Castro Valley is vehicle traffic. Traffic noise depends primarily on the speed of traffic and the percentage of truck traffic. The primary source of noise from automobiles is high frequency tire noise, which increases with speed. In addition, trucks and older automobiles produce engine and exhaust noise, and trucks also generate wind noise. While tire noise from autos is generally located at ground

level, truck noise sources can be located as high as ten to fifteen feet above the roadbed due to tall exhaust stacks and higher engines; sound walls are not effective for mitigating such noise unless they are very tall.

When noise levels are reported, they are expressed as a measurement over time in order to account for variations in noise exposure. A decibel (dB) is a unit of measurement that indicates the relative amplitude of a sound. The most common method of characterizing sound in California regulations is the A-weighted sound level or dBA. This scale gives greater weight to the sound frequencies to which the human ear is most sensitive. Because sensitivity to noise increases during the evening and at night, when excessive noise interferes with the ability to sleep, systems for describing environmental sound incorporate noise penalties to account for this difference. The Community Noise Equivalent Level, CNEL, is a measure of the cumulative noise exposure in a community, with a 5 dBA penalty added to evening (7:00 p.m. - 10:00 p.m.) and a 10 dBA addition to nocturnal (10:00 p.m. - 7:00 a.m.) noise levels. The Day/Night Average Sound Level, Ldn or DNL, is similar to the CNEL, with the exception that the evening time period weighting is dropped.

11.2 NOISE REGULATION

In addition to the provisions of this Plan, there are a number of other County policies and regulations applicable to noise conditions in the Castro Valley planning area. The Countywide Noise Element established interior and exterior noise average noise levels (Ldn) of 45 dBA and 55 DBA respectively for residential land uses based on Federal noise level standards. The Noise Element also references noise compatibility standards developed by the Association of Bay Area Governments, which identified a CNEL of 65 dBA or less as a basis for finding little noise impact on residential land uses, 65 to 70 dBA as a moderate impact, and any level above 70 dBA as a significant impact.¹

The County's Noise Ordinance (Chapter 6.60 of the County General Code, October 2006) implemented the Noise Element by establishing acceptable exterior noise standards for land uses that augment the requirements of the Alameda County Building Code, which establishes standards for interior noise levels

¹ County of Alameda, Noise Element, adopted January 8, 1976, amended May 5, 1994

consistent with the noise insulation standards in the California State Building Code, using the A weighted decibel scale (dBA). The Noise Ordinance allows higher levels of noise for commercial properties than for residential uses, schools, hospitals, churches, or libraries. The Building Code establishes a standard of 45 dBA inside of new residential construction and requires acoustic analysis to show that new structures have been designed so that interior noise levels attributable to exterior sources do not exceed 45 dB in any habitable room.

The County Noise Ordinance also regulates identifiable shorter duration noise sources such as the operation of audio equipment and electric or gas powered tools and noise from animals and birds. The Ordinance defines these occurrences as a Noise Disturbance if they cause frequent or continuous noise that is “plainly audible” at a distance of 50 feet from the source.

Table 11.1-1 shows the number of cumulative minutes that a particular external noise level is permitted, as well as the maximum noise allowed under the Alameda County General Code.

Table 11.1-1: Exterior Noise Standards

Cumulative Number of Minutes in any one hour time period	Daytime (7 AM to 10 PM)	Nighttime (10 PM to 7 AM)
<i>Residential uses, schools, hospitals, churches, and libraries</i>		
30	50 dBA	45 dBA
15	55 dBA	50 dBA
5	60 dBA	55 dBA
1	65 dBA	60 dBA
Maximum (0)	70 dBA	65 dBA
<i>Commercial uses</i>		
30	65 dBA	60 dBA
15	70 dBA	65 dBA
5	75 dBA	70 dBA
1	80 dBA	75 dBA
Maximum (0)	85 dBA	80 dBA

Source: Alameda County General Code, Chapter 6.60, Table 6.60.040B

11.3 NOISE SOURCES IN CASTRO VALLEY

The dominant sources of noise throughout the community are transportation-related. For roadways, more noise is generated as vehicle speed and weight increase, although the noise is continuous and background in nature. Interstate 580 is the main source of roadway noise in Castro Valley, although major thoroughfares with higher speeds, traffic volumes, and truck usage also generate notable levels of noise. These roadways include Castro Valley Boulevard, Lake Chabot Road (north of Strobridge Avenue and east of Interstate 580/Foothill Expressway), Grove Way (east of Center Street), and Redwood Road/"A" Street. Areas above I-580/Foothill Expressway are exposed to traffic noise levels ranging from 68 to 73 dBA at a distance of 50 feet of the roadway during the day and 59 to 69 dBA at night according to noise measurements conducted by Illingworth & Rodkin for the Eden Area General Plan in 2006. Other roadways with higher than acceptable noise levels were 158th Avenue and Lake Chabot Road near I-580. Noise levels 50 feet from the roadway measured 64 to 69 dBA on 158th Avenue and 70 to 75 dBA on Lake Chabot Road.

BART trains are another transportation feature that generates significant levels of noise, although for a short duration. In Castro Valley, the BART trains are located within the median of I-580 so these noise sources impact the same areas. Depending on meteorological conditions, residents living some distance from BART may also hear trains.

Sutter Medical Center Castro Valley is the most significant noise source in the planning area that is not part of the transportation system. In addition to generating vehicle traffic, a noise source that is not regulated by the County Noise Ordinance, the noise impacts from hospital operations include loading dock activities, mechanical equipment, and flights to and from the helistop. A log of helicopter operations during a 21-month period in 2006-08 recorded 149 helicopter flights, about a third of which occurred between the hours of 7 p.m. to 7 a.m.²

² Alameda County, Draft Environmental Impact Report, Sutter Medical Center, Castro Valley, Replacement Hospital Project (SCH No. 2008052019), December 2008, Appendix E.2, Noise Appendix 2: Helicopter Operations

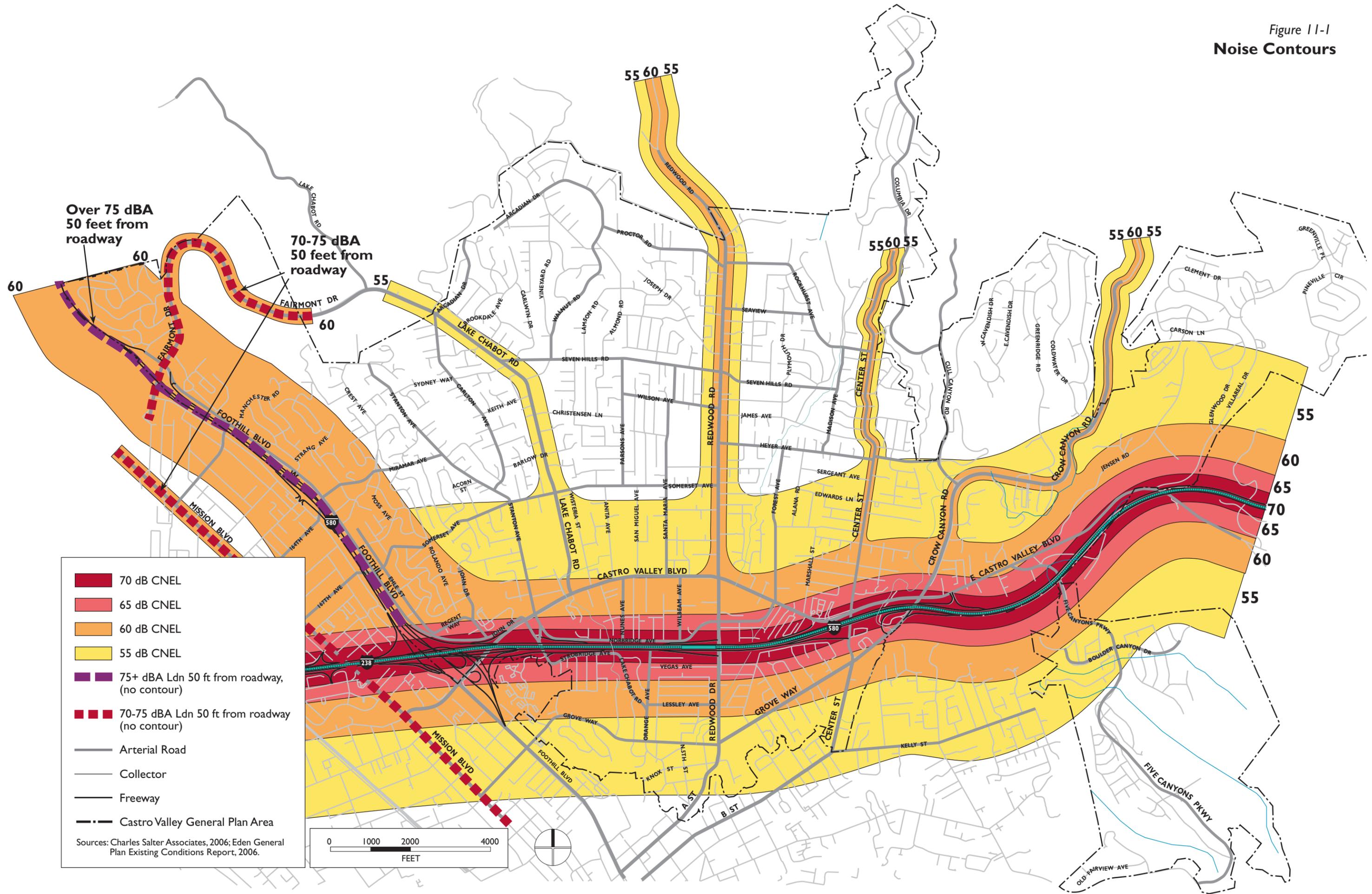
11.4 2025 PROJECTED NOISE CONDITIONS

Due to population, job growth, and economic development expected in Castro Valley under the updated General Plan, automobile traffic is anticipated to increase on the community's arterial streets. In addition, continued development near Dublin and Livermore will increase automobile traffic on I-580 and may increase the frequency of BART trains. However, increased traffic congestion may lower speeds on local roads and I-580, which would reduce noise levels. In addition, proposed infill development will increase temporary point sources of noise from construction activities. Because the Plan proposes to increase residential development closer to and within the Central Business District, it will also increase the proportion of Castro Valley's future population that would be exposed to the higher noise levels generated along the I-580 corridor.

Figure 11-1 shows the expected future levels of noise generated by Castro Valley's transportation corridors in 2025. As the map shows, noise levels above 70 dBA are only expected around I-580, with noise levels gradually dissipating to below 55 dBA about a half mile from the highway. The major surface streets in Castro Valley will generate some noise as well, with land near Lake Chabot Road experiencing up to 55 dBA and property along Redwood Road, Center Street, and Crow Canyon Road receiving up to 60 dBA in noise. The Central Business District is largely in a 60 dBA zone, because of sound from I-580 and BART operations.

Sutter Medical Center will continue to generate noise that affects residential areas to the north and west but some features incorporated in the new hospital should help to reduce the impact of mechanical equipment and loading dock activities. Despite the construction of a sound wall along Stanton Avenue, the noise received by nearby residents from delivery trucks using the loading dock on the west side of the new hospital will exceed County noise standards. The Stanton Avenue sound wall and a sound barrier around the central utility yard will reduce noise from mechanical equipment to levels that meet the county's exterior noise standards. In addition to the sound barrier around the yard, enclosures will be installed around emergency generators and boilers and rooftop HVAC equipment. The new helistop, 185 feet northeast of the current location, is not expected to increase noise levels but helicopter overflights at night will continue to disturb nearby residents.

Figure 11-1
Noise Contours



70 dB CNEL
 65 dB CNEL
 60 dB CNEL
 55 dB CNEL
 75+ dB Ldn 50 ft from roadway, (no contour)
 70-75 dB Ldn 50 ft from roadway (no contour)
 Arterial Road
 Collector
 Freeway
 Castro Valley General Plan Area

Sources: Charles Salter Associates, 2006; Eden General Plan Existing Conditions Report, 2006.



NOISE GOAL

GOAL 11.1-1 **Protect residents and workers in Castro Valley from noise that affects comfort and health. Reduce noise to within established noise limits to the maximum extent feasible; curtail the increase of noise levels in the future; and mitigate noise impacts on sensitive uses through siting and design.**

NOISE POLICIES

Policy 11.1-1 **Siting of Noise-Sensitive Uses.** Avoid siting new noise-sensitive uses in areas with projected noise levels greater than 70 dBA. Where such uses are permitted, require incorporation of mitigation measures to ensure that interior noise levels are acceptable.

Policy 11.1-2 **Traffic Speeds and Noise Standards.** Establish traffic speed limits at levels that will not produce noise levels that exceed established County noise standards.

NOISE ACTIONS

Action 11.1-1 **Noise Mitigation Measures and Project Planning.** Require the incorporation of noise mitigation measures in project site planning and design to meet County noise standards, including measures such as:

- Designing and siting buildings so that openings, decks, and outdoor open space areas associated with sensitive land uses (residential, schools, hospitals, convalescent homes, parks, etc.) and noise-sensitive interior spaces are shielded from I-580, arterial roads, and other noise sources;
- Double pane or triple pane windows; and
- Construction of perimeter sound walls.



Require noise mitigation measures for projects near I-580.



Amend County noise regulations to allow higher noise levels within one half mile of the Castro Valley BART station.

- Action 11.1-2** **Noise Regulations for Residential Areas Near BART Stations.** Amend County noise regulations to allow longer periods of noise levels above 50 dBA, up to a maximum noise level of 70 dBA, for exterior areas of new residential development within one half mile of the Castro Valley BART station. Require noise mitigation to minimize outdoor noise levels and to fully achieve the standards for indoor noise.

- Action 11.1-3** **Mitigation Requirements for New Noise Sensitive Uses.** Require that applicants for new noise-sensitive development in areas subject to noise levels that exceed County standards obtain the services of a professional acoustical engineer to provide a technical analysis and design of mitigation measures.

- Action 11.1-4** **Requirements for Placement of HVAC Systems.** Require placement of fixed equipment, such as air conditioning units and condensers, inside or in the walls of new buildings or on roof-tops of central units in order to reduce noise impacts on any nearby sensitive receptors.

- Action 11.1-5** **Restriction of Vehicle Speeds at I-580 Entrance/Exit Points.** Design any adjustments to intersections along Castro Valley Boulevard and at entrance and exit points to I-580 in such a way as to prevent vehicle speeds that would exceed County noise standards.

- Action 11.1-6** **Short-Term Noise Impacts of Construction.** Develop standard conditions of approval applicable to all construction projects to reduce the short-term impacts of noise generated by construction equipment and traffic.

- Action 11.1-7** **Sound Walls.** Work with Caltrans to identify appropriate locations and design of noise-reducing structures near I-580.

12

Air Quality and Climate Change

This chapter discusses the potential impacts of air quality and global climate change on residents' quality of life and health. The predominant source of air pollution and greenhouse gas emissions in Castro Valley is vehicular traffic. Because Interstate 580 runs directly through Castro Valley, air pollutant emissions from traffic directly affect the areas alongside the freeway. This chapter includes policies and actions to minimize the impacts of air quality on Castro Valley residents and businesses. In addition, this chapter includes strategies, policies, and actions to reduce greenhouse gas emissions from new growth and government operations and services in Castro Valley.

12.1 AIR QUALITY

Air Quality Regulations

Reduction of air pollutants will contribute to the quality of life for those who live and work in Castro Valley by improving their health. Motor vehicle transportation, including automobiles, trucks, transit buses, and other travel modes, is the major contributor to regional air pollution, so any further progress in air quality improvement now focuses heavily on transportation sources.

The Bay Area Air Quality Management District (BAAQMD) is the regional agency with regulatory authority over emission sources in the Bay Area, including Castro Valley. Specific rules and regulations adopted by the BAAQMD limit the emissions that can be generated by various uses and/or activities, and identify specific pollution reduction measures that must be implemented in association with various uses and activities. Emissions sources subject to these rules are regulated through the BAAQMD's permitting process and standards of operation. Through this permitting process, including an annual permit review, the BAAQMD monitors generation of stationary emissions and uses this information in developing its air quality plans. Any source of stationary emissions developed within Castro Valley, as well as equipment related to construction, is subject to the BAAQMD Rules and Regulations.

There are no monitoring stations located within Castro Valley. Levels of air quality in Castro Valley can generally be inferred from ambient air quality measurements conducted by the BAAQMD at its nearby monitoring stations, at San Leandro County Hospital and the La Mesa Station in Hayward.

Pollution Sources

On average, there has been less than one incidence of the state one-hour ozone standard being exceeded per year over the last five years. The 8-hour ozone standard has been exceeded twice over the last five years at the La Mesa station in Hayward, but the standards have not been exceeded at the San Leandro station. Bay Area emissions of the ozone precursors ROG and NO_x are expected to decrease by approximately 24 and 36 percent, respectively, between 2005 and 2020 largely as a result of the State's on-road motor vehicle emission control program, as vehicles meeting more stringent emission standards enter the

fleet and all vehicles use cleaner burning gasoline and diesel fuel or alternative fuels.

The Bay Area does experience levels that exceed the state PM-10 and PM-2.5 standards on a fairly regular basis. PM-10 and PM-2.5 consist of particulate matter that is 10 microns or less in diameter and 2.5 microns or less in diameter, respectively. PM-10 and PM-2.5 represent particulate matter of sizes that can be inhaled into the air passages and the lungs and can cause adverse health effects. Generally, contributors to PM concentrations in Castro Valley are primarily urban sources, dust suspended by vehicle traffic, and secondary aerosols formed by reactions in the atmosphere. Particulate concentrations near residential sources generally are higher during the winter, when more fireplaces are in use and meteorological conditions prevent the dispersion of directly emitted contaminants.

Direct PM-10 emissions in Alameda County are expected to increase by approximately 19 percent between 2005 and 2020. (California Air Resources Board, 2006c). This increase would be primarily from an increase in fugitive dust, an anticipated increase in the vehicle miles traveled, stationary sources (such as industrial activities) and area sources (such as construction and demolition, road dust and other miscellaneous processes). Fugitive dust refers to particulate matter not emitted from a duct, tailpipe or stack, which becomes airborne due to the forces of wind, man's activity, or both. Activities that generate fugitive dust include vehicle travel over paved and unpaved roads, brake wear, tire wear, soil cultivation, off-road vehicles, or any vehicles operating on open fields or dirt roadways, wind erosion of exposed surfaces, storage piles at construction sites, etc. PM-2.5 emissions in Alameda County are projected to remain steady over the same period (California Air Resources Board, 2006c), as the reduction in emissions from on-road and off-road engines would be offset by an increase in their activity and also an increase in industrial growth.

The standards for carbon dioxide, nitrogen dioxide, sulfur dioxide, and lead are being met in the Bay Area, and the latest pollutant trends suggest that these standards will not be exceeded in the foreseeable future (ABAG, 2001).

Sensitive Land Uses

Land uses such as schools, day care centers, hospitals, and convalescent homes are considered to be relatively sensitive to poor air quality because the very young, the elderly, and

the infirm are more susceptible to respiratory infections and other air-quality-related health problems than the general public. Residential areas are also considered sensitive to poor air quality because people are often at home for extended periods. Recreational land uses are moderately sensitive to air pollution, because vigorous exercise associated with recreation places a high demand on the human respiratory system. Some persons are more sensitive than others to air pollutants. The reasons for heightened sensitivity may include health problems, proximity to the emissions source, and duration of exposure to air pollutants.

The California Air Resources Board recommends against locating sensitive uses within 500 feet of a freeway. The basis for the recommendations is a number of studies that identify an association with respiratory symptoms, asthma exacerbations and decreases in lung function in children. In traffic-related studies, the health risk attributable to proximity was seen within 1000 feet and was strongest within 300 feet. California freeway studies show about a 70 percent drop in particulate pollution levels at 500 feet. (, California Air Resources Board, April 2005.)

AIR QUALITY GOAL

GOAL 12.1-1 **Improve air quality and meet all Federal and State ambient air quality standards by reducing the generation of air pollutants from stationary and mobile sources and by appropriate siting and design of sensitive land uses.**

AIR QUALITY POLICIES

Policy 12.1-1 **Promotion of Alternate Travel Modes to Reduce Air Pollution.** Promote pedestrian, bicycle, and transit modes of travel to reduce air pollutant emissions from automobiles. (Action Steps for this policy are located in Chapter 6 - Transportation.)

- Policy 12.1-2** **Land Use Planning to Reduce Air Pollution.** Promote land use mixes and development densities that encourage pedestrian, bicycle and transit modes of travel to reduce air pollutant emissions from automobiles. (Action Steps for this policy are located in Chapter 4 - Land Use and Community Development.)
- Policy 12.1-3** **Protection of Sensitive Receptors Adjacent to I-580.** Protect sensitive receptors, including residential uses, schools, day care centers, parks with recreation facilities, and medical facilities, which are located within 1000 feet of the Interstate 580 corridors from air pollutants. Also consider the impacts of odors and toxic emissions on sensitive receptors.
- Policy 12.1-4** **Location of Sensitive Receptors in Relation to I-580.** Locate sensitive receptors at least 300 feet away, and ideally 500 feet away, from the edge of Interstate 580.
- Policy 12.1-5** **Air Quality Requirements for Construction and Demolition Activities. Reduce combustion emissions and release of suspended and inhalable particulate matter during construction and demolition phases.**

AIR QUALITY ACTIONS

- Action 12.1-1** **Requirements for Air Quality Analyses for Environmental Review.** In environmental review documents analyzing air quality, comply with the Regional Air Quality Plan's assumptions used for population and vehicle miles traveled and be consistent with the Clean Air Plan Transportation Control Measures.
- Action 12.1-2** **Regional Air Quality Strategies.** Cooperate with the Bay Area Air Quality Management District in the review of land use proposals. Provide input and assistance to the Bay Area Air Quality Management District's development and implementation of regional air quality strategies.

Action 12.1-3	Zoning Regulations for Sensitive Receptors Adjacent to I-580. Revise zoning to incorporate regulations limiting the location of sensitive receptors within 300 feet of Interstate 580.
Action 12.1-4	Site Design Criteria/Development Standards for Projects Adjacent to I-580. Establish site design criteria and standards for development sites adjacent to the Interstate 580 corridor through Castro Valley (particularly parcels located downwind of the prevailing winds) to help reduce potential adverse air quality impacts. Also consider if there are any odor sources near the sites and whether mitigations should be required. Examples of design requirements and mitigations include, but would not be limited to: <ul style="list-style-type: none"><li data-bbox="844 913 1399 1071">• Orienting building openings and open areas, such as patios and decks, associated with sensitive land uses (residential, schools, hospitals, convalescent homes, parks, etc.) away from I-580; and<li data-bbox="844 1102 1399 1165">• Requiring minimum landscaped setbacks for buffer areas.<li data-bbox="844 1207 1399 1302">• Introducing landscaping and vegetation, which can absorb carbon monoxide, to buffer sensitive land uses.
Action 12.1-5	BAAQMD's Dust Abatement Approach. Require sponsors of individual development projects requiring site development and/or environmental review to implement the BAAQMD's approach to dust abatement through conditions of approval. This calls for "basic" control measures that should be implemented at all construction sites, "enhanced" control measures that should be implemented in addition to the basic control measures at construction sites greater than four acres in area, and "optional" control measures that should be implemented on a case-by-case basis at construction sites that are large in area, located near sensitive receptors or which, for any other reason, may warrant additional emissions reductions (BAAQMD, 1999).

12.2 CLIMATE CHANGE

Global climate change (GCC) is currently one of the most important and widely debated scientific, economic, and political issues in the United States. GCC refers to a change in the average weather of the earth that may be measured by wind patterns, storms, precipitation, and temperature. The baseline by which these changes are measured originates in historical records identifying temperature changes that have occurred in the distant past, such as during previous ice ages. The rate of temperature change has typically been incremental, with warming and cooling occurring over the course of thousands of years. In the past 10,000 years the earth has experienced incremental warming as glaciers retreated across the globe. However, scientists have observed an unprecedented increase in the rate of warming over the past 150 years, roughly coinciding with the global industrial revolution.

Although GCC is now widely accepted as a concept, the extent and speed of change to be expected, and the exact contribution from human sources, remains in debate. Nonetheless, the world's leading climate scientists, the Intergovernmental Panel on Climate Change (IPCC), have reached consensus that global climate change is very likely caused by humans, and that hotter temperatures and rising sea levels will continue for centuries no matter how much humans control their future emissions. In particular, human influences have:

- *very likely* contributed to sea level rise and increased storm surge during the latter half of the 20th century;
- *likely* contributed to changes in wind patterns, affecting extra-tropical storm tracks and temperature patterns;
- *likely* increased temperatures of extreme hot nights, cold nights and cold days;
- *more likely than not* increased risk of heat waves, area affected by drought since the 1970s, and frequency of heavy precipitation events. (IPCC, November 2007)

The IPCC predicts that global mean temperature increase from 1990-2100 could range from 2.0 to 11.5 degrees Fahrenheit, with the most likely scenario between 3.2 and 7.1 degrees. The same report projects a sea level rise of 7 to 23 inches by the end of the century, with a greater rise possible depending on the rate of polar ice sheet melting.

According to the California Climate Action Team (CCAT), accelerating GCC has the potential to cause a number of adverse impacts in California, including but not limited to: a shrinking Sierra snowpack that would threaten the state's water supply; public health threats caused by higher temperatures and more smog; damage to agriculture and forests due to reduced water storage capacity, rising temperatures, increasing salt water intrusion, flooding, and pest infestations; critical habitat modification and destruction; eroding coastlines; increased wildfire risk; and increased electricity demand. (CCAT, April 2006) These impacts have and will continue to have considerable costs associated with them.

While all of these impacts may be felt to some extent in the Bay Area generally and Castro Valley specifically, of particular concern are high temperatures and the negative impacts on air quality, and water quality and water supply issues. Recent studies indicate that hot days correlate with poor air quality days, and air pollution is contributing to more annual deaths and cases of respiratory illness and asthma (Jacobson, 2008). In other areas of the Bay Area, sea level rise and the resulting potential for intermittent flooding and gradual inundation is a concern that must be addressed.

Greenhouse Gases

Gases that trap heat in the Earth's atmosphere are called greenhouse gases (GHGs). These gases play a critical role in determining the Earth's surface temperature. Part of the solar radiation that enters Earth's atmosphere from space is absorbed by the Earth's surface. The Earth reflects this radiation back toward space, but GHGs absorb some of the radiation. As a result, radiation that otherwise would have escaped back into space is retained, resulting in a warming of the atmosphere. Without natural GHGs, the Earth's surface would be about 61°F cooler. (CCAT, April 2006) This phenomenon is known as the greenhouse effect. However, many scientists believe that emissions from human activities—such as electricity generation, vehicle emissions, and even farming and forestry practices—have elevated the concentration of GHGs in the atmosphere beyond naturally-occurring concentrations, contributing to the larger process of global climate change. The six primary GHGs are:

- **Carbon dioxide (CO₂)**, emitted as a result of fossil fuel combustion, with contributions from cement manufacture;
- **Methane (CH₄)**, produced through the anaerobic decomposition of waste in landfills, animal digestion, decomposition

of animal wastes, production and distribution of natural gas and petroleum, coal production, and incomplete fossil fuel combustion;

- **Nitrous oxide (N₂O)**, typically generated as a result of soil cultivation practices, particularly the use of commercial and organic fertilizers, fossil fuel combustion, nitric acid production, and biomass burning;
- **Hydrofluorocarbons (HFCs)**, primarily used as refrigerants;
- **Perfluorocarbons (PFCs)**, originally introduced as alternatives to ozone depleting substances and typically emitted as by-products of industrial and manufacturing processes; and
- **Sulfur hexafluoride (SF₆)**, primarily used in electrical transmission and distribution systems.

Although there are other emissions, such as diesel particulate matter, that can contribute to global warming, the California legislation and litigation have explicitly identified these six as being of primary concern. GHGs have varying potentials to trap heat in the atmosphere, known as global warming potential (GWP), and atmospheric lifetimes. GWP ranges from 1 (carbon dioxide) to 23,900 (sulfur hexafluoride). GHG emissions with a higher GWP have a greater global warming effect on a molecule-by-molecule basis. For example, one ton of CH₄ has the same contribution to the greenhouse effect as approximately 21 tons of CO₂. (California Climate Action Registry, 2008) GWP is alternatively described as “carbon dioxide equivalents”, or CO₂e. The parameter “atmospheric lifetime” describes how long it takes to restore the system to equilibrium following an increase in the concentration of a GHG in the atmosphere. Atmospheric lifetimes of GHGs range from tens to thousands of years.

Alameda County Climate Change Initiatives

In June 2006 the Alameda County Board of Supervisors established the County Climate Change Leadership Strategy. The County, along with 11 jurisdictions, committed to becoming members of the global organization Local Governments for Sustainability (ICLEI) and participating in the Alameda County Climate Protection Project (ACCPP). In committing to the project, the participating jurisdictions embarked on an ongoing, coordinated effort to reduce the emissions that cause global warming, improve air quality, reduce waste, cut energy use and save money. The Castro Valley community participates in the project through Alameda County. The County aims to reduce emissions to 1990 levels by 2020 and to 80 percent below 1990 levels by 2050.

To achieve these targets, the County is preparing a Climate Action Plan (CAP) to determine appropriate actions to reduce local GHG emissions and facilitate monitoring and reporting. The CAP will contain plans for the County’s own government operations and for private development in the unincorporated areas. In addition to developing the CAP, the County has initiated several other activities to help achieve its GHG emissions reduction goals. These include the adoption of green building ordinances for County buildings and certain private development projects; the Alameda County Green Business Program; and increased use of alternative fuels for County operations.

County Greenhouse Gas Inventory

One of the first steps to creating the Climate Action Plan was to complete an emissions inventory. Table 12.2-1 shows the unincorporated County’s total greenhouse gas emissions from the major sectors for the year 2005. The residential population and employees in the unincorporated portions of Alameda County are emitting approximately 930,039 short tonnes of CO₂e emissions each year. Burning fossil fuels in vehicles and for energy use in buildings and facilities is a major contributor to the County’s greenhouse gas emissions. Fuel consumption in the transportation sector is the single largest source of emissions, contributing almost 60 percent of total emissions. The estimated emissions from transportation include trips on local roads and locally-generated highway trips but omit “pass through” trips that originate or end in other counties. The residential and commercial/industrial sectors represent emissions that result from electricity and natural gas used in buildings and facilities. Emissions from waste landfill sites and the energy use associated with water consumption represent account for 6.6 percent of the total emissions.

Table 12.2-1 Unincorporated County 2005 GHG Emissions

Sector	Emissions (Tonnes of CO ₂ e)	Percent of Total Emissions	Estimated Average Emissions
Transportation	556,041	59.8%	3.07 tonnes per resident and employee
Residential	179,864	19.3%	1.29 tonnes per resident
Commercial/Industrial	132,768	14.3%	3.16 tonnes per employee
Waste Water	61,366	6.6%	0.34 tonnes per resident and employee
Total	930,039	100%	

Source: Alameda County, Draft Alameda County Community Climate Action Plan, Technical Appendix A, 2010; Dyett & Bhatia, 2010

Castro Valley Emissions

The Baseline Emissions Inventory for Unincorporated Alameda County for the year 2005 can be used to estimate the emissions from residents and employees (service population) in Castro Valley. Assuming that Castro Valley residents and employees use the same average amount of energy and generate the same average amount of waste as the other residents and employees in unincorporated Alameda County, in 2005, Castro Valley generated 356,465 tonnes of CO₂e emissions per year. Due, however, to Castro Valley's location within the regional transportation system, the planning area accounts for about 56 percent of the County's vehicle mileage even though its share of the County's service population is only 40 percent. Adjusting the average emissions from transportation to reflect Castro Valley's larger share of mileage, increases the estimated emissions from the planning area to 446,656 tons per year. Table 12.2-2 summarizes the findings. To help achieve the County's 15 percent reduction target, the greenhouse gas emissions from Castro Valley should be reduced to less than 379,658 tonnes per year by 2020.

Table 12.2-2 Castro Valley Estimated 2005 GHG Emissions

Sector	Estimated Average Emissions	Emissions (Tonnes of CO ₂ e)
Transportation*	4.32 tonnes per resident and employee	311,701
Residential	1.29 tonnes per resident	81,111
Commercial/Industrial	3.16 tonnes per employee	29,312
Waste/Water	0.34 tonnes per resident and employee	24,532
Total		446,656

Source: Alameda County, Draft Alameda County Community Climate Action Plan, Technical Appendix A, 2010; Dyett & Bhatia, 2010

*Based on planning area's 56% share of County average daily vehicle miles travelled (DVMT)

Climate Change Adaptation and GHG Reductions

In addition to reducing the level of greenhouse gas emissions and potentially slowing the rate of climate change, Alameda County is working to develop strategies to help communities adapt to the effects of climate change. In areas of the County near the San Francisco Bay, issues related to potential sea level rise will be evaluated and addressed. The short-term focus for the Castro Valley planning area and other areas of the County will be on integrating land use and transportation, reducing water and energy consumption and reducing waste generation.

Community Climate Action Plan

The County will implement the adopted CAP within Castro Valley. The draft CAP identifies measures that the County could implement throughout the unincorporated areas to try to reduce GHG emissions by 15 percent by 2020. The draft CAP focuses the County's efforts into six action areas to reduce greenhouse gases: transportation, land use, building energy, water, waste, and green infrastructure. Within each action area there are strategies, measures and specific implementation actions that will allow the County to measure progress. Where appropriate, the quantified goals identified in the CAP have been incorporated into the Castro Valley General Plan.

General Plan Policies Addressing Climate Change

Many General Plan policies, particularly those related to land use, circulation, public utilities, biological resources, and community character and design, will help to reduce the total GHG emissions and limit climate change impacts on the community. The General Plan will also be updated to incorporate the strategies of the Alameda County Community Climate Action Plan when it is adopted.

- **Land Use and Development.** The General Plan land use policies focus on infill residential development and commercial renovation to accommodate anticipated growth, rather than developing in new areas. The land use and development strategies include: establishing an infill opportunity zone around the Castro Valley BART station to facilitate higher levels of development within easy access of regional public transit; creating neighborhood centers by allowing a mix of uses at key locations; and supporting local and home-based businesses to reduce commute traffic.

- **Community Character and Design.** Revitalizing the Central Business District and other commercial areas is one of the highest goals for the Castro Valley General Plan and the community. Improving the look and feel of the commercial areas will support new commercial uses that will serve the local community and help to reduce the number and length of trips that residents and local workers have to drive.
- **Transportation.** The transportation policies prioritize balancing the needs of transit riders, pedestrians, and bicyclists with the needs of drivers and create new opportunities for Castro Valley residents to travel by alternative modes. Since transportation is the largest source of GHGs in Castro Valley, measures that reduce dependence on traveling by private automobile have the greatest potential to reduce total GHGs.
- **Biological Resources.** Preserving and improving natural habitat is a primary proposal in the General Plan. In addition, there are policies that support expanding the urban forest and community gardens. These initiatives are intended to improve air quality by providing for carbon sequestration and support local food networks in order to limit the need to transport food products.
- **Public Services and Utilities.** This chapter contains strategies that will help to reduce greenhouse gases – water conservation and recycling measures, and solid waste reduction and recycling. Shrinking water demand through conservation and recycling will reduce the amount of GHG produced while transporting water. Reducing solid waste disposal through composting and recycling will limit the amount of methane and other GHGs produced at landfills.

Additional goals, policies, and actions specific to addressing greenhouse gases and adapting to climate change are listed below. These policies support the County’s green building and energy efficiency initiatives.

CLIMATE CHANGE GOALS

GOAL 12.2-1	Reduce greenhouse gas emissions in Castro Valley.
GOAL 12.2-2	Prepare Castro Valley for the effects of climate change through the adoption of adaptation and resiliency strategies.

CLIMATE CHANGE POLICIES

Policy 12.2-1	GHG Reduction Program Participation. The County shall continue to participate in international, national, regional, and local programs to reduce greenhouse gas emissions.
Policy 12.2-2	County Climate Action Plan. The County's Climate Action Plan shall be the guiding document for the reduction of greenhouse gases in Castro Valley and shall be implemented through all components of the County General Plan including the Castro General Plan.
Policy 12.2-3	Renewable Energy. Decrease dependency on non-renewable fuel by increasing availability and use of renewable energy sources.
Policy 12.2-4	Energy Efficiency. Improve the energy efficiency of new and remodeled buildings in Castro Valley.
Policy 12.2-5	Adaptation Strategies. The County shall participate in regional efforts focused on adapting communities to the effects of climate change.

CLIMATE CHANGE ACTIONS

Action 12.2-1	Emissions Inventory. Reevaluate the government and community emissions inventories on a regular basis to monitor progress towards the County's emission reduction targets.
Action 12.2-2	Zoning to Support Emissions Reductions. Review and, if appropriate, modify the Zoning and Subdivision Ordinances to support the emissions reduction targets and the goals of the Climate Action Plan.
Action 12.2-3	Renewable Energy Availability. The County shall participate in regional and statewide efforts to improve the proportion of renewable energy available to Castro Valley energy customers.

Action 12.2-4 **Green Building Standards.** New construction and remodels that exceed specified thresholds shall comply with the County’s Green Building Ordinances.

Action 12.2-5 **Adaptive Reuse.** The County shall encourage adaptive reuse of existing buildings, where they can be used efficiently or remodeled for energy-efficient operations.

Action 12.2-6 **Zoning for Energy Efficiency and Heat Reduction.** Modify the Zoning and Subdivision Ordinances to incorporate measures that will increase energy efficiency, reduce reliance on non-renewable fuels, and reduce heat retention. These could include:

- Passive solar and appropriate landscaping techniques;
- Requiring “cool” roofs and paving and shade trees to reduce heat retention;
- Water-efficient landscaping requirements;
- Parking provisions for low or zero-emission vehicles;
- “Unbundling” parking for transit-accessible development.

Action 12.2-7 **Green Building Incentives.** Develop and implement incentives to encourage green building practices in Castro Valley. Such incentives for green building could include:

- Fast-track permitting;
- Permit fee reductions correlated with green building features;
- Green design assistance program;
- Staff training; and/or
- Other energy efficiency programs.

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Appendix A

Measure D

Save Agriculture and Open Space Lands

The people of the County of Alameda ordain as follows:

Section 1. Purposes

The purposes of this Initiative are to preserve and enhance agriculture and agricultural lands, and to protect the natural qualities, the wildlife habitats, the watersheds and the beautiful open spaces of Alameda County from excessive, badly located and harmful development. The measure establishes a County Urban Growth Boundary which will focus urban-type development in and near existing cities where it will be efficiently served by public facilities, thereby avoiding high costs to taxpayers and users as well as to the environment. The ordinance is designed to remove the County government from urban development outside the Growth Boundary.

The limitations this measure imposes on the amount and location of development aim at preventing excessive growth and curbing the juggernaut of urban sprawl. The Initiative will reduce traffic congestion, air and water pollution, loss of historic and scenic values and the blighting of existing city centers; and will help maintain a high quality of life in Alameda County.

Section 2. Findings

The people of Alameda County do deliberately find and declare the following:

(a) Excessive Development: Alameda County is at a critical juncture. Many of the valuable natural resources and qualities of the County have been needlessly or prematurely destroyed by development. Much that remains is in imminent jeopardy. The current rate of residential growth would double the East County population alone in the next 20 years. The resulting development would despoil agricultural lands, wildlife habitat, scenic corridors, watersheds and other environmentally valuable areas. This growth would harm air and water quality, exacerbate already intolerable levels of traffic and congestion, and overwhelm the ability of local government to provide public facilities and services at a reasonable cost to taxpayers.

(b) Existing Plans: The existing East County and Castro Valley Area Plans are weak. They do not provide adequate safeguards against destructive growth nor adequate protection for agriculture and vital environmental qualities. The plans contain major loopholes; some areas are not covered by any meaningful protection. The plans have no permanency. They can be changed at any time.

(c) Agriculture: The protection of existing agriculture is important to Alameda County. Agriculture remains a major contributor to the County's diversified economy. It is key to preserving open lands. Agriculture can only be maintained and enhanced if the voters of the County make a firm commitment to its preservation.

(d) Open Lands: Preservation of agriculture and other open lands protects air and water quality, contributes to health and recreation, offers habitat for plants and animals, provides visual enjoyment and beauty, gives a sense of history and community, and generally is important to the quality of our lives.

(e) Air Pollution: The East County area exceeded State limits for air pollution on 21 days in 1998 and was identified in 1997 as one of the 10 worst air basins in the United States. The air quality will be further impaired by currently projected growth. That is not healthy.

(f) Traffic: County highways and streets are grossly overloaded with traffic. Large-scale, sprawling County development will make traffic problems much worse.

(g) Water: There is inadequate water now for projected East County growth. Provision of an adequate, reliable, safe water supply would be very expensive and cause environmental harm. There would be great pressure to use recycled water from treated sewage, with uncertain health effects.

(h) Housing: This ordinance confirms the County's obligation to meet fair share housing needs for all income segments. The establishment of a County Urban Growth Boundary will encourage compact development which provides more affordable housing than sprawl.

(i) Public Facilities: Properly planned, compact development in and near existing urban areas where infrastructure is available is more economical to users and taxpayers than far-flung, scattered development which can cost many times as much to build and operate. Public facilities can have major direct and indirect adverse effects on land use and the environment.

(j) Landfills and Quarries are massive, ugly and environmentally harmful uses of land. Recycling will greatly reduce the amount of land needed for waste disposal. Existing landfills in Alameda County are inadequate for County residents for the long-term future.

(k) Castro Valley and Palomares Canyonlands: Environmentally fragile and valuable canyonlands in the Castro Valley and Palomares areas are vulnerable to intense development pressures which would be very destructive. They deserve greater protection than the fragmentary safeguards now provided by the General Plan.

(l) Burden of Proof: Within the meaning of California Evidence Code Section 669.5(c)(3), this ordinance is designed to protect agricultural use as defined in Government Code Section 51201(b) and open space land as defined in Government Code Section 65560(b).

Section 3. Protection of Legal Rights

Notwithstanding their literal terms, the provisions of this ordinance do not apply to the extent, but only to the extent, that courts determine that if they were applied they would deprive any person of constitutional or statutory rights or privileges, or otherwise would be inconsistent with the United States or State constitutions or law. The purpose of this provision is to make certain that this ordinance does not violate any person's constitutional or legal rights.

To the extent that a provision or provisions of this ordinance do not apply because of this section, then only the minimum development required by law which is most consistent with the provisions and purposes of this ordinance shall be permitted.

Section 4. Agricultural, Resource Management, Water Management, and Rural Residential Areas

In areas outside the County Urban Growth Boundary designated Large Parcel Agriculture, Resource Management or Water Management Lands by the East County Area Plan on February 1, 2000, or by this ordinance, the number of parcels that may be created, the residential units permitted on each parcel, the size of the development envelope, the maximum floor areas and floor area ratios, and the uses permitted by the Plan on February 1, 2000, or by this ordinance, whichever is less, may not be increased.

Rural Density Residential designations may not be changed to a designation which permits more development.

Section 5. Redesignation of Urban Reserve Area

Areas outside the Urban Growth Boundary designated Urban Reserve in the East County Area Plan on February 1, 2000, are redesignated Large Parcel Agriculture, subject to the minimum parcel size, density, maximum development envelopes, building intensity, permissible uses and other restrictions that apply to areas under that designation. The Urban Reserve Land use designation is deleted from the text, Table 10 and from the Land Use Diagram of the Plan.

Section 6. South Livermore Valley Area Plan

This ordinance shall not supersede or change the provisions of the South Livermore Valley Area Plan in the area to which the plan applied on February 1, 2000. The area to which the Plan applies may be expanded, pursuant to Program 117, not to exceed 1 mile beyond the February 1, 2000, boundary, for purposes of attaining the goal in Policy 302 of 5,000 acres of cultivated agriculture. The maximum density bonus of 4 additional homesites per 100 acres in the Plan may not be increased.

Section 7. County Housing Obligations

Nothing in this ordinance shall be applied to preclude County compliance with housing obligations under State law. To the maximum extent feasible, the County shall meet State housing obligations for the East County Area within the County Urban Growth Boundary. In providing required housing, the County shall protect environmental values, enhance the quality of life of affected persons, and comply with policies and programs of this ordinance to the maximum extent feasible.

If State-imposed housing obligations make it necessary to go beyond the Urban Growth Boundary, the voters of the County may approve an extension of the Boundary. The Board of Supervisors may approve housing beyond an Urban Growth Boundary only if:

(1) it is indisputable that there is no land within the Urban Growth Boundary to meet a State housing requirement either through new development, more intensive development, or redevelopment; (2) no more land is used outside the Urban Growth Boundary than is required by the affordable housing necessary to meet a State obligation; (3) the area is adjacent to the Urban Growth Boundary, or to an existing urban or intensive residential area; (4) the percentage goals for low- and very low-income housing in Policy 42 will be met in any housing approved; (5) there will be adequate public facilities and services for the housing; and (6) the development shall not be on prime agricultural lands, or lands designated, at least conditionally, for intensive agriculture, unless no other land is available under this Policy.

In no case shall required housing be built on or which protrudes over hilltops or ridgelines, on slopes of more than 20%, critical wildlife habitat, or within 100 feet of a riparian corridor.

Section 8. East County Area Plan Amendments

The Alameda County East County Area Plan is amended as follows below. Material deleted from the Plan is struck out; material added is underlined (except some subsection headings are underlined in the existing Plan). Unchanged policies, programs and provisions of the Plan are omitted from this ordinance.

Policy 1: The County shall identify and maintain a an County Urban Growth Boundary (see Tables 1 and 2 and Figure 3) that defines areas divides areas inside the Boundary, next to existing cities, generally suitable for urban development from and areas outside generally suitable for long-term protection of natural resources, agriculture, public health and safety, and buffers between communities. The County Urban Growth Boundary shall be the Urban Growth Boundary of the City of Pleasanton starting at its eastern junction with U.S. I-580 clockwise to U.S. I-580, west to the boundary of the East County Area Plan, north to the proposed western Urban Growth Boundary for the City of Dublin on the November 7, 2000, election ballot, to the Alameda-Contra Costa County line, east to the eastern boundary of the East Dublin Specific Plan on February 1, 2000, south to U.S. I-580, east to the city limits of the City of Livermore, the northern Livermore city limits, except where the northern city limits are below U.S. I-580 the Boundary shall be I-580, to the eastern city limits of Livermore, to the proposed southern Urban Growth Boundary for Livermore on the March 7, 2000, election ballot, to U.S. I-580, and west to the City of Pleasanton Urban Growth Boundary. (Map, Initiative Appendix 1).

~~is intended to be permanent and to define the line beyond which urban development shall not be allowed. The County shall use the Urban Growth Boundary to provide certainty regarding development potential for long-term infrastructure financing, agricultural investment, and environmental protection.~~

Policy 1A: The County shall identify any urban designations on the Land Use Diagram (inclusive of incorporated and unincorporated areas of East County) sufficient to accommodate projected growth ~~projected. for the plan period which extends through the year 2010.~~ Urban designations in unincorporated areas shall be contained within the County Urban Growth Boundary and shall not be expanded to accommodate lower than planned densities.

Policy 13: The County shall require that development be phased according to the availability of infrastructure and public services allowed by the Initiative, and in conformance with policies of the East County Area Plan which encourage compact development. ~~The County shall not adopt an annual growth management limit for development within unincorporated areas.~~

Policy 14A: The County shall not provide nor authorize public facilities or other infrastructure in excess of that needed for permissible development consistent with the Initiative. This Policy shall not bar 1) new, expanded or replacement infrastructure necessary to create adequate service for the East County, 2) maintenance, repair or improvements of public facilities which do not increase capacity, and 3) infrastructure such as pipelines, canals, and power transmission lines which have no excessive growth-inducing effect on the East County area and have permit conditions to ensure that no service can be provided beyond that consistent with development allowed by the Initiative. "Infrastructure" shall include public facilities, community facilities, and all structures and development necessary to the provision of public services and utilities.

Program 9: The County shall work with cities to develop a ~~subregional~~ Master Plan for public facilities, services, and amenities for East County, similar to Pleasanton's Municipal Facilities Master Plan. The Master Plan shall be coordinated with Development Phasing and Community Facility plans for Major New Urban Development and shall address the potential for shared use of public facilities, such as joint use of neighborhood parks and school playgrounds.

Residential Uses

Goal: To provide an adequate supply of residential land designated housing in a range of densities to meet State requirements, to accommodate projected housing growth consistent with this Plan for 2010 and to respond to the needs of all income groups.

Policy 37: The County shall require a phasing plan for major residential projects and Major New Urban Developments (*see definitions in Table 1*) that determines when affordable housing multiple family units (including very-low, low-, and moderate-income units) will be built in each major residential project. The intent of the phasing plan shall ~~is to~~ ensure that the majority of multiple family and affordable housing units are not postponed until the final phases of development. Affordable units shall be reasonably dispersed throughout the project. The County shall work with cities to require the same policies within incorporated areas.

Policy 42: The County shall work with cities to attain the Association of Bay Area Governments ABAG regional housing share goal (established in the County Housing Element for East County) of 21 percent moderate-income, 15 percent low-income, and 21 percent very low income housing units throughout East County.

Policy 43: The County shall require each residential and non-residential project to contribute to meeting the housing needs of very low-, low- and moderate-income households (*see definition in Table 1*). All residential developments of 20 or more units, whether for rental or sale, must include and maintain affordable housing units. Developers may choose the percentage of affordable housing units depending on the degree of affordability provided: either 10 percent very low income, 15 percent low income, or 20 percent moderate income, or a fraction of each of these adding to 1. Affordability must be permanently ensured through deed restrictions.

Program 13: The County shall adopt an ordinance establishing a low- and very low-income **housing fee** to be applied to all new unincorporated market rate housing and non-residential development that do not directly provide their fair share of housing under Policy 43. For residential development, the fee shall aim generally at covering the cost of providing a fair share of low and very low income housing, not otherwise provided, proportionate to the size of the development. Non-residential development fees should be related to the affordable housing needs that can reasonably be attributed to the development. Payment of the in-lieu fee shall be made prior to the issuance of an occupancy certificate.

Industrial/Commercial/Office Uses and Economic Development

Policy 48: The County shall work with cities to designate an adequate, but not excessive, supply of land for industrial, commercial, and office development to meet ~~the~~ East County needs consistent with the Initiative holding capacity for the planning period.

Community Facilities

Policy 55: The County shall promote the location of community facilities near major transportation centers and within existing city downtown areas ~~and proposed community centers (see Tables 6 and 8).~~

General Open Space

Policy 60: The County shall require all new developments, ~~including those resulting from conversion of Urban Reserve,~~ to dedicate or acquire land for open space and/or pay equivalent in-lieu fees to the Alameda County Open Space Land Trust which shall be committed to open space land acquisition and management

and shall encourage the cities to impose similar open space requirements on development in incorporated areas. ~~Detailed development plans (e.g., specific plans) required for each phase of Major New Urban Developments shall include a detailed open space program ensuring the preservation of land for open space use, sufficient funds to manage open space land, and the fair compensation of property owners.~~

Program 21A: The County shall work with East County cities to: ~~(1) develop a comprehensive open space preservation program, for lands outside the Urban Growth Boundary, including land north of the Urban Growth Boundary in North Livermore as established through program 1A;~~ 2 establish priorities, and identify feasible mechanisms for acquisition or dedication of land in open space areas within 2 years of the effective date of the Initiative, identified in policy 55A, and 3) ~~assign responsibility to Major New Urban Developments and other development in the East County for open space preservation.~~ In addition to impact fees on new urban development, the program shall ~~analyze~~ should consider other land acquisition techniques including dedication of easements in return for development rights and/or bonuses, transfer of development credits, and bonds or other fees/funds for land acquisition.

Agricultural Support Services

Policy 81A: In areas designated Large Parcel Agriculture, the County shall permit agricultural processing facilities (for example wineries, olive presses) and limited agricultural support service uses that primarily support Alameda County agriculture, are not detrimental to existing or potential agricultural uses, demonstrate an adequate and reliable water supply, and comply with the other policies and programs of the Initiative.

Policy 85: In areas designated Large Parcel Agriculture, the County shall permit limited agriculture enhancing commercial uses that primarily support the area's agricultural production, are not detrimental to existing or potential agricultural use, demonstrate an adequate and reliable water supply, and comply with other policies and programs of the Initiative.

Williamson Act Contracts

Policy 89: The County shall not approve cancellation of Williamson Act contracts within or outside the County Urban Growth Boundary except where findings can be made in accordance with state law, and the cancellation is consistent with the Initiative. In making any such findings with respect to land inside the Urban Growth Boundary, the County shall consider the following: In no case shall contracts outside the Urban Growth Boundary be cancelled for purposes inconsistent with agricultural or public facility uses. Prior to canceling any contract inside the County Urban Growth Boundary, the Board of Supervisors shall specifically find that there is insufficient non-contract land available within the Boundary to satisfy state-mandated housing requirements. In making this finding, the County shall consider land that can be made available through reuse and rezoning of non-contract land.

- ~~• The Urban Growth Boundary is designed to encourage orderly, planned development and to satisfy state-mandated housing requirements (see policies 1 and 11). Cancellation of contracts inside the Urban Growth Boundary may be necessary to advance these and other important goals of the east County Area Plan.~~
- ~~• Cancellation of contracts inside the Urban Growth Boundary will not result in the removal of lands outside the Urban Growth Boundary from agricultural use (see Policy 17).~~
- ~~• The Urban Growth Boundary defines areas suitable for agriculture and will be used to provide certainty regarding agricultural investment (see policy 1). In establishing the location of the Urban Growth Boundary (and Major New Development areas), the County considered the availability and suitability for urban use of contracted and non-contracted land on a subregional basis.~~
- ~~• Where growth is properly phased (see policies 13, 15, 98, and 99), contract cancellation will not result in discontinuous patterns of urban development. In such cases, the development of contracted land will provide more contiguous patterns of urban development than development of proximate non-contracted land. Proper phasing of development may justify some contract cancellation in order to protect the County's permanent agricultural land inventory as defined by the Urban Growth Boundary.~~

- ~~Lands outside the Urban Growth Boundary generally are not suitable or available for urban growth. Inside the Urban Growth Boundary, the need for urban growth on contracted land would only temporarily be delayed by shifting early growth to non-contracted land.~~

Rural Development

~~Policy 93 99A: Outside the Urban Growth Boundary the County shall may approve divisions of agricultural parcels only when to the extent consistent with the Initiative, and, if applicable, the criteria set forward in Table 9, Standards for Subdivision and Site Development Review for Agricultural Parcels are met. In evaluating a subdivision application, the analysis shall should assume that each parcel includes a building envelope which could be developed with a residence (even if a residences are is not proposed as part of the application).~~

Single Family Clustering

~~Program 36: Notwithstanding any other provision of the Initiative, the County may permit residential and other structures allowed on a parcel or adjoining parcels on land designated Large Scale Agriculture, Resource Management or Water Management Lands on February 1, 2000, or by the Initiative, to be clustered on one or more of the parcels on adjacent development parcels not to exceed 2 acres each. No additional residential units may be built as a result of clustering, except a bonus of one residential unit for each 5 residential units clustered may be permitted.~~

~~For each residential unit clustered, an area equal to the minimum parcel size otherwise applicable to the parcel from which the unit was derived minus the area of the clustered parcel shall be protected permanently from further development, except for agricultural structures necessary for agricultural use, by dedication of a conservation easement on a single, continuous area to Alameda County or by other comparably effective means.~~

~~Except as provided in this program, all clustering shall comply with the provisions of the Initiative. Care shall be taken in permitting clustering not to impair existing or potential agricultural uses, water quality, or environmental or visual values. Consistent with those requirements, clustering shall be configured to maximize the amount of contiguous agricultural acreage.~~

Parcel Size

~~Program 39A: The County shall amend The Zoning Ordinance to create the shall have an "A-160" (Agriculture - 160-acre minimum parcel size) District and the an "A-320" (Agriculture - 320-acre minimum parcel size) District. The "A-160" (Agriculture - 160-acre minimum parcel size) District shall cover the following areas: the Wind Resource Area (see Figure 4 - Open Space Diagram), except lands easterly of the California Aqueduct, and lands to the south of Tesla Road that are within one mile of Tesla Road between the San Joaquin County boundary and the South Livermore Valley Plan Area, as defined in Figure 4. The "A-320" (Agriculture - 320-acre minimum parcel size) District shall cover lands located generally to the south of the following boundary: parallel to and one mile south of Tesla Road from the San Joaquin County boundary to the South Livermore Valley Plan Area; the southern boundary of the South Livermore Valley Plan Area; parallel to and one mile south of Vallecitos Road from the South Livermore Valley Plan Area to the intersection of the one mile line with the northern boundary of San Francisco Water Department lands surrounding San Antonio Reservoir; the northern boundary of the San Francisco Water Department lands to the north/south section line directly west of San Antonio Reservoir; a line following the north/south section line to its intersection with Calaveras Road; and the northern boundary of the East Bay Regional Park District property located between Calaveras Road and the western boundary of the East County planning area. The amendment to the Zoning Ordinance shall include "grandfather clauses," as appropriate, to recognize the legal rights of property owners with existing special conditions on their property. Lands rezoned to "A-160" and A-320" shall maintain the designations shown on the East County Area Plan Land Use Diagram. The "A-160" and "A-320" zoning designation shall not preclude the expansion of the South Livermore Valley Plan Area in accord with the policies of the South Livermore Valley Area Plan. (Sec. generally, Initiative Appendix 1 and 2.)~~

~~Program 40: The County shall amend the Zoning Ordinance and Subdivision Ordinance to shall specify that the 100 acre minimum parcel size permitted for the "A-100" (Agriculture - 100-acre minimum parcel~~

size) District, the 160 acre minimum parcel size permitted for the "A-160" (Agriculture - 160-acre minimum parcel size) District and the 320 acre minimum parcel size permitted for the "A-320" (Agriculture - 320-acre minimum parcel size) District are minimums and that the actual size of agricultural parcels shall be determined through an evaluation of individual circumstances of the property and surrounding land and may be larger than 100 acres in the "A-100" District, 160 acres in the "A-160" District, or 320 acres in the "A-320" District (see Table 9). Exceptions to these minimum parcel sizes may apply under within the South Livermore Valley Plan, as defined in "South Livermore Policies" at the end of this plan, in the North Livermore Intensive Agriculture Area, and where clustering of homesites is allowed under the Initiative.

Ridgelines

Policy 106A: Structures may not be located on ridgelines or hilltops or where they will project above a ridgeline or hilltop, as viewed from public roads, trails, parks and other public viewpoints, unless there is no other site on the parcel for the structure or on a contiguous parcel in common ownership on or subsequent to the date this ordinance becomes effective. New parcels may not be created that have no building site other than a ridgeline or hilltop, or that would cause a structure to protrude above a ridgeline or hilltop, unless there is no other possible configuration.

Visual Protection

Policy 107A: To the extent possible, including by clustering if necessary, structures shall be located on that part of a parcel, or on contiguous parcels in common ownership on or subsequent to the date this ordinance becomes effective, where the development is least visible to persons on public roads, trails, parks and other public viewpoints. This policy does not apply to agricultural structures to the extent it is necessary for agricultural purposes that they be located in more visible areas.

Policy 113A: In all cases appropriate building materials, landscaping and screening shall be required to minimize the visual impact of development. Development shall blend with and be subordinate to the environment and character of the area where located, so as to be as unobtrusive as possible and not detract from the natural, open space or visual qualities of the area. To the maximum extent practicable, all exterior lighting must be located, designed and shielded so as to confine direct rays to the parcel where the lighting is located.

Alteration of Landforms

Policy 113B: To the maximum extent possible, development shall be located and designed to conform with rather than change natural landforms. The alteration of natural topography, vegetation, and other characteristics by grading, excavating, filling or other development activity shall be minimized. To the extent feasible, access roads shall be consolidated and located where they are least visible from public viewpoints.

Solid Waste and Hazardous Waste Facilities

Goal: To ensure provide sufficient long-term landfill capacity for County residents, without impeding achievement of the recycling goals in the County Charter, and to ensure the compatibility of solid waste facilities and adjacent uses.

Policies

Policy 141: The County shall coordinate with the Alameda County Waste Management Authority to provide for minimum state requirements for landfill capacity, a continuous 50-year landfill capacity through landfill expansion and/or new landfill facilities. Permits for new landfills or landfill expansions shall be limited to 15 years' capacity, except to the extent a longer period is necessary to meet State standards. "Capacity" for expansions shall be determined by disposal of waste from within Alameda County and San Francisco City and County in the landfill during the year prior to filing the permit application multiplied by the permit period or by the average annual disposal of waste from within Alameda County and San Francisco in the landfill over the 5 year period preceding the application multiplied by the permit period, in

either case to be adjusted proportionately by the Recycling Board's estimated percentage increase or decrease of solid waste generation in the County during the permit period. "Capacity" for new landfills shall be determined from then existing or reasonably projected contracts to use the new facility for waste generated within Alameda County and San Francisco during the permit period, again adjusted by the Recycling Board's estimated changes in solid waste generation. The County shall approve no new facility or expansion which would impede achievement of landfill diversion goals according to the Recycling Board schedule. Nothing in this Policy or the Initiative shall alter or affect the terms of the Altamont Landfill Expansion Settlement Agreement of December 5, 1999.

Quarries and Regionally Significant Aggregate Resource Areas

Policy 144: Except to the extent required by State law, no new quarry or other open-pit mine may be approved by the County outside the Urban Growth Boundary, unless approved by the voters of Alameda County. Excavation not adjacent to an existing quarry site and on the same or an adjoining parcel shall be regarded as a new quarry.

Policy 144A: The quarry currently planned by the San Francisco Public Utility Commission in the Sunol area should not be established. If despite Policy 144 the quarry goes into operation, the County shall permit no related industrial or manufacturing uses, notwithstanding any other provision of the Initiative.

Description of Land Use Designations

Rural Density Residential allows for densities of 0 to 1 unit per acre. No parcel may be created under this designation which is less than 5 full acres. No more than 1 residential unit, plus any permissible secondary unit, may be permitted on a parcel. Except for infrastructure under Policy 14A, all buildings shall be located on a contiguous development envelope not to exceed 2 acres. Residential and residential accessory buildings shall have a maximum floor space of 12,000 square feet. This designation permits provides single family detached homes, secondary residential units, limited agricultural uses, public and quasi-public uses, and similar and compatible uses. The minimum parcel size allowed for a particular property within this designation will be determined on a case-by-case basis, but may range from 1 to 100 acres. Factors to be used in determining the minimum parcel size include, but are not limited to, the existing pattern or parcelization in the immediate area, historical subdivision patterns, the potential for disruption of agricultural productivity, and environmental considerations. When a property designated "Rural Density Residential" lies within the planning area of a city, as defined in that city's general plan, consideration will be given to the density allowed under the city's general plan designation.

Large Parcel Agriculture requires allows for a minimum parcel size of 100 acres, except as provided in Programs 39A and 40. and a. The maximum building intensity for non-residential buildings shall be .01 FAR (floor area ratio), but not less than 20,000 square feet. Where permitted, greenhouses shall have a maximum intensity of .025. except in areas supporting greenhouses where a maximum building intensity of .1 is allowed. One single family home per parcel is allowed provided that all other County standards are met for adequate road access, sewer and water facilities, building envelope location, visual protection compatibility, and public services. Residential and residential accessory buildings shall have a maximum floor space of 12,000 square feet. Additional residential units may be allowed if they are occupied by farm employees required to reside on-site. Apart from infrastructure under Policy 14A, all buildings shall be located on a contiguous development envelope not to exceed 2 acres, except they may be located outside the envelope if necessary for security reasons or, if structures for agricultural use, necessary for agricultural use. Subject to the provisions of the Initiative, this designation permits provides for low-intensity agriculture (such as alfalfa, cattle and horse grazing), high-intensity agricultural uses (such as row crops and vineyards), agricultural processing facilities (for example wineries, olive presses), limited agricultural support service uses (such as for example, barns, animal feed facilities, silos, stables, fruit stands, and feed stores), secondary residential units, visitor-serving commercial facilities (such as wineries by way of illustration, tasting rooms, fruit stands, bed and breakfast inns), recreational uses, public and quasi-public uses, solid waste landfills and related waste management facilities, quarries, windfarms and related facilities, utility corridors, other industrial uses appropriate for remote areas and determined to be compatible with agriculture, and similar and compatible uses compatible with agriculture. Special Uses may apply in South Livermore as defined in "South Livermore Policies" at the end of this plan. Different

provisions may apply in the South Livermore Valley Plan Area, or in the North Livermore Intensive Agriculture Area.

Resource Management requires allows for a minimum parcel size of 100 acres and a maximum building intensity for non-residential uses of .01 FAR, but not less than 20,000 square feet except in areas supporting greenhouses where a maximum building intensity of .1 is allowed. One single family home per parcel is allowed provided that all other County standards are met for adequate road access, sewer and water facilities, building envelope location, visual protection compatibility, and public services. Residential and residential accessory buildings shall have a maximum floor space of 12,000 square feet. Apart from infrastructure under Policy 14A, all buildings shall be located on a contiguous development envelope not to exceed 2 acres, except they may be located outside the envelope if necessary for security reasons or, if structures for agricultural use, necessary for agricultural use. Subject to the provisions of the Initiative, this designation permits provides for agricultural uses, recreational uses, habitat protection, watershed management, public and quasi-public uses, areas typically unsuitable for human occupation due to public health and safety hazards such as earthquake faults, floodways, unstable soils, or areas containing wildlife habitat and other environmentally sensitive features, secondary residential units, active sand and gravel and other quarries, reclaimed quarry lakes, and similar and compatible uses. Sand and gravel quarries allow a range of uses including sand and gravel processing, associated manufacturing and recycling uses requiring proximity to quarries, reclamation pits, and public use areas. This designation is intended mainly for land designated for long-term preservation as open space but may include low intensity agriculture, grazing, and very low density residential use.

Water Management Lands allows for a minimum parcel size of 100 acres and a maximum building intensity of .01 FAR. One single family home per parcel is allowed provided that all other County standards are met for adequate road access, sewer and water facilities, building location, visual compatibility protection, and public services. Residential and residential accessory uses shall have a maximum floor space of 12,000 square feet. Apart from infrastructure under Policy 14A, all buildings shall be located on a contiguous development envelope not to exceed 2 acres, except they may be located outside the envelope if necessary for security reasons or, if structures for agricultural use, necessary for agricultural purposes. Subject to the provisions of the Initiative, ~~¶~~ this designation provides for active sand and gravel quarries, reclaimed quarry lakes, watershed lands, arroyos, and similar and compatible uses. Sand and gravel quarries allow a range of uses including sand and gravel processing, associated manufacturing and recycling uses requiring proximity to quarries, reclamation pits, and public use areas, and potential development areas. Note: See individual reclamation plans for specific uses, planned public access, development, and quarry areas. Quarry lakes currently are used for quarrying operations as an interim use and are not open to the public but may be in the future. Watershed lands generally are not open to the public but serve as passive open space and are protected from development. Arroyos are typically used for flood control and may be accessible for public use.

General Transportation

Policy 166: The County shall adhere to provisions of the Regional Transportation Plan, **Countywide Transportation Plan,** and County Congestion Management Program, insofar as they are not inconsistent with the Initiative.

Policy 185A: The County shall promote opportunities (1) to develop **trunkline transit service** to serve local trips between Major New Urban Developments, regional job centers, major shopping areas, Las Positas College, major recreational destinations, South Livermore Wine Country, the North Livermore Intensive Agriculture Area, and East Dublin BART, and (2) to develop feeder transit service between East Dublin BART stations and major East County job centers to facilitate commuting from west Alameda County.

Solid Waste Facilities

Policy 230: The County shall conform its solid waste policies and programs to the Recycling Plan prepared by the Recycling Board, and generally coordinate its hazardous and solid waste management coordinate solid and hazardous waste management planning with the Alameda County Waste Management

Authority's goals, policies, and plans, except to the extent that they are inconsistent with the Initiative or the Recycling Plan.

Water

Policy 235: The County shall encourage Zone 7 to pursue new water supply sources and storage facilities only to the extent necessary to serve the rates and levels of growth established by the Initiative and by the general plans of the cities within its service area East-County-holding-capacity-projections.

Policy 236: The County shall approve new development only upon contingent-on verification that an adequate, long-term, sustainable, clearly identified water supply can will be provided to serve the development, including in times of drought. The County shall encourage developers of Major-New-Urban Development to seek new sources of water to supplement existing sources so that there will be sufficient water for smaller infill projects.

Policy 239: The County shall discourage water service retailers from constructing new water distribution infrastructure which exceeds future water needs based on a level of development consistent with the Initiative, the buildout projections of the East County Area Plan.

North Livermore Intensive Agriculture

Policy 301A: (1) The purpose of this Policy is to permit and encourage cultivated agriculture and to preclude urbanization in the North Livermore area, without unduly impairing the open, natural qualities of the area.

(2) In the area demarcated by Dublin's Sphere of Influence boundary on February 1, 2000, the County Urban Growth Boundary in North Livermore as established by the Save Agriculture and Open Space Lands Initiative, Dagnino Road extended north to the Alameda/Contra Costa County line, and the County line, 20-acre minimum parcels may be created as a density bonus exception to the larger minimum parcel size that otherwise would be applicable. Before any of these subsize parcels may be created, the Board of Supervisors shall hold public hearings and prepare and certify an environmental impact report and economic analysis for the demarcated area with respect to the creation of the parcels and their use for cultivated agriculture. The Board of Supervisors must find for all or a significant part of the demarcated area (1) that there will be an adequate, sustainable, safe supply of water for projected cultivated agriculture and other uses; (2) that cultivation and irrigation will not cause significant harm to groundwater, soil, biota, or other environmental qualities; and (3) that the parcels, with cultivated agriculture, will be economically viable before it may permit the creation of subsize parcels in those areas. The Board shall establish standards to prevent unnecessary or unjustifiable harm to the environment, including visual qualities, under this Policy.

(3) A parcel authorized by this Policy shall be allowed only if an adequate and permanent agricultural water supply for permissible irrigation and other uses has been demonstrated for the parcel and for any remainder parcel that would be smaller than the otherwise applicable minimum parcel size. An adequate and permanent water supply shall be deemed demonstrated if a valid contract exists with an irrigation district, water agency or the City of Livermore for necessary water, or water experts testify that an adequate and permanent groundwater supply is assured. Groundwater shall not be regarded as an adequate supply if its use would violate any person's legal right to water. A parcel may not be created unless 90% of the parcel has a slope of 20% or less. Parcel boundaries shall be drawn to maximize productive use for cultivated agriculture.

(4) Parcels may not be created under this Policy unless owners transfer to a land trust a conservation easement that effectively and permanently bars any development not permitted by this Policy. Owners shall contract with the County and the land trust, under the easement, and provide a bond or other appropriate guarantee, that when water is available they will plant and maintain for 8 or more years a cultivated agriculture crop on the portion of a parcel which may be irrigated, except on a development envelope not to exceed 2 acres. The easement, with its terms and undertakings, shall be duly recorded and shall be binding

on the owners' successors and assigns. If parcel division results in any remainder parcel smaller than the otherwise applicable minimum parcel size, that parcel also must be subject to a conservation easement with a contract and guarantee as specified above in this paragraph.

(5) If no appropriate land trust is available, an agricultural land trust shall be created by Alameda County. It shall be an independent nonprofit corporation qualified under State law to receive conservation easements. The trust shall have 7 directors: 3 shall be appointed by the Alameda County Board of Supervisors, 3 by the City of Livermore, and 1 by the other members of the trust. If the City of Livermore fails to appoint any of its trustees within 3 months of a vacancy, the Alameda County Board of Supervisors shall appoint them. The County, the City of Livermore, parcel owners, and environmental and other community groups shall be represented on the Board of Directors. The existing or new trust's operations under this Policy shall be financed, to the extent need be, by the County. The County shall levy a fee on parcels created under this Policy to defray the costs. The trust shall monitor and may enforce owner contracts to plant and maintain areas in cultivated agriculture. The panel of experts established in Section 18 of the Initiative shall also review the cultivated agriculture, and suggest practices which will enhance its viability and minimize its environmental impacts.

(6) One residence and residential accessory buildings may be built on each 20 acre or larger parcel created under this Policy south of May School Road and a line extended straight west and in Doolan and Collier Canyons. No residence or other non-agricultural structure is allowed on a parcel created under this Policy in the remainder of the area demarcated in paragraph (2).

(7) Land may not be cultivated or irrigated if the slope is greater than 20%, or to the extent that cultivation or irrigation would have a significant adverse effect on an environmentally sensitive area. Environmentally sensitive areas include but are not limited to any area which is critical habitat for endangered or threatened species, wetlands, riparian corridors and other land with important environmental values.

(8) Limited agriculture-enhancing commercial uses (for example, fruit stands, sampling rooms, restaurants and bed and breakfast establishments) may be permitted in the intensive agricultural area; provided that the use is functionally related to and will promote agricultural products grown or processed in Alameda County; the use is compatible with agricultural production; there is an adequate and reliable water supply that does not significantly diminish the availability of water for agricultural use or violate any person's water rights; all potential conflicts with surrounding agricultural uses and environmental impacts are mitigated to the satisfaction of the County; and the use will not create a concentration of commercial uses.

(9) All residential, agricultural (including wineries, olive presses and other processing facilities) and other buildings shall be located within a 2 acre contiguous development envelope. Subject to environmental constraints, development envelopes shall be located to maximize cultivated agriculture productivity. Wherever practicable, development envelopes shall be clustered on one or more parcels in an area equal to 2 acres multiplied by the number of envelopes clustered. The floor area for all nonagricultural buildings, except restaurants, shall not exceed 12,000 square feet; the floor area ratio for agricultural and agricultural processing buildings shall be .01, but not less than 20,000 square feet. Bed and breakfast establishments shall be located in owner occupied buildings. In all cases, siting of development envelopes and structures shall be controlled so that views from roads, trails and other public places are not substantially blocked and to minimize environmental harm.

(10) The County shall establish a trail system in any intensive agriculture area to foster public enjoyment of the open space. As a condition to approving subsize parcels authorized by this Policy, the County shall require a trail easement.

(11) Unless contradictory to this Policy, general County development and building standards and fees shall apply to the parcels created under this Policy, including but not limited to those relating to utilities, waste disposal, health, safety, building codes, site and structure design, earth moving, landscaping, visual protection, and historic site and structure preservation. No structures may be located on ridgelines or

hilltops or so that they protrude above ridgelines or hilltops contrary to Policy 106A, nor within 100 feet of riparian corridors, in Federal Emergency Management designated floodplains, or where they will have a significant adverse effect on an environmentally sensitive area as defined in paragraph (7).

South Livermore Valley Vineyard Area Expansion

Policy 302: The County shall encourage the expansion of cultivated agricultural, particularly viticultural, use in the South Livermore Valley from the current 2,100 acres to the maximum acreage possible within the area delimited in Section 6 of the Initiative, with a minimum acceptable level of 5,000 acres.

Program 117: The County may expand the Vineyard Area not to exceed 1 mile beyond the South Livermore Valley Area Plan boundary on February 1, 2000, for purposes of seeking to attain the goal in Policy 302 of 5000 acres of cultivated agriculture, upon landowners request, provided that the expansion area ~~a candidate parcel or group of parcels~~ meets the following criteria:

- a. It is contiguous to the existing Vineyard Area boundary.
- b. It contains at least forty acres less than 25% slope.
- c. The applicant demonstrates the ~~parcel's~~ area's significant agricultural potential.
- d. The applicant submits a Planned Development (PD) District application satisfying the Vineyard Area criteria in Programs 115, 116, 118, 120, 121, and 123 above. (Appendix 8)

Section 9. Deletions from the East County Area Plan

Existing Policies 10, 11, 11A, 11B, 15, 21, 23, 23A, 23B, 24, 25, 25A, 27, 28, 29, 30, 81A, 85, 99, 144, 148, 202, 226, 245A and 282A, Programs 1, 1A, 9A, 9B, 36, 137 and the description of Urban Reserve are hereby deleted from the East County Area Plan. These policies, programs and texts are set forth in full in ~~strikeout~~ type in Appendix 3.

Section 10. Definitions

The following definitions are added to Table 1 of the East County Area Plan:

“Development” means the placement or erection of any solid material or structure; construction, reconstruction or alteration of any structure; change in the density or intensity of any use of land, including any division of land; grading, removing, extraction or deposition of any materials; and disposal of any waste. “Structure” includes but is not limited to any building, greenhouse, tower, utility line.

“Initiative” means the Save Agriculture and Open Space Lands Initiative submitted to the Board of Supervisors in 2000.

Section 11. Tables in East County Area Plan Appendix

(a) The County, as soon as practicable, shall bring the projection estimates in Tables A-1, 3 and 5, and the reader-assistance summary in Table 14 into accordance with the East County Area Plan as amended by this ordinance.

(b) In Table 1, the definitions of Community Centers, Major New Urban Developments and Urban Reserve, which are included in Appendix 4 in ~~strikeout~~ type, are deleted.

(c) The Definitions in Appendix 4 which are not deleted and the Standards in Table 9, Appendix 6, are hereby enacted. (Appendix 1, 2, 7, and 8 are not enacted by this ordinance, but rather are included for reference.)

(d) Tables 6, 7 and 8 are deleted (see Appendix 3).

(e) In Table 10, Appendix 7, a maximum floor area of 12,000 square feet is added for residential and residential accessory buildings in Rural Density, Large Parcel Agriculture, Resource Management, and Water Management Lands; the floor area ratio (FAR) in Large Parcel Agriculture and Resource Management is changed by adding a minimum of not less than 20,000 square feet. For Rural Density the Allowable Gross Density is changed from less than 1 unit/acre to 5 acre minimum parcel size, and Typical Uses from 1 - 100 acre to 5 acre or less.

Section 12. Withdrawal from North Livermore Joint Planning Agreement

In view of the provisions of this ordinance, the County hereby withdraws from the joint planning Settlement Agreement of July 18, 1995, between the County, the City of Livermore, Shea Homes Limited Partnership and Jennifer Lin. Responsible County officials shall give appropriate notice of this withdrawal to the other parties to the agreement.

Section 13. Castro Valley and Palomares Canyonlands

The Castro Valley and Palomares Canyonlands, for purposes of this ordinance, are an area demarcated on February 1, 2000, by the eastern city limits of the City of Hayward, north to the Urban Area Boundary in the Fairview Area Specific Plan of Sept. 4, 1997, to U.S. I-580, east to the eastern, northern, and western boundaries of the Palomares Hills development (Assessor's Designated Parcels 85-A-1645-7, 85A-1650-1-1, 85A-1600-5, 85A-1600-4-4, 85A-1600-3, 85A-1600-2, 85A-1550-2-8, 85A-1600-6, 85A-100-5, 85A-100-4-2, 85-5100-5, 85-5100-4-2, 85A-1-18, 85A-1-7, 85A-1-8), to Crow Canyon Road, south to the intersection of Coldwater Drive, to the eastern and northern boundaries of the Greenridge development and the northwestern and western boundaries of the Briar Ridge development (Assessor's Designated Parcels 85-1600-2-74, 85-1600-2-58, 85-1600-3-2, 85-1400-4-8, 85-1400-6, 85-1510-10-3), to Cull Canyon Road, south to Heyer Avenue, to the boundaries of the Columbia development (Cull Canyon Regional Recreation Area and Assessor's Designated Parcel 85-1200-1-7), to the boundary of East Bay Municipal Utility District watershed lands (Assessor's Designated Parcels 84D-1400-2-28, 85-1000-2), to Redwood Road, to the eastern boundaries of Anthony Chabot Regional Park and Redwood Regional Park, to the Alameda-Contra Costa County line, east to the boundary of the East County Planning Area, south to the city limits of Dublin, west to the boundary of the East County Planning Area, south to the city limits of Fremont, west to the city limits of Union City, north to the city limits of Hayward; and an area commonly known as Chabot Terrace (Assessor's Designated Parcels 79-100-1, 79-100-2, 79-110-1, and 79-110-2) (See Map, Appendix 1). Listed Assessor's Designated Parcels are fully included in the demarcated area.

These Canyonlands are subject to the same restrictions with respect to minimum parcel size, amount and nature of development, development envelopes, floor area ratios and maximum floor areas, and permissible uses as are imposed in the Resource Management Description of Land Use Designations in the East County Area Plan. In addition Policies 81A, 106A, 107A, 113A, 113B and 236, and the provisions governing clustering in Program 36, of the East County Area Plan shall apply to the canyonlands. Policy 144 of that Plan shall apply without regard to Urban Growth Boundaries.

Section 14. General Plan Open Space Element Amendment

The Open Space Element of the General Plan is amended to read as follows:

Agricultural Open Space

There are two agricultural open space areas indicated in the East Bay ridge. One is immediately north and south of Interstate 580, east of Castro Valley and Palomares Road, the other in the Mission Pass-Andrade Road area. General Plan agricultural open space in adjacent Contra Costa and Santa Clara counties in the vicinity of the Alameda County boundary is indicated as "borrowed agricultural open space" on the county open space plan. Agricultural open space in the East County area is shown on the East County Area Plan Open Space Diagram.

In the Castro Valley and Palomares canyonlands in an area demarcated on February 1, 2000, by the eastern city limits of the City of Hayward, north to the Urban Area Boundary in the Fairview Area Specific Plan of Sept. 4, 1997, to U.S. I-580, east to the eastern, northern, and western boundaries of the Palomares Hills development (Assessor's Designated Parcels 85-A-1645-7, 85A-1650-1-1, 85A-1600-5, 85A-1600-4-4, 85A-1600-3, 85A-1600-2, 85A-1550-2-8, 85A-1600-6, 85A-100-5, 85A-100-4-2, 85-5100-5, 85-5100-4-2, 85A-1-18, 85A-1-7, 85A-1-8), to Crow Canyon Road, south to the intersection of Coldwater Drive, to the eastern and northern boundaries of the Greenridge development and the northwestern and western boundaries of the Briar Ridge development (Assessor's Designated Parcels 85-1600-2-74, 85-1600-2-58, 85-1600-3-2, 85-1400-4-8, 85-1400-6, 85-1510-10-3), to Cull Canyon Road, south to Heyer Avenue, to the boundaries of the Columbia development (Cull Canyon Regional Recreation Area and Assessor's Designated Parcel 85-1200-1-7), to the boundary of East Bay Municipal Utility District watershed lands (Assessor's Designated Parcels 84D-1400-2-28, 85-1000-2), to Redwood Road, to the eastern boundaries

of Anthony Chabot Regional Park and Redwood Regional Park, to the Alameda-Contra Costa County line, east to the boundary of the East County Planning Area, south to the city limits of Dublin, west to the boundary of the East County Planning Area, south to the city limits of Fremont, west to the city limits of Union City, north to the city limits of Hayward; and an area commonly known as Chabot Terrace (Assessor's Designated Parcels 79-100-1, 79-100-2, 79-110-1, and 79-110-2) (See Map, Appendix 1, Save Agriculture and Open Space Lands Initiative), those areas which were categorized in this Element as Agricultural Open Space on February 1, 2000, are subject to the restrictions on minimum parcel size, development and permissible use in the Resource Management Description of Land Use Designations in the East County Area Plan. They are also subject to Policies 81A, 106A, 107A, 113A, 113B, 144 (without regard to Urban Growth Boundaries) and 236, and the provisions governing clustering in Program 36 in that Plan.

Preserves

Preserves are permanent open space areas of irreplaceable natural or environmental resources or areas of outstanding beauty and consist primarily of existing and proposed major park and recreation areas shown on the County General Plan for the area west of the Pleasanton/Dublin ridgeline, which in turn include watershed lands and other public owned non-recreation lands. Refer to the East County Area Plan for open space policies for preserves in the East County area. On the East Bay ridge north of Castro Valley, Roundtop Regional, Joaquin Miller, and Tilden Regional Parks, as well as East Bay Municipal Utility District watershed lands, are considered preserves. In addition, adjacent portions of Regional Park and watershed lands in Contra Costa County are considered "borrowed preserves," since they serve the same function, although lying outside the County.

In the demarcated area described above under Agricultural Open Space those areas on February 1, 2000, which were categorized as Preserves, were categorized as neither Agricultural Open Space nor Preserves, and all of Chabot Terrace are subject to the restrictions in the Resource Management Description of Land Use Designations in the East County Area Plan. They are also subject to Policies 81A, 106A, 107A, 113A, 113B, 144 (without regard to Urban Growth Boundaries) and 236, and the provisions governing clustering in Program 36 in that Plan.

Section 15. Castro Valley Plan

The Castro Valley Plan is amended as follows:

Principle 3.30

Lands in major open space areas containing highly significant biotic resources should be left substantially undeveloped. Very low density uses, and limited facilities development may be permitted if these are appurtenant to and consistent with resource management.

Certain areas described in the Open Space Element of the County General Plan which are in the Castro Valley Planning Area are subject to the restrictions on land division, development and uses in the Resource Management Description of Land Use Designations and Policies 81A, 106A, 107A, 113A, 113B, 144 (without regard to Urban Growth Boundaries) and 236, and the provisions governing clustering in Program 36 in the East County Area Plan.

Section 16. General Plan for the Central Metropolitan-Eden-and Washington Planning Units

The General Plan for the Central Metropolitan-Eden-and Washington Planning Units is amended by adding:

Implementation

1.1.1 Certain areas described in the Open Space Element of the General Plan which are in this planning area are subject to the restrictions on land division, development and uses in the Resource Management Description of Land Use Designation and Policies 81A, 106A, 107A, 113A, 113B, 144 (without regard to Urban Growth Boundaries) and 236, and the provisions governing clustering in Program 36 in the East County Area Plan.

Section 17. General Plan Park and Recreation Element

The following is deleted from Page 1 of the General Plan Park and Recreation Element: Principles and Standards for Planning Local Parks and Other Recreation Areas:

Major new urban developments, as defined in the East County Area Plan, are subject to the Level of Service Guidelines for parks contained in Volume I - Goals, Policies, and Programs, Table 7.

Section 18. Agriculture Advisory Panel

The County shall periodically convene an advisory panel of experts to make recommendations to enhance the economic viability of agriculture and ranching, and to minimize environmental impacts. The panel shall recommend new County policies and ways to strengthen the implementation of existing policies. Citizen input shall be solicited.

Section 19. Inconsistent County Plans, Ordinances and Action

(a) To prevent otherwise unavoidable inconsistency within the General Plan, once this ordinance is submitted to the County Counsel for a title and summary, any subsequent amendments of the General Plan, except as approved by the voters of Alameda County after the date this ordinance is approved, are superseded and nullified to the extent inconsistent with this ordinance.

(b) Except to the extent provided by State law, any provision of any existing or subsequently adopted area or specific plan which is not part of the General Plan, and of any zoning regulation, or any other ordinance, resolution or policy of the County of Alameda which is not part of the General Plan is ineffective to the extent that provision is inconsistent with this ordinance.

(c) Except as required by State law, no subdivision map, development agreement, development plan, use permit, variance or any other discretionary administrative or quasi-administrative action which is inconsistent with this ordinance may be granted, approved, or taken.

Section 20. Compliance and Enforcement

The Board of Supervisors and other officials and employees of Alameda County shall carry out and enforce the provisions of this ordinance and generally the provision of the East County Plan diligently and effectually. They are mandated to use the most effective means available to prevent, abate and remedy violations.

Section 21. Effective Date

This ordinance shall become operative as provided by statute, except that if all the General Plan amendments permitted by law in the year in which the ordinance is approved by the voters have been made, the ordinance shall amend the Plan on January 1 of the following year.

Section 22. Application

(a) This ordinance does not affect existing parcels, development, structures, and uses that are legal at the time it becomes effective. However, structures may not be enlarged or altered and uses expanded or changed inconsistent with this ordinance, except as authorized by State law.

(b) Except to the extent there is a legal right to development, the restrictions and requirements imposed by this ordinance shall apply to development or proposed development which has not received all necessary discretionary County and other approvals and permits prior to the effective date of the ordinance.

Section 23. Amendments

The provisions of this ordinance may be changed only by vote of the people of Alameda County, except the Board of Supervisors may impose further restrictions on development and use of land. The Board may also make technical or nonsubstantive modifications to the terms of this ordinance, to the extent the terms are incorporated into the East County Area Plan, the Castro Valley Plan, the General Plan for the Central Metropolitan - Eden - and Washington Planning Units, or the Open Space Element of the General Plan for purposes of reorganization, clarification or formal consistency within a Plan. Any modifications must be consistent with the purposes and substantive content of this ordinance.

Section 24. Severability

If any section, subsection, policy, program, paragraph, subparagraph, sentence, clause, or application of this ordinance is held unconstitutional or otherwise invalid, the invalidity of that part or application shall not affect the validity of any other part or application of this ordinance; to that end the parts and applications of this ordinance shall be deemed severable. The voters of Alameda County expressly and deliberately declare that each section, subsection, policy, program, paragraph, subparagraph, sentence, clause, or application would have been enacted as it was irrespective of the fact that one or more other sections, subsections, policies, programs, paragraphs, subparagraphs, sentences, clauses, or applications is declared invalid unless the effect would plainly be to defeat a purpose or purposes of the ordinance.

Section 25. Conflicting Measures

If there are other General Plan amendments on the same ballot as this measure which are approved by the voters, this ordinance shall nevertheless be effective, except to the extent that its provisions are in actual irreconcilable conflict with specific General Plan amendments of one or more of the other measures and that measure or measures receive more votes. General provisions in another measure purporting to nullify the provisions of this ordinance shall be ineffective.

Appendix 3

Deletions From the East County Area Plan (Pursuant to Section 9)

~~Program 1: The County shall review the Urban Growth Boundary and the land use designations within it every five years as part of the periodic general plan review process or in response to applications for general plan amendments. Prior to adjusting the Urban Growth Boundary, through the five-year review process or through an amendment to the East County Area Plan, the County shall require findings that the adjustment: 1) is otherwise consistent with the goals and policies of the plan, 2) would not promote sprawl or leap frog development, or induce further adjustment of the boundary, 3) would not unacceptably affect visual and open space resources, and 4) is justifiable based on a balancing of criteria contained in Table 2. In addition, the Urban Growth Boundary will be adjusted to reflect city land use designations, if different from those in the East County Area Plan, if land is annexed.~~

~~Program 1A: The County shall make every effort, in cooperation with the City of Livermore, to achieve the permanent protection of the lands north of May School Road in North Livermore designated as Large Parcel Agriculture through strategic purchases and other land acquisition techniques. A recommendation to the Board of Supervisors regarding the location of the Urban Growth Boundary in this area will follow a two-year planning process during which the County and the City of Livermore and other East County cities will identify and evaluate open space strategies for the permanent preservation in agriculture and/or open space of these lands. The recommended location for the Urban Growth Boundary shall be such that the lands north of the Urban Growth Boundary can be preserved through the use of feasible financial mechanisms. The open space program for this area shall be consistent with the open space objectives of policy 55A and shall be coordinated with the planning process for Major New Urban Development in North Livermore (see program 9B). The County shall determine, within two years from adoption of the East County Area Plan, the appropriate location of the Urban Growth Boundary in the North Livermore area and shall modify Figure 3 of the plan accordingly.~~

~~Policy 10: The County intends that the ECAP shall be a long-term subregional plan for the accommodation of projected growth consistent through the year 2010 if such growth occurs and if plan policies relating to level of service and other development standards can be met. The 2010 holding capacity of approximately 94,700 housing units (252,000 population) and approximately 151,900 jobs within the East County planning area, inclusive of incorporated and unincorporated areas, is generally consistent with the Association of Bay Area Governments' (ABAG) Projections 92 (see Tables 3 and 4).~~

~~Policy 11: The County shall ensure that adequate land remains within the Urban Growth Boundary to accommodate projected growth through 2010 and to achieve state mandated housing targets consistent with program 1A, policy 11B, and other plan policies and programs. To accomplish this, the County 1) shall seek to achieve the development densities provided for in the plan, and 2) shall work with cities to consider the potential for additional development in the areas identified as Urban Reserve.~~

~~Policy 11A: The County shall designate potentially developable land beyond what is needed to accommodate projected growth through the year 2010 as Urban Reserve in order to create flexibility in the siting of urban development and to increase housing affordability by stabilizing land costs. Conversion of Urban Reserve to urban uses could be considered at any time through a general plan amendment, specific plan, and environmental review.~~

~~Policy 11B: The County shall designate the area north of May School Road in North Livermore as Large Parcel Agriculture (see Land Use Diagram). Accommodation of future growth past 2010 in this area shall be considered only for that portion of the area that has been located within the Urban Growth Boundary as drawn pursuant to program 1A and only if the following conditions can be met: 1) infrastructure and service standards as defined by ECAP can be achieved; 2) federal air quality standards can be met; and, 3) the need for additional development can be established through the following criteria: (a) at least 80 percent of the land designated for the proposed use within the Urban Growth Boundary has been committed to that use, (b) density and infill goals of the plan have been or are being implemented in a satisfactory manner. Conversion to urban uses for lands that meet the above conditions could occur only after 2010 and would require a general plan amendment.~~

~~Policy 15: The County shall phase development to minimize premature loss of agricultural land. Agricultural land may be urbanized where conversion is a part of phased growth planned to avoid discontinuous (leap frog) development.~~

~~Policy 21: The County shall not approve new areas of rural residential development outside the Urban Growth Boundary, except where clustering of homesites will not disrupt existing agricultural productivity on large land holdings, or in infill locations within the existing pattern of parcelization.~~

Major New Urban Developments

~~Policy 23: The County shall allow the development of Major New Urban Developments (see definition in Table F), of at least 3,000 acres in areas that can provide transit and pedestrian-oriented development features, a mix of residential and commercial uses, a range of housing prices, dedicated open space, and a full range of public facilities and amenities. The County shall consider proposals for Major New Urban Development only in the areas of North Livermore and Eastern Dublin.~~

~~Policy 23A: The County shall require a detailed Development Phasing and Community Facilities plan for Major New Urban Developments prior to approval of the specific development plan for the first phase of development. The plan shall include comprehensive community design standards, a comprehensive circulation and infrastructure plan, the identification of utility systems, and improvement standards and cost estimates for all infrastructure, public services, and facilities, and shall also include a financing plan. The financing plan shall ensure that development will pay the full cost of all capital improvements and shall ensure that revenue generated by the project is sufficient to pay for general services and other operating costs.~~

~~Policy 23B: The County shall require that all development proposals within a Major New Urban Development area be consistent with the Development Phasing and Community Facilities plan and the specific development plans for each major development phase required for Major New Urban Developments.~~

~~Policy 24: The County shall support a Major New Urban Development in North Livermore with a holding capacity of approximately 12,500 housing units with the precise number of units to be determined when detailed development and open space plans are formulated (see program 9B). The Major New Urban~~

Development in North Livermore shall be designed to be a self-sufficient, transit and pedestrian-oriented, compact community that includes major open space and other public amenities and that will not impose a fiscal burden on the County or cities. The County shall work with the City to consider the annexation of the North Livermore Major New Urban Development to the City of Livermore subject to the City's commitment to the timely and efficient development of this area, including any necessary actions to provide long-term commitments in light of the City's housing implementation program and other land-use policies.

~~Policy 25: The County shall support a Major New Urban Development in Eastern Dublin with a holding capacity of approximately 14,000 housing units consistent with the Eastern Dublin Specific Plan and General Plan Amendment as adopted May 10, 1993. The County shall support phased annexation of any portion of the Eastern Dublin Specific Plan area to the City of Dublin.~~

~~Policy 25A: The County shall support job creation in Major New Urban Developments that reflects realistic absorption projections based on incommute constraints and that achieves a subregional housing balance (see Table 5).~~

~~Policy 27: The County shall require development plans (e.g., specific plans) for each major development phase of Major New Urban Developments. Within each major development phase, the County shall support development at densities that, on average, meet or exceed the mid-point of the density range for each residential land use category, except Very High Density Residential. The County shall provide incentives to build to the high end of the density range of each residential land use category in areas adjacent to community centers and transit facilities to promote transit use and compact development (see definition in Table 1).~~

~~Policy 28: The County shall require that developers of Major New Urban Developments (MNUD) contribute toward the goal of fulfilling the ABAG regional housing goals. For the East County planning area, these goals are 21% moderate-income housing, 15% low-income housing, and 21% very-low-income housing. All MNUD market-rate units will be subject to an affordable housing fee. The fees the County collects will be used outside the MNUD towards meeting any portion of the ABAG regional goal not met within the MNUD. Developers shall build 21% of the units within each MNUD as moderate-income units, including owner and rental units. Developers shall also work with the County to provide 15% of the units within each MNUD as a mix of low and very-low income units. The County shall work actively with developers to find funding to ensure that these low and very-low income units can be built within the MNUD. Developers may coordinate with other for-profit or non-profit developers in the development of these units. Developers may be allowed by the County to dedicate sites within the boundary of the MNUD for low or very-low income projects in lieu of paying the affordable housing fee. Specific details in the implementation of these requirements for each MNUD shall be developed as part of its Community Facilities and Development Phasing plan and relevant specific plans.~~

~~Policy 29: The County shall approve Major New Urban Developments only if they are consistent with the performance guidelines contained in Table 6, the level of service guidelines contained in Table 7, and the urban design guidelines contained in Table 8, and only if they will not impose a fiscal burden on the County or cities.~~

~~Policy 30: The County shall seek to ensure the compatibility of Major New Urban Development with adjacent land uses.~~

Infill

~~Program 9A: The County shall support and participate in a comprehensive planning effort by the City of Livermore for the area surrounding the Livermore Labs west and east of Greenville Road now designated as Urban Reserve and Industrial. The County supports the consideration of this area for its urban potential because of its negligible agricultural value, proximity to access and services as well as its proximity to East County's single largest employer, the Livermore Labs, and the Laboratory's plans for conversion to new uses.~~

Major New Urban Developments

~~Program 9B: The County and City of Livermore will participate in a joint planning process for the development of a specific plan and Development Phasing and Community Facilities Plan for the North Livermore Major New Urban Development. This joint planning process will be funded by the landowners/developers, and include a two year time frame for the completion and adoption by the City of Livermore and the County of the jointly prepared plans. If the City and County adopt the jointly prepared land use plans within this time period (or such longer period as may be agreed to by the City and the County), the County shall support annexation and development of the project by the City. The specific plan must be consistent with the performance standards included in Tables 6 and 7, and the open space preservation requirements in program 21A, and include an assessment of fiscal impacts on both the City of Livermore and Alameda County, and a marketing analysis. If the City does not, within this two-year period (or such longer period as may be agreed to by the City and the County), adopt a jointly prepared specific plan and Development Phasing and Community Facilities Plan and take actions necessary to facilitate development of the Major New Urban Development within the City (see policy 24), the County may proceed with the specific plan program in the unincorporated territory.~~

~~Policy 81A: The County shall permit agricultural processing facilities and limited agricultural service uses that support local agricultural activities and are not detrimental to long-term agricultural use in the "A-100" (Agriculture—100-acre minimum parcel size), "A-160 (Agriculture—160-acre minimum parcel size), and "A-320 (Agriculture—320-acre minimum parcel size) Districts.~~

~~Policy 85: The County shall permit agriculture-enhancing commercial uses (see definition in Table 1) that are directly related to the area's agricultural production as conditional uses in areas designated "Large Parcel Agriculture," and in the South Livermore Valley.~~

Development of Agricultural Land within the Urban Growth Boundary

~~Policy 99: The County shall approve urban development proposals on agricultural land within the Urban Growth Boundary only when they meet the following minimum criteria:~~

- ~~• the project site is contiguous to existing urban development or provides a high-density, transit-oriented, community center as part of a Major New Urban Development.~~
- ~~• all necessary access roads, public utilities and services are available;~~

~~For parcels within South Livermore, the County shall approve urban development proposals on agricultural land according to the objectives contained in "South Livermore Policies" at the end of this plan.~~

~~Program 36: The County shall amend the Zoning Ordinance and Alameda County Agricultural Preserves Objectives, Uniform Rules and Procedures to conditionally allow for clustering of small parcels in the "A-100" (Agriculture—100-acre minimum parcel size) District, where the original parcel is 200 acres or greater and it can be demonstrated that the Table 9 Standards for Subdivision and Site Development Review for Agricultural Parcels can be adhered to. Each cluster parcel would be limited to a maximum parcel size of 5-20 acres, at an overall density of one home per 100 acres. A development envelope of no more than two acres shall be identified within which all residential development and residential accessory uses shall be located on each parcel, including the large remainder parcel. In exchange for the creation of cluster parcels, the remaining large parcel, with the exception of the two-acre development envelope, shall be preserved for agriculture in one of the following two ways: 1) permanently through the dedication of an agricultural open space easement to the Alameda County Board of Supervisors or by other comparable means; or 2) through the dedication of an agricultural open space easement to the Alameda County Board of Supervisors for a minimum term of 20 years that would preclude any further division of the large remainder parcel for the term of the easement. If the first option (permanent preservation) is selected, the owner may receive a density bonus of one additional parcel for every 200 acres of the original parcel as an incentive for dedicating a permanent easement. Discretion will be exercised as to the number of cluster parcels that may be created where it can be shown that a density of one unit per 100 acres would be detrimental to agricultural operations, water quality, or the environment; or where services cannot be adequately provided. The clustering shall be configured to maximize the amount of contiguous agricultural~~

acreage and minimize the impacts of residential sites on agricultural operations. To the extent feasible, the cluster parcels and the development envelope on the remainder parcel shall be located in close proximity to each other. Cluster parcels shall not be created outside the boundary of the original parcel. *(An alternative clustering program may apply within the Pleasanton Ridgeland area; see program 137.)*

~~Program 137: The County shall consider an alternative agricultural clustering program to apply within the Pleasanton Ridgeland area only, to allow clustering of single family homes on parcels of 200 acres or more that are zoned for a 100-acre minimum parcel size. This program would provide for a maximum parcel size of 5 acres for each clustered unit, at an overall density of one home per 100 acres, with the use of the balance of the property limited by a required dedication of an agricultural/open space easement. In all other areas zoned A-100, the provisions of program 36 would apply.~~

~~Policy 144: The County shall allow the mining and reuse of quarries in appropriate locations inside and outside the Urban Growth Boundary consistent with the policies and Land Use Diagram of the East County Area Plan.~~

~~Policy 148: The County shall ensure that where quarry operations are located in areas designated as Urban Reserve, extraction of the aggregate resource shall be allowed in the short term subject to conditions of Surface Mining Permits and Reclamation Plans and consistent with the Specific Plan for Livermore-Amador-Valley-Quarry Area Reclamation. Conversion of reclaimed land to urban uses may not occur until detailed land use plans are approved.~~

~~Urban Reserve allows for a minimum parcel size of 100 acres and a maximum building intensity of .01 FAR. One single family home per 100-acre parcel is allowed provided that all other County standards are met for adequate road access, sewer and water facilities, building envelope location, visual compatibility, and public services. This designation provides for low intensity agriculture, public and quasi-public uses, active sand and gravel and other quarries, reclaimed quarry lakes, utility corridors, and similar and compatible uses. Sand and gravel quarries allow a range of uses including sand and gravel processing, associated manufacturing and recycling uses, reclamation pits, public use areas, and potential development areas. Urban Reserve provides potentially developable land beyond what is needed to accommodate projected growth during the planning period thereby creating flexibility in the siting of development and stabilizing land costs. Any potential effect of future development on lands designated as Urban Reserve, including but not limited to effects on holding capacity of the plan and infrastructure capacity, shall be analyzed at the time of a general plan amendment application and associated environmental review.~~

General Services and Facilities

~~Policy 202: The County shall work with the City of Livermore to provide urban services to serve Major New Urban Development in North Livermore. If Livermore chooses not to provide services for such a population, the County shall provide for urban services.~~

~~Policy 226: The County shall require Major New Urban Developments to meet the Level of Service standards for police, fire, and emergency medical service, as shown in Table 7.~~

~~Policy 245A: The County shall require Major New Urban Development to incorporate a recycled water distribution system as part of their facilities plan. Other major projects including golf courses shall also meet the requirement, if feasible.~~

~~Policy 282A: The County shall require Major New Urban Development in North Livermore to include designs for managing surface water and groundwater resources to ensure to the extent feasible that there is no net change in the existing hydrologic conditions of the Springtown valley sink scrub habitat resulting from development in the watershed, unless that change is determined to be beneficial for the habitat in question and not damaging to the water quality of the central groundwater basin.~~

Appendix 4

Selected Definitions
from Table 1 of the East County Area Plan

Agricultural Enhancing Commercial Uses: These uses include stables, fruit stands, feed stores, wineries, sampling rooms, bed and breakfasts, and other uses which can demonstrate an economic connection to agricultural use or production.

Community Centers: ~~These are areas within Major New Urban Developments that feature a concentration of mixed residential, ground floor retail, commercial, public, and employment-generating land uses which are accessible to transit and which incorporate shared parking among uses, designed to maximize pedestrian accessibility.~~

Compact Development: This is a type of development that is designed to emphasize higher density, pedestrian- and transit-oriented land uses in an interdependent pattern. This type of development typically features a mix of land uses and densities, including high-, medium-, and low densities, to maximize opportunities for living, working, and shopping within a given area.

Development: The placement or erection of any solid material or structure; construction, reconstruction or alteration of any structure; change in the density or intensity of any use of land, including any division of land; grading, removing, extraction or deposition of any materials; and disposal of any waste. "Structure" includes but is not limited to any building, greenhouse, tower, utility line.

Initiative: The Save Agriculture and Open Space Lands Initiative submitted to the Board of Supervisors in 2000.

Intensive Agriculture: This refers to high yield agricultural production including vineyards, orchards, and row crops as distinguished from low-intensity agriculture such as cattle and horse grazing.

Major New Urban Developments: ~~These are separate master-planned communities or extensions of existing cities located on at least 3,000 acres that can provide transit-oriented development features, a mix of residential and commercial uses, a range of housing prices, dedicated open space, and a full range of public facilities and amenities.~~

Moderate-, Low-, and Very Low-Income Households: These are defined by the U.S. Department of Housing and Urban Development (HUD) as households earning 80-120% (Moderate), 50 to 80% (Low), and less than 50% (Very-Low) of the median household income within the Oakland Primary Metropolitan Statistical Area (PMSA) which includes Alameda and Contra Costa Counties). ~~As of May 1992, the median income for a family of four within the Oakland PMSA was \$46,800.~~ The percentages required to meet regional share allocations are derived from ABAG's Housing Needs Determination.

Secondary Units: These are self-sufficient housing units that are typically (but not necessarily) attached, or part of, single family homes. These units are also known as "granny flats" or "in-law apartments." The units are typically small in size and contain a full service kitchen and bathroom.

Urban Reserve: ~~This designation identifies potentially developable land beyond what is needed to accommodate projected growth through the year 2010. It is intended to create flexibility in the siting of urban development and to increase housing affordability by stabilizing land costs. Conversion of Urban Reserve to urban uses could be considered at any time through a general plan amendment, specific plan, and environmental review.~~

Appendix 5

(EAST COUNTY AREA PLAN)

Table 6

PERFORMANCE GUIDELINES FOR MAJOR NEW URBAN DEVELOPMENTS

Development of Major New Urban Developments in Eastern Dublin and North Livermore should be contingent on the following performance standards to ensure a compact community form featuring distinct neighborhoods, a vibrant community center, and a full range of public facilities.

~~A circulation system that separates local and regional traffic, minimizes through traffic in residential neighborhoods, encourages pedestrian, bicycle and transit use, and provides multiple, direct connections between neighborhoods, a community center, and transit.~~

~~Local transit service that links community centers, regional trails, and regional transit.~~

~~Proximity to a major existing or proposed regional transit system (e.g., BART).~~

~~A mixed used trail system that combines pedestrian, bicycle, and transit uses and is accessible to a majority of the population.~~

~~Concentrations of high density residential development that promote pedestrian activity and transit use.~~

~~A community center that features a concentration of mixed residential, ground floor retail, commercial, public, and employment-generating land uses which is accessible to transit, and which incorporates shared parking among uses to maximize pedestrian accessibility.~~

~~A mix of residential densities, building types and price levels including 21 percent moderate income housing for owners and renters and a 15% mix of low income and very low income units (see policy 28).~~

~~Commercial services sufficient to meet a majority of residents' daily shopping needs.~~

~~Public services which reduce dependence on automobile trips, including day care, paratransit, recreation, and cultural programs.~~

~~A range of public buildings and convenience facilities (e.g., grocery stores, laundromats) within walking distance of a majority of the population.~~

~~Usable open space areas sufficient to provide contiguous buffer zones between communities and to provide recreational opportunities for public use.~~

~~A landscaping program for all public areas (e.g., streets and parks) and privately owned areas designated for public use (e.g., parking lots).~~

~~A phasing program which includes public, neighborhood commercial service, and high density residential uses in each major phase of development. The phasing plan shall demonstrate that the majority of affordable housing units are not postponed until the final phase of the development.~~

Table 7

LEVEL OF SERVICE GUIDELINES FOR MAJOR NEW URBAN DEVELOPMENTS

Development of Major New Urban Developments in Eastern Dublin and North Livermore should be designed to achieve the following level of service guidelines to ensure that the quality of life enjoyed by residents of existing communities extends to those in Major New Urban Developments.

PUBLIC FACILITIESSchools

Elementary Schools: One ten acre school site per 650 students; generally 1 school in each neighborhood within ¼ mile walking distance of most students; preferably adjacent to a five acre neighborhood park

Middle Schools: One 20 acre school site per 800 students

High Schools: One 40+ acre school site per 1,500 students

Parks

Neighborhood Parks: One 5+ acre park within each neighborhood and within ¼ mile of most residents, assuming 2 acres of park per 1,000 population

Community Park: One 30+ acre park per 15,000 people centrally located to provide sports fields and other community activities, assuming 2 acres per 1,000 population

Special-Use Park: Parks serving special functions such as historical parks, natural interpretation, arboretums, children's play facilities, assuming 3 acres per 1,000 population

Regional Park and Open Space: Large park and open space areas serving several communities usually featuring hiking, camping and passive recreational activities, assuming 15 acres per 1,000 population. Should be accessible within a short drive.

Institutional Buildings

Civic Buildings: Public buildings such as a government center, library, courthouse, post office, social services, community center, recreation facilities, police and fire stations centrally located to serve the entire community.

Religious Facilities: Sites for denominational facilities located within a community center and scattered throughout the community.

Roadways

Roadway Segments: Level of Service D or better on all major arterial segments that are affected by the Major New Urban Development.

Traffic volumes: Roadways designed to meet the lane requirements shown in *Table 14*.

ENVIRONMENTAL STANDARDS

Air Quality: Federal, State, and Bay Area air quality standards for localized pollutants of concern.

Water Quality: Alameda County Flood Control and Water Conservation District (Zone 7) minimum standards for water quality.

Noise Levels: 60 CNEL in residential neighborhoods; other levels per County Noise Element guidelines.

Open Space: At least 20 acres of private and public open space per 1,000 population located in contiguous open space areas surrounding each Major New Urban Development (may include regional parks, trails, viewshed, and wildlife habitat).

PUBLIC SERVICES

Police, Fire, and Emergency Medical Services: A maximum 5-minute response time for Priority One Emergency calls for service.

Community Services: A full range of recreational, cultural, arts, educational, health, and social programs and services, including day care.

**Table 8
DESIGN GUIDELINES FOR MAJOR NEW URBAN DEVELOPMENTS**

COMMUNITY FORM

Building Mass: Maximum building heights, coverage, and intensity to visually distinguish among districts within the community.

Development Intensity: Pockets of high intensity uses clustered in the community center, neighborhood commercial areas, and recreational activity centers.

Community Center: A concentration of commercial, residential, civic, cultural, and recreational uses in a centrally located, high-intensity, pedestrian-oriented configuration.

Residential Neighborhoods: Visually distinct residential neighborhoods, each of which provides a range of housing types, densities, and prices. All neighborhoods should be connected by pedestrian paths providing access to commercial, recreational, civic, and open space amenities. Public improvements should reflect individual neighborhood scale.

Neighborhood Commercial Areas: Clusters of local serving commercial, social, and recreational uses including convenience shopping, banks, restaurants, fire and police stations, religious facilities, parks, and recreational facilities.

Open Space Corridors: Pedestrian pathways connecting the community center with neighborhood commercial areas and recreational facilities.

STRUCTURE

Street System: A system of local, collector, and arterial streets that facilitates vehicular flow to inter-city arterials and minimizes through-traffic within residential neighborhoods.

Street Grid: A grid street pattern that maximizes alternative routes for vehicles, bicycles, and pedestrians and that minimizes curb-to-curb street widths.

Street Right-of-Way: Rights-of-way adequate to include landscaping and street furniture such as bus shelters and light standards to maximize attractiveness to pedestrians and, where appropriate, to accommodate transit corridors.

Density/Intensity Distribution: Development densities and intensities that decrease outward from the community center and from the neighborhood commercial areas.

Land Use Mix: An integrated mix of land uses within each district of the community to minimize travel distances between living, working, shopping, and recreational locations.

Open Space System: A coherent hierarchy of usable open spaces, parks, and community focal points connected by publicly-accessible, landscaped, pedestrian paths.

Appendix 6

Table 9

STANDARDS FOR SUBDIVISION AND SITE DEVELOPMENT REVIEW FOR AGRICULTURAL PARCELS

The County shall require all tentative maps in areas designated “Large Parcel Agriculture” or “Resource Management” to identify a building envelope of no more than two acres on each proposed parcel. On existing parcels that are consistent with Zoning Ordinance standards for legal building sites, a building envelope of no more than two acres shall be identified at the time of Site Development Review for residential development (see Program 45). The following standards shall apply to both new parcels and existing legally buildable parcels:

- One contiguous building envelope of no more than two-acre shall be designated on each parcel.
- All residential development and residential accessory uses shall be located within the designated building envelope.
- Each building envelope shall have an approved access route between the site and a county-maintained road; the approved access route shall conform to Alameda County Fire Department requirements, and shall be designed to minimize visual impacts and to ensure stability. Grading, drainage, and other improvements necessary for the installation and maintenance of the access route shall be shown on the tentative map and analyzed during the environmental review process.
- The building envelope shall not be located on a slope of over 25 percent, or on top of a ridgeline.
- The standards for subdivisions contained in this table shall also apply to the location of all building envelopes and access routes.

The County shall use the following standards in reviewing proposals to subdivide land designated for agriculture in East County:

- The minimum parcel size of agricultural parcels shall be determined through an evaluation of individual site characteristics of the subject parcel and affected adjacent parcels, but shall not be smaller than 100 acres in the “A-100” (Agriculture - 100-acre minimum parcel size) District, 160 acres in the “A-160” (Agriculture - 160-acre minimum parcel size) District, or 320 acres in the “A-320” (Agriculture - 320-acre minimum parcel size) District except as provided under program 36 (see Zoning Ordinance).
- The subdivision of land shall not interfere with the ability to initiate or continue agricultural use or wind energy development on-site on adjacent parcels either directly (by the location of fencing or structures) or indirectly (by introducing incompatible land uses or increasing the speculative value of the land for non-agricultural uses).

- The subdivision shall not adversely affect the potential agricultural productivity of the property or on-going agricultural uses in the vicinity.
- The subdivision shall not adversely affect existing and adjacent land uses, including wind energy development.
- The subdivision shall be configured to optimize the availability of soils best suited for agricultural use, as determined through consideration of soil and geotechnical characteristics, including soil classifications and the location of landslides, water sources, faults and related features.
- The subdivision parcels under Williamson Act contract shall be consistent with State and County Williamson Act requirements.
- The subdivision shall be consistent with any existing agricultural easements.
- Range lands shall be retained in large, contiguous blocks of sufficient size to enable commercially viable grazing.
- The subdivision shall not interfere with or detract from the use of publicly owned land.
- The subdivision shall be configured to minimize visual impacts on public roadways, publicly owned land, and existing and proposed trail alignments identified in documented public agency plans.
- The subdivision of land shall include, where appropriate, the dedication of easements consistent with documented public agency plans to create or connect public use trails or open space areas.
- The subdivision shall be configured to respect natural topography and natural features including, but not limited to, streams, ridges, prominent slopes, and watersheds.
- The subdivision shall be configured to avoid the significant loss of potential wildlife habitat or significant natural vegetation. Neither the subdivision of land nor on-going or proposed agricultural uses on such subdivided land shall not interfere with the ability of any identified species of concern to use the site as habitat or as a corridor linking identified habitat areas.
- The subdivision shall include access to each parcel that is consistent with Alameda County Fire Department requirements, and shall be subject to reasonable response times for emergency services.
- The subdivision shall not significantly degrade surface or groundwater quality or publicly-owned watershed lands.
- Subdivision approval shall require proof of the availability of water sufficient to serve residential uses, as permitted under the Zoning Ordinance; fire fighting needs; and on-going or proposed agricultural uses.
- The subdivision shall be configured to minimize the creation of and susceptibility of the subdivision and adjoining lands to fire hazards.
- The subdivision shall not substantially contribute to cumulative impacts resulting from agricultural subdivisions.
- A real estate disclosure notice shall be attached to the deeds of all newly created agricultural parcels at the time of subdivision and to the deeds of existing agricultural parcels as a condition of approval for non-agricultural development. The disclosure notice shall inform owners of potential nuisances generated by adjacent agricultural uses, and by landfills or quarries in the vicinity. The disclosure notice shall also inform owners that the parcels are in an open space area with high fire risk, that public agencies are not liable for any damage caused by wildfire, and that the parcels are subject to response times for emergency services that are much longer than what can be expected in an urban area due to their remote locations. For parcels created in the Wind Resource Area (as shown on Figure 4), the real estate disclosure shall also inform new owners of existing or potential future wind turbines and associated facilities on adjacent or nearby properties.

Appendix 7

**Table 10
EAST COUNTY LAND USE DESIGNATIONS, DENSITIES, AND USES**

Land Use Category	Allowable Gross Density	Typical Uses
RESIDENTIAL		
Rural Density	Less than 1 unit/acre 5 acre minimum parcel	1–100 Five acre or less single family lots with limited agricultural uses

Low Density	1.0-4.0 units/acre	6,000 - 40,000 square foot single family lots; may include multiple family units
Medium Density	4.1-8.0 units/acre	3,000 - 6,000 square foot single family lots; may include multiple family units
Medium/High Density	8.1-12.0 units/acre	Townhouses, Attached single family houses
High Density	12.1-25.0 units/acre	Townhouses, Condominiums, and Apartment Buildings
Very High Density	25.1-75.0 units/acre	Condominiums and Apartment Buildings
INDUSTRIAL/COMMERCIAL		
Major Commercial	Maximum .6 FAR	Retail, Service, and Office Uses
Industrial	Maximum .4 FAR	General and Light Industrial Uses
Mixed Used	Maximum .5 FAR	Office, Industrial, General Commercial, and Residential Uses
OTHER		
Urban Reserve	No Density Assumed Until GPAs and Specific Plans are Prepared; Otherwise Maximum .01 FAR; 100 acre minimum parcel size	Active Aggregate Mining and Processing, Reclaimed Quarry Lands, Low Intensity Industrial or Agriculture
Major Public Facilities	Maximum .6 FAR	Airports, Hospitals, Jails, Utilities
OPEN SPACE/AGRICULTURE		
Major Parks	Maximum .02 FAR	Regional Parks and Open Space
Large Parcel Agriculture	Maximum .01 FAR, but not less than 20,000 square feet; residential and residential accessory uses not more than 12,000 square feet floor area; 100 acre minimum parcel size (except as indicated in policy 94)	Low Intensity Agriculture and Grazing, Related Uses (<i>Special uses apply in South Livermore and may apply in North Livermore</i>)
Resource Management	Density Usually Transferred Off-Site or Parcel Purchased; Otherwise Maximum .01 FAR, but not less than 20,000 square feet; residential and residential accessory uses not more than 12,000 square feet floor area; 100 acre minimum parcel size	Agriculture, Grazing, Recreation, Open Space Uses, Arroyos, Steep Slopes, Habitat, Environmentally Sensitive Areas
Water Management Lands	Usually No Density On Public Land or Private Water Areas; Otherwise Maximum .01 FAR; residential and residential accessory uses not more than 12,000 square feet floor area; 100 acre minimum parcel size	Quarry Lakes, Watershed Lands, Arroyos, Active Aggregate Mining and Processing

Note: For an explanation of each land use category, see Description of Land Use Designations in text.

Appendix 8

Referenced Policies and Programs Pertaining to South Livermore Valley Plan Expansion

Program 115: Within the Vineyard Area, the County shall retain existing parcel size regulations as specified in the Alameda County Zoning Ordinance for the Agricultural (A) District, as of January 1, 1991, which normally set a 100 acre minimum per residence and permit agricultural uses that are compatible with the promotion of the area as a Wine Region. The County shall retain agricultural worker housing as a conditional use on parcels greater than 100 acres.

Program 116: The County shall establish a "Cultivated Agriculture Overlay District," or equivalent, coterminous with the Vineyard Area shown in Figure 9. Permitted and accessory uses normally allowed under the A (Agricultural) District shall be restricted to preclude incompatible uses within the Overlay District. The Overlay District base density shall be 100 acres per homesite. A density bonus of up to four additional homesites per 100 acres (or a fraction thereof) may be granted for lands if and only if (1) the applicant can demonstrate that the density bonus will contribute substantially to the goal of promoting viticulture or other cultivated agriculture and (2) if the land meets the criteria described below. The Overlay District shall specify the procedure by which the applicant may qualify for the density bonus. Prior to obtaining the density bonus, each application shall require review by Alameda County to determine conformance with the following minimum environmental and site design criteria:

- a. The applicant must show, to the satisfaction of the County, that adequate water supplies are available to the proposed parcels for both domestic and irrigation needs, and that all proposed homesites can be served by individual septic systems. The County shall consult with the appropriate water purveyor.
- b. The applicant must provide evidence that the area has been surveyed by a qualified biologist to locate any potential plant or wildlife species of concern, and that a mitigation plan has been developed to protect any sensitive or unique environmental characteristics, such as oak groves, riparian areas, or specifics of concern.
- c. The applicant must guarantee that a minimum of 90% of the parcel shall be permanently set aside for viticulture or other cultivated agriculture, that the set-aside acreage shall be planted in wine grapes or other cultivated agriculture, and that provisions are in place that will ensure its continued cultivated agricultural use, such as agricultural conservation easements, or other equivalent means. At the discretion of the County, minor portions of a parcel included within the 90% permanent dedication areas may be excluded from the cultivation requirement to preserve environmentally sensitive areas such as wetlands, arroyos, slopes in excess of 25%, oak groves, or areas with unique environmental characteristics. Agricultural operations that could be potentially high sources of nitrates, such as horse farms or cattle feed lots, shall be discouraged.
- d. The applicant must provide evidence that cultivated agriculture resulting from this program will be maintained for a minimum of eight years, through use of CC&Rs, evidence of a long-term maintenance contract with an experienced farm operator, or other means. Agricultural practices that minimize excess nitrate loading and utilize proper erosion and dust control shall be encouraged. Water conserving best management practices, including the use of drip irrigation, shall be required wherever feasible.
- e. The applicant must pay city or county fees then in place for such properties, such as, but not limited to, in-lieu affordable housing fees and school fees.
- f. The applicant must mitigate potential residential/agricultural conflicts by including a clause in the sales contract of each home referencing the Alameda County Right to Farm ordinance and indicating that the residence is located near an agricultural operation and that the homeowner recognizes that the property may be subject to noise, dust, odors, night operations, or other impacts resulting from the operation.
- g. The applicant must meet the following site development review standards:

- i. Parcels that include, or are adjacent to, arroyos shall maintain a minimum 100 foot uncultivated and undeveloped buffer, as measured from top of bank.
- ii. Building site envelopes for homes and ancillary uses shall be designated on the 10% portion of the parcel outside the required 90% set aside for agricultural areas, as described above. Building site envelopes shall not exceed 25% slope. Parcel lines and building envelopes shall be sited to maximize productive use of the land for intensive cultivated agriculture. Building envelopes shall be located outside of FEMA-designated floodplain areas, and shall be located a minimum of 100 feet from roadways, and a minimum of 200 feet from major roadways, unless site-specific noise studies are conducted that show that State noise guidelines can be met. Building envelopes located within areas known to be subject to landslide or seismic hazards shall require site-specific geotechnical studies to ensure that structures can be safely constructed.
- iii. New development shall be designed to minimize risks to life and property through the implementation of the provisions of the Alameda County Fire Protection Master Plan.
- iv. The location of building envelopes, parcel lines or cultivated agriculture shall not conflict with or preclude proposed LARPD trails.
- v. Any historical structures on-site shall be preserved and/or reused, wherever feasible, and the project shall be designed to ensure that new development will not disturb any known or potential archaeological sites.

Program 118: The County shall limit new commercial uses within the Cultivated Agricultural Overlay District to appropriate small-scale uses that promote the area's image as a wine region, subject to issuance of a conditional use permit. To this end, the County shall develop a full list of conditionally-permitted commercial uses and standards. New commercial uses proposed as part of a bonus density application should be limited to the 10% maximum area of each parcel not dedicated to cultivated agriculture, subject to appropriate coverage limitations, and should be sited to maximize efficient use of cultivated lands. Wineries and small bed-and-breakfast establishments shall be limited to existing homes or homes permitted under the South Livermore Valley Area Plan; construction of separate additional structures shall not be permitted. The County shall require that proponents of new commercial development in rural areas show, to the satisfaction of the County and Zone 7, that development can be adequately served by a septic system and that adequate water supplies are available for commercial needs.

Program 120: The County shall prohibit the subdivision of existing vineyards within the Cultivated Agricultural Overlay District if such subdivision results in a net loss of vineyards within the subdivided parcel and shall limit such subdivision to a maximum of 100 acres per year to maintain a market for new vineyards on presently uncultivated lands. The County shall allow the density bonus if new home sites on parcels with existing vineyards are located so that no vineyards are destroyed or divided, while still meeting minimum parcel size requirements of Zone 7 and the Williamson Act. If new homes, roads and other structures cannot be sited without the loss of existing vineyards, the density bonus shall be allowed only if an equivalent vineyard acreage to that lost be planted and placed under easement within the subdivided parcel.

Program 121: The County shall require that any subdivision of **existing vineyards** include provisions for any needed **improvements** to bring existing vineyard stock up to current industry standards for production, quality and resource use, including water and soil. Prior to subdivision approval the County shall require that improvements to existing vineyards be made, based on the recommendations of an experienced viticulturalist following an inspection to ascertain vineyard health, vigor, productivity, and resource use.

Program 123: The County shall require new residential and commercial structures to be subject to site development review and shall establish appropriate and comprehensive **design guidelines** for the Cultivated Agricultural Overlay District for new rural structures that:

- a. Emphasize the existing **visual character**, including use of appropriate materials, architectural features and careful siting so that structures are subordinate to the landscape and do not block public views from adjacent roads.
- b. Include **fencing guidelines** to limit or prohibit use of property line fences in existing vineyard areas.

- c. Include **standards for access**, including limitations on access driveways onto Vallecitos or other major roads through use of joint driveways or other access routes.
- d. Include **standards for landscaping**, screening and signage that emphasize the existing visual character and reflect the objective of promoting the area as premium wine-producing region.

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