



# ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

## PLANNING DEPARTMENT

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Agenda Item 5 January 6, 2015

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December 23, 2015

Honorable Board of Supervisors  
Administration Building  
1221 Oak Street  
Oakland, CA 94612

Dear Board Members:

**SUBJECT:** INFORMATIONAL UPDATE ON STATUS OF MAJOR PLANNING  
DEPARTMENT INITIATIVES

**RECOMMENDATION:**

Informational only; no action requested.

**DISCUSSION/SUMMARY:**

As the new year begins, Planning Department staff continues to work on several major policy projects that are expected to come before the Board of Supervisors for approval this year or the next. Keeping the County's land use regulations and procedures relevant and current is a constant effort of the department, and described below is the work currently in progress.

**General Plan**

The Housing Element to the County General Plan was last updated in April of 2011. As required by state law, a new update for the 2015-2023 planning period began last January. A series of workshops were held with the Planning Commission throughout the year. At the November 17<sup>th</sup> Planning Commission meeting, commissioners reviewed the draft document and authorized sending it to the State Department of Housing and Community Development (HCD) for their review. Staff will incorporate HCD's comments, as appropriate, into the final draft, which will go back to the Planning Commission and ultimately to the Board of Supervisor for approval. The final document will be sent the HCD for approval as required by state law.

Preparation of the Ashland and Cherryland Health and Wellness Element, the first health element to the County General Plan, began in the fall of 2013 (in conjunction with the County's Public Health Department). After many community meetings and an extensive survey of residents, the draft document was prepared and presented to the Planning Commission. A series of commission workshops will be held beginning in the first quarter of 2015.

Development of the Resource Conservation, Open Space, and Agriculture Elements (ROSA) is ongoing, and is being developed to protect the County's natural resources and to promote and protect its agricultural land base and activities. Staff will continue to work with the

consultant to update previous draft documents. Revised drafts should be ready for distribution to the public in the first half of 2015, at which time a community meeting will be scheduled.

Over the last five years, two of the County's General Plan components (Eden and Castro Valley) have been adopted and represent the blueprint for how these communities will grow over the next two decades. Adopting these area plans requires extensive subsequent work to implement the plans, mostly requiring rezoning of areas that have been designated for change, and in some cases requires updates to specific plans which lie within the general plan areas. Various actions and programs of the area plans are also part of the implementation effort.

#### Specific/Area Plans

In the Eden General Plan area, the Planning Department (through a \$400K MTC grant) is currently working closely with community stakeholders, and staff is revising and updating the existing Ashland Cherryland Business District (ACBD) Specific Plan, which was adopted in 1995. This project, which began in May 2013, is aimed at encouraging sustainable economic growth and identifying priorities on which to base an implementation plan. The Citizens Advisory Committee will continue to provide comments on the development of the draft Plan through the first quarter. Subsequently, the draft Plan will be presented to community groups and the Planning Commission throughout the summer, and to the Board of Supervisors for approval in November.

In the Fairview area (also within the Eden plan area), staff is working with a committee of community members to address their concerns regarding development impacts to creeks, roadways and scenic resources. It is expected that the bulk of the community meetings will conclude in 2015 and that we will begin the approval process (Planning Commission and Board of Supervisors) in 2016.

In the East County area, the department has been working for the past several years on updating the South Livermore Valley Area Plan (SLVAP) which has as its goal the promotion of viticulture and wine-region attractions. This update has been challenging given the limitations placed on development through the plan itself, and more prominently due to a de facto moratorium on new development stemming from water quality concerns from the County's Environmental Health Department, Zone 7 and the State Regional Water Quality Board. As this issue gets resolved at the State and regional level, conversations with SLVAP stakeholders can resume on development-related issues.

Further out on the planning horizon, Staff will begin work in Castro Valley (General Plan implementation, Downtown Specific Plan, Madison Area Specific Plan) and in San Lorenzo to establish conformity between the various layers of land use, and in response to community concerns.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Chris Bazar".

Chris Bazar, Director  
Community Development Agency