

6 PUBLIC FACILITIES AND SERVICES ELEMENTS

The Public Facilities and Services Element provides information and policy guidance to ensure provision of facilities and services in the Eden Area. It addresses the changing public services and infrastructure needs of the Eden Area and provides for logical and timely extension to keep pace with projected growth. Policies supporting quality libraries, excellent police and fire services, and well maintained infrastructure are essential to achieve broader development objectives, and support the future envisioned by the residents of the Eden Area.

Although the Public Facilities and Services Element is not explicitly required by State law, the topics addressed here are an integral part of the County's overall planning strategy and a basic consideration in setting growth and development policy. State law requires the Land Use Element to include "the proposed general distribution and general location and extent of the uses of the land for...solid and liquid waste disposal facilities" and it requires the Circulation Element to include information on "the general location and extent of existing and proposed... public utilities and facilities." These components are included in this Element, which covers the following topics:

- ◆ Police
- ◆ Fire
- ◆ Libraries
- ◆ Child care
- ◆ Schools
- ◆ Solid Waste
- ◆ Water Service
- ◆ Wastewater
- ◆ Stormwater

Several different agencies provide services to parts of the Eden Area. Some of the agencies serve all of Alameda County while others are special service districts, which only serve portions of this unincorporated area. Thus, this General Plan aims to build partnerships between the County and these independent public agencies that provide services to the Eden Area.

1. POLICE

Safety and security is an important issue in the Eden Area especially since many households have older residents or young children. The Alameda County Sheriff's Office provides a full range of law enforcement services to the entire unincorporated area of Alameda County including the Eden Area, Castro Valley and East County. An overview of these services is described in this section.

A. *Background Information*

Law enforcement in the Eden Area is provided by the Alameda County Sheriff's Office (ACSO) from three main facilities:

- ◆ **Eden Township Substation**, located at 15001 Foothill Boulevard at 150th Street. The Eden Township Substation also functions as the Sheriff's main station for municipal police services.
- ◆ **Emergency Services Dispatch Center**, located on 150th Avenue. The Emergency Services Dispatch Center is across the street from the Eden Township Substation.
- ◆ **Community Crime Prevention Unit Office**, located at the Ashland Community Center.

The entire urbanized portion of unincorporated Alameda County, including the Eden Area, Castro Valley and Sunol, has a staff of 140 sworn officers. The Eden Township Substation has 70 officers. The current (2009) ratio of officers per thousand residents in the Eden Area is 0.92.¹ According to the City of San Leandro's 2001 General Plan, the ratio in that City was 1.2.² The

¹ Liskey, Paul. Officer, Alameda County Sheriff's Office. Personal Email communication with Cindy Horvath, Alameda County Community Development Agency. April 3, 2010.

² *City of San Leandro General Plan*, 2001, page 8-2.

ratio in the City of Hayward in 1998 was 1.5, according to the Downtown Hayward Redevelopment Plan Amendment Draft EIR.³

Law enforcement functions include primary patrol, a variety of adult and juvenile criminal investigation squads, youth & family services, crisis intervention and crime prevention, disaster management, search & rescue, and various other related services.

The ACSO provides dispatch services from its dispatch center located in San Leandro. All 911 calls originating in the unincorporated areas are received by the dispatch center and patrols are dispatched from there. Calls for fire and medical services are sent to the regional dispatch center in Livermore, except 911 calls from Fairview which are transferred to the City of Hayward.⁴

There were 51,819 calls for service and 54,060 officer-initiated activities in the Eden Area in 2009. In 2009, crime rates for the following categories declined over 2008: homicide, robbery, aggravated assault, burglary, motor vehicle theft and larceny. Larceny was the most reported crime in the Eden Area in 2009, and homicide the least reported.

The ACSO is consolidating and replacing the Eden Township Substation and the Emergency Services Dispatch Center because they lack the necessary infrastructure and design features to adequately meet the area's law enforcement needs. The new facility will most likely be located on Fairmont Drive at the site of a former animal shelter. The current facilities comprise a total of 33,400 square feet: 11,340 square feet for law enforcement operations, 6,000 square feet for Dispatch/Warrants/Records, 4,500 square feet for Youth & Family Services, 4,000 square feet for Property/Evidence and 7,560 square

³ Hayward Redevelopment Agency. *Downtown Hayward Redevelopment Plan Amendment Draft EIR*, 1998, page 103.

⁴ *Final Municipal Service Review Volume I—Public Safety Services Appendix A*. Report to the Alameda Local Agency Formation Commission Submitted by Burr Consulting in association with Braitman & Associates and GIS/Trans, September 16, 2004, page 37.

feet for the Crime Lab. In order to accommodate growth projections for the next 30 years, the new facility is proposed to include 111,600 square feet. The new facility will incorporate the Coroner's Bureau in addition to those facilities listed above.⁵

The ACSO acts as mutual aid coordinator for the entire County. Additionally, it shares helicopters with neighboring cities, organizes the regional narcotics task force for Alameda County and participates in the FBI's Joint Terrorism Task Force, the CHP-headed auto theft task force and the Sexual Assault Felony Enforcement task force. Bomb squad services are also provided as part of countywide mutual aid. SWAT contract service recipients are charged a fee, but other agencies that request SWAT service are not billed for it. The Sheriff's Office training academy program is available to all Sheriff's recruits, and to other law enforcement agency recruits on a contractual basis.

The ACSO is mostly funded through the County's General Fund, except for a small portion of its budget received through revenue allocated from the Educational Revenue Augmentation Fund (ERAF). Other revenue for the Sheriff's Office comes from impact fees, contract service fees, property taxes, vehicle license fees and State and federal aid.⁶ Some of these funding sources, including ERAF and property taxes, have declined over the last several budget cycles due to the continuing recession faced by the state. As a result, the ACSO, like other county agencies, has had to reduce some services. However, it has achieved this reduction without compromising its basic public safety mission.⁷

⁵ Personal written communication from Lieutenant William Gaudinier, Alameda County Sheriff's Office, to DC&E on February 14, 2005.

⁶ Personal Communication from Don Graff, ACFD Finance Manager, April 4, 2005.

⁷ Personal Communication from Don Graff, ACFD Finance Manager, April 4, 2005.

B. Goals, Policies and Actions

Goal PF-1	Maintain a safe environment in the Eden Area through the prompt and efficient provision of police service.
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Policies

- P1. The County shall strive to continuously improve performance and efficiency in the Sheriff's Office.
- P2. The ACSO shall maintain adequate police staffing, performance levels and facilities to serve the Eden Area's existing population as well as its future growth.
- P3. The County shall reserve adequate sites for sheriff facilities in the Eden Area.
- P4. Old or outdated sheriff's facilities should be replaced, to the greatest extent feasible, with new facilities that have the necessary infrastructure and design features to adequately support police functions for the area.
- P5. The level of service standard shall be a maximum of a five minute response time for Priority One Emergency calls.

Actions

- A1. On a continuing basis, monitor crime rates and types of crime in the Eden Area to determine the most appropriate crime reduction methods.
- A2. Provide neighborhood security and crime prevention information and training to citizens, neighborhood groups and homeowners' associations, and work with the commu-

nity in establishing Neighborhood Watch programs that promote mutual assistance and crime prevention techniques among residents.

- A3. Review the adequacy of existing sources of funding and identify potential new sources of funding to implement law enforcement goals on an annual basis.

Goal PF-2 Promote coordination between land use planning and law enforcement.
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Policies

- P1. Land use development proposals shall be reviewed for site design criteria and other law enforcement concerns.
- P2. Physical site planning should be used as an effective means of preventing crime. Open spaces, landscaping, parking lots, parks, play areas and other public spaces should be designed for maximum exposure to community residents.
- P3. The County should not approve development proposals or permits that create mini-subdivisions or apartment complexes. Gated developments shall be discouraged.
- P4. As the need arises, new police substations shall be located in Districts or along Corridors wherever possible and feasible.

Actions

- A1. Create and implement an action plan to mitigate any existing design features identified by the ACSO as law enforcement hazards. These hazards include interior driveways or private streets with limited visibility from the street for pa-

trol personnel, and fort-like apartment complexes that are difficult to police.

- A2. Develop and adopt site design guidelines for reviews of new development that take into account concerns of the Sheriff's Office about visibility and access while providing for the needs and concerns of residents.
- A3. Coordinate with the ACSD early in the development project review and approval process to identify and address all potential design and visibility issues of concern to ACSD operations in the Eden Area.

2. FIRE

Fire service for most of the Eden Area encompasses a wide range of programs including fire suppression and prevention, paramedic services, arson investigations and fire inspections, code enforcement, public education and community relations, wildland interface, search and rescue, hazardous materials response and emergency medical services. These services are discussed in detail in this section.

A. *Background Information*

Fire and emergency medical services for the Eden Area are provided by the Alameda County Fire Department (ACFD).



Alameda County fire station

1. Alameda County Fire Department⁸

ACFD was formed July 1, 1993 as a dependent special district with the Board of Supervisors as its governing body. This action brought together under a single jurisdiction the Castro Valley Fire Department, the Eden Fire Department and the County Fire Patrol, which were previously separate, dependent special districts. The ACFD is responsible for all of the unincorporated County areas, with the exception of the Fairview area, as well as through contract to the cities of San Leandro and Dublin and the U.C. Berkeley Lawrence National Laboratory. In 1995, the Alameda County volunteer firefighters were made an official section of the ACFD.

ACFD's total FY 2008-09 budget was \$74.5 million and its authorized staffing level was 368.

Fire services are funded through a combination of unincorporated property tax revenues; EMS revenues such as special tax assessments for paramedic services and first responder advanced life support payments from the County Emergency Medical Services County Service Area; contract service revenue; and other miscellaneous service fees and charges. ACFD does not currently assess an impact fee on development in the Unincorporated Area to pay for resulting service demands. ACFD has never issued any public debt.

ACFD's total service area is approximately 461 square miles with a population of 249,467. ACFD has 20 fire stations, including a station in Sunol staffed by the California Department of Forestry through a contract with ACFD. The Department also has 20 engine companies, five ladder truck companies and one heavy rescue unit. First-Responder Paramedic services are available on a 24-hour per day, 365-day per year basis throughout the entire ACFD service area. Additionally, ACFD has three Specialized Response Teams: Hazardous Materials, Urban Search & Rescue, and Water Rescue.

⁸ All information in this section from a Personal Communication Don Graff, ACFD Finance Manager, April 4, 2005.

ACFD's unincorporated service area includes most of the Eden Area, including San Lorenzo, Hayward Acres, Ashland, and Cherryland. The total Unincorporated Area, which includes covered portions of the Eden Area, Castro Valley, Sunol, Kilkare and East County, encompasses 434 square miles and 138,900 people.

There are three fire stations staffed by ACFD that serve the Eden Area:

- ◆ **San Lorenzo Station #1** located at 427 Paseo Grande. The station houses one engine company and serves the downtown, residential and business areas of San Lorenzo.
- ◆ **Cherryland Station #2** located at 109 Grove Way. The station houses one engine company and one reserve engine, and serves the southernmost parts of San Lorenzo, as well as Cherryland and Hayward Acres.
- ◆ **Ashland Station #3** located at 164th Avenue. The station consists of one Heavy Rescue Unit and one reserve engine, and serves all of Ashland, as well as major sections of Interstate 580 and Interstate 238.

In January 2002, the Board of Supervisors approved ACFD's participation and membership in the Alameda County Emergency Dispatch Consortium. This Consortium includes the County Emergency Medical Services Agency, the City of Alameda and the U.C. Berkeley Lawrence National Laboratory. In addition to the original members, the Consortium now includes the US Army Camp Parks, and the cities of Fremont and Union City. Its goal is to enhance the regional dispatch and communication system through the consolidation of fire and medical dispatch. The result has been a more effective and responsive regional dispatch system for fire and medical emergencies.

Because 911 calls may relate to policing, fire or medical emergencies, all non-cell phone 911 calls originating in the unincorporated Eden Area must be routed initially to the Sheriff's Office who determines the type of call and then immediately transfers all fire and medical calls to the Regional Dispatch Center which sends out appropriate fire or medical services. ACFD is able to respond to calls within five minutes 90 percent of the time, meeting the Na-

tional Fire Protection Association and California EMS Agency guidelines. By comparison, the median response time for all Alameda County fire service providers is 4 minutes 53 seconds. As shown in Table 6-1, the ACFD received 10,621 service calls within the total Unincorporated Area. There were 2,018 fire and alarm calls, and 8,603 emergency medical and other calls.⁹

Special fire safety concerns by ACFD for the Eden Area include:

- ◆ Emergency operations on adjacent interstate highways.
- ◆ Difficult passage for emergency vehicles due to substandard, narrow access roadways.
- ◆ Difficult passage for emergency vehicles at railroad crossings at-grade, especially to the industrial areas at the west end of Grant Avenue.
- ◆ Concentrated mix of manufacturing, industrial, storage and residential uses along the Meekland Avenue corridor.
- ◆ Poor hydrant spacing in portions of Ashland, Cherryland and San Lorenzo.
- ◆ Inadequate fire flow, less than the required 1000 gallons per minute, in the industrial complex at the western end of Grant Avenue in San Lorenzo, along Meekland Avenue in Cherryland.

According to the County's Capital Improvement Plan (CIP), three of the County's fire stations are inadequate and require replacement. The San Lorenzo fire station (Station 1) requires replacement and will require another site as its existing site is too small for a replacement facility. Station 1 is owned by the San Lorenzo Homes Association and is leased by the ACFD. The Cherryland Fire Station (Station 2) requires replacement as replacement is less expensive than seismic upgrade of the facility. The Ashland Fire Station (Station 3) requires expansion to serve as a maintenance facility. In addition, the remaining four stations in the Unincorporated Area need seismic

⁹ Personal communication from Don Graff, ACFD Finance Manager to DC&E on April 4, 2005.

TABLE 6-1 **CALLS TO ACFD FOR SERVICE IN THE EDEN AREA FY 2002-2003**

Calls by Type	Entire Unincorporated Area	Station 1: San Lorenzo ^a	Station 2: Cherryland & Hayward Acres ^a	Station 3: Ashland, Fairmont Campus, Hillcrest & El Portal Ridge ^a
Total Emergency Calls	10,621	1,634	1,565	2,471
Fire Calls	2,018	352	298	496
Medical Calls	8,603	1,282	1,267	1,975

^a Data is not available which would allow for a more specific breakdown by areas serviced by a particular station.

Source: Personal communication Don Graff, ACFD Finance Manager April 4, 2005.

upgrading or replacement. At the present time, neither the Fire Department nor the County have identified the financial resources to meet these needs, currently estimated at over \$28 million.

The ACFD has established automatic and mutual aid agreements with a variety of agencies in order to ensure the highest level of fire and medical response in the event of local or regional disasters. Automatic aid agreements exist with the U.C. Berkeley Lawrence National Laboratory, the City of Oakland, the San Ramon Valley Fire Protection District and the Livermore-Pleasanton Fire Department. The ACFD agreement with Oakland includes a mutual aid response to cover the southern Oakland Hills area, and a shared automatic aid agreement for freeways 580, 880 and 680. All fire departments in Alameda County share a countywide mutual aid agreement and are part of the *State Master Mutual Aid Plan*.

2. Hayward Fire Department¹⁰

The Hayward Fire Department (HFD) participates in the Alameda County Mutual Aid Agreement and the Statewide Mutual Aid Plan. The Department has an automatic mutual aid agreement with Union City to respond to incidents on Highway 880 and with Foster City to respond to incidents on the Hayward-San Mateo Bridge. HFD responds as requested to neighboring jurisdictions and also participates in the Alameda County strike teams to assist the State with major wildland fires.¹¹ As part of the South Mutual Aid Zone, HFD also provides mutual aid with the Alameda County Fire Department and the fire departments of the cities of Newark, Union City and Fremont.¹²

B. Goals, Policies and Actions

Goal PF-3	Minimize the loss of life and property from fires, medical emergencies and other types of emergencies.
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Policies

- P1. The County should strive to continuously improve the performance and efficiency of fire protection services for the Eden Area.
- P2. The County shall plan for new fire station locations to maintain or enhance current response levels.

¹⁰ *Eden Area Redevelopment Plan DEIR*, adopted in July 2000, p. 12-10.

¹¹ *Final Municipal Service Review Volume I—Public Safety Services Appendix A*. Report to the Alameda Local Agency Formation Commission Submitted by Burr Consulting in association with Braitman & Associates and GIS/Trans, September 16, 2004, page 63

¹² Phone interview with Deputy Chief Paul Valencia, February 2, 2005.

- P3. The County shall provide adequate sites for fire facilities in the Eden Area. Planned facilities include a new station on the west side of Hesperian Boulevard and a new station in the vicinity of Cherryland.
- P4. Old or outdated fire facilities shall be replaced with new facilities containing the necessary infrastructure and design features to adequately support fire and emergency functions for the area.
- P5. Fire flow shall be improved to 1,000 gallons per minute in areas with identified deficiencies, including the industrial complex at the western end of Grant Avenue in San Lorenzo, along Meekland Avenue in Cherryland.
- P6. Necessary fire and emergency response facilities and personnel shall be provided, to the greatest extent feasible, to meet residential and employment growth in the Eden Area.

Actions

- A1. Update the Alameda County *Fire Protection Master Plan* on a regular basis.
- A2. Maintain a list of areas where fire flow is below the 1,000 gallon per minute standards and identify funding sources to improve fire flow in those locations.
- A3. Identify funding sources to improve hydrant spacing in portions of Ashland, Cherryland and San Lorenzo where the Fire Department has determined that spacing is inadequate.
- A4. Continue to actively cooperate with the Hayward Fire Department and surrounding Fire Departments.

- A5. Work with Caltrans to improve existing protocols for emergency operations on interstate highways adjacent to the Eden Area.

Goal PF-4 Promote coordination between land use planning and fire protection.
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Policies

- P1. Fire hazards shall be identified and mitigated during the project review and approval process for new development.

Actions

- A1. Maintain a fire and life-safety inspection program for all buildings in the Eden Area. The program should include penalties for Building Code violations that contribute to fire and life-safety hazards.
- A2. Identify potential fire and life-safety hazards resulting from mixed manufacturing, industrial, storage and residential uses along the Meekland Avenue corridor and develop a mitigation program to address these issues.
- A3. Collaborate with the ACFD to identify clear standards for new development that will mitigate the potential for fire hazards.
- A4. Coordinate with the ACFD early in the development project review and approval process to identify and address all potential fire hazards.

3. LIBRARIES

Libraries provide communities with a wide variety of services that enhance learning for all ages, provide access to resources, and supply safe and comfortable public facilities for numerous activities.

A. Background Information¹³

The Alameda County Library System provides library service to the Eden Area. The San Lorenzo Library serves the majority of the Eden Area and is located in San Lorenzo at 395 Paseo Grande. This library was built in 1969 and has 11,867 square feet of floor area to serve an estimated population of 58,860 people. The library has 20 staff positions, or 13.7 full-time equivalent positions. Eden Area residents are also served by the Castro Valley Library, located in Castro Valley at 20055 Redwood Road. This 10,239-square-foot facility will be replaced with a 41,333 square foot library on Norbridge Avenue.

The County Library System recommends that library facility space should provide between 0.5 and 0.6 square feet per capita.¹⁴ Based on the 2004 population estimates, the San Lorenzo and Castro Valley Libraries have 0.19 and 0.17 square feet per capita respectively .

Libraries that serve residents of the Eden Area, as well as other communities include:

¹³ All information in this section was obtained through personal communication with Peggy Watson, Head of Branches, Alameda County Library, on February 3, 2005, unless otherwise indicated.

¹⁴ Per capita requirement is based on the standard of practice which ranges from 0.5 to 0.75. Personal communication with Peggy Watson, Head of Branches, Alameda County Library, April 1, 2005.

- ◆ South Branch of the San Leandro Public Library, located on East 14th Street at 148th Avenue.¹⁵
- ◆ Main Branch of Hayward Public Library, located on “C” Street at Mission Boulevard.¹⁶

The 1998 County Library System’s Strategic Plan was produced in response to the significant demographic, technological and fiscal challenges confronting the Library. These challenges, which are still considered pertinent in 2005, include:

- ◆ The growing need for library services due to population growth.
- ◆ Rapidly changing information technologies that alter the kinds of services the library can provide to the community.
- ◆ Severe limitations on the System’s financial resources.

The Library System staff is currently discussing means for expanding the San Lorenzo Library to accommodate the unmet need for library services in the Eden Area. For this reason, library staff is working with supporters in a public process to identify possible sites and funding sources for a replacement library.

¹⁵ Non-residents and non-property owners of the City of San Leandro may obtain a library card for a fee of \$50 per year. All family members living at the same address are included. A photo identification and verification of residence are required. City of San Leandro Public Library website: <http://www.ci.san-leandro.ca.us/sllibrarypolicies.html>, accessed March 31, 2005.

¹⁶ All California residents may receive a library card free of charge to the City of Hayward Public Library with address verification and acceptable identification. City of Hayward Public Library website: <http://www.hayward-ca.gov/webware/Default.aspx?Message=771&t=-1>, accessed March 31, 2005.

B. Goals, Policies and Actions

Goal PF-5	Provide sufficient library services to meet the information, cultural and educational needs of the population of the Eden Area.
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Policies

- P1. To the extent feasible, the County should strive for a standard of between 0.5 and 0.6 square feet of library space per capita in the Eden Area.
- P2. The County should continue to support the upgrading and expansion of Alameda County Library System services in the Eden Area, including the San Lorenzo Library Replacement Project, in order to keep pace with community needs and changes in information technology.
- P3. Library funding should remain adequate to sustain existing service levels and where possible, increase service levels.
- P4. Libraries should provide training programs to increase community access to reading materials and information technology. Such programs might include reading programs for adults and children, and computer training on basic computer literacy, internet use and information retrieval.

Actions

- A1. Identify funding sources and locations to expand library services in the Eden Area. When funding is available, create new branch libraries in Ashland and Cherryland.

- A2. Regularly seek and secure funding to provide books, computers and training courses to ensure that Eden Area residents have the tools they need to access information efficiently and successfully.
- A3. Continue to use utility user tax revenue for library improvements.

4. CHILD CARE¹⁷

The Eden Area has a significant population of children who require child care services. The ability or inability for households to get needed child care affects their earning potential.

A. Background Information

Data for child care needs and services is collected by zip code. Therefore, information in this section covers the Eden Area, a portion of Castro Valley and a portion of San Leandro. Information is provided for an extended service area beyond the boundaries of the Eden Area in order to provide a clear picture of the child care options available.

In this extended service area, there are approximately 31,200 children under 14 years of age, the age up to which child care is typically provided. About 63 percent of these children, or 19,500, live in two-parent households in which both parents work or in households where the head-of-household is a working single parent. This percentage is particularly high when compared to

¹⁷ All data in this section from a personal communication with Rosemary Obeida and Vincent Cheng, Community Child Care Coordinating Council of Alameda County (4C's of Alameda County), November 15, 2004.

the statewide rate of 55 percent. Median family income for the Eden Area is \$47,324. In 2004, the average cost of full-time care to a household with an infant and a preschooler in the extended Eden Area was \$15,392 or approximately one third of median family income.¹⁸

There are two main types of child care facilities in the Eden Area: family child care home facilities and child care centers. In September 2004, there were 259 providers of licensed care, in both family and center child care centers, in the Eden Area and surrounding communities and 5,442 slots for children under the age of 14.

Family child care home facilities can be “small” – licensed for up to eight children or “large” – licensed for 9 to 14 children. Small home facilities are allowed “by right” to have no zoning requirements but must meet State requirements for small family child care home facilities. Alameda County requires permits for large family child care home facilities. Overall, 32 percent of licensed child care slots in the extended Eden Area are provided by 194 family child care homes. However, family child care home facilities offer more than 75 percent of the infant care slots in the Eden Area.

Child care centers may provide care for 15 or more children, although they must also abide by square footage set by the State. Licensing procedures require that both family child care home facilities and child care centers maintain specific child-to-staff ratios based on children’s ages. Though there are fewer child care centers than family child care home facilities, they provide the majority of child care slots in the Eden Area. There are 65 child care centers providing 68 percent of the total licensed care slots in the Eden Area. These 65 centers provide the bulk of care for both preschoolers and school age children.

As noted above, there are 19,500 children in the Eden Area and surrounding communities who live in households with a potential need for child care ser-

¹⁸ Zip codes were used to define the area because this is the level at which the 4C’s of Alameda County collects data. Zip codes used to approximate the Eden Area were 94541, 94546, 94578, 94580.

vices. However, there are only 5,442 slots for children under the age of 14. Thus, if all of these households sought child care services in the extended Eden Area, there would be a gap in child care of 14,072 slots. While this gap is large, it may overstate the problem somewhat because some households may prefer to seek child care services near their places of employment or near family members or school facilities outside the immediate area. The Eden Area and surrounding communities have fewer jobs than they do households. Many Eden Area residents work outside the Unincorporated Area and thus may prefer to obtain child care options elsewhere.

B. Goals, Policies and Actions

Goal PF-6	Encourage adequate provision of licensed child care in the Eden Area and promote coordination between child care and land use planning.
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Policies

- P1. A range of new child care services should be encouraged throughout the Eden Area to meet the needs of a growing population.
- P2. The County should work with all applicable agencies to provide subsidized child care services to lower income families in the Eden Area, to the greatest extent possible.
- P3. The County should continue to collaborate with the Hayward and San Lorenzo Unified School Districts and the Hayward Area Recreation and Park District (HARD) to provide after-school care and day camps in the summer and during the holidays and vacations.

- P4. The County shall encourage the siting of child care and other care facilities in areas with compatible land use and character, and shall encourage such facilities to be located near Districts, Corridors, Special Precincts, homes, schools, community centers, recreation facilities, transit stops, and commercial areas.
- P5. The County shall support the provision of low cost or no cost leases for child care programs.

Actions

- A1. Study the feasibility of an impact fee for the development of child care facilities or the payment of an in-lieu fee.
- A2. Provide the Alameda County Child Care Planning Council with the opportunity to review large proposed residential developments and make recommendations about the need for additional child care programs.

5. SCHOOLS

Education is an important issue for every community, and in particular the Eden Area, where more than a quarter of the population is under 18 years of age. However, the County's ability to plan for school facilities is limited to a considerable degree by State law, which puts the approval of educational facilities under the jurisdiction of the State. State legislation limits the ability of local governments to condition approval of new development on the availability of school facilities.

A. Background Information

The Eden Area is served by two school districts: the San Lorenzo Unified School District (SLZUSD) and the Hayward Unified School District (HUSD).

1. San Lorenzo Unified School District

The SLZUSD operates nine elementary schools, three middle schools and two high schools in the Eden Area. SLZUSD also operates a continuation high school, special education program and independent/home study programs.¹⁹ The District generally maintains a 20:1 student-to-teacher ratio in grades Kindergarten through third, and 25:1 in grades four through twelve.²⁰ Table 6-2 shows the average student-to-teacher ratios for all grades in Alameda County School Districts.

Details on each school in the SLZUSD, including site acreages, enrollment and capacity figures, and age of building are shown in Table 6-3. During the 2007-2008 school year, Arroyo High School and San Lorenzo High School were slightly above capacity; all other SLZUSD schools were below capacity.²¹

SLZUSD's staffing for 2007-2008 totaled 1,244 employees, including 668 classroom teachers.²² The District had recently completed a five-year upgrade process of its schools, including electrical and plumbing upgrades, replacement of roofs and flooring, and installation of internet access.

¹⁹ Information from the *San Lorenzo Unified School District Information 2004-2005 Guide*.

²⁰ Personal communication with Lowell Shira, Assistant Superintendent of Business Services to DC&E on January 31, 2003.

²¹ California Department of Education website, Education Demographics Unit, <http://www.ed-data.k12.ca.us/welcome.asp>, accessed on August 6, 2009.

²² California Department of Education website, Education Demographics Unit, <http://www.ed-data.k12.ca.us/welcome.asp>, accessed on August 7, 2009.

TABLE 6-2 **STUDENT-TO-TEACHER RATIOS FOR ALAMEDA COUNTY
SCHOOL DISTRICTS FOR 2007-2008**

District	Student-to-Teacher Ratio (All Grades)
Alameda Unified	20.9
Albany City Unified	20.5
Berkeley Unified	18.3
Castro Valley Unified	21.6
Dublin Unified	20.7
Fremont Unified	21.3
Hayward Unified	20.8
Livermore Valley Joint Unified	21.3
Newark Unified	19.8
Oakland Unified	18.5
Piedmont City Unified	16.4
Pleasanton Unified	21.0
San Leandro Unified	20.2
San Lorenzo Unified	20.6
County Totals:	19.9
State Totals:	21.3

Source: California Department of Education website, Educational Demographics Unit,
<http://www.ed-data.k12.ca.us/welcome.asp>, accessed on August 6, 2009.

COUNTY OF ALAMEDA
EDEN AREA GENERAL PLAN
 PUBLIC FACILITIES AND SERVICES

TABLE 6-3 **SUMMARY OF SLZUSD SCHOOL SITES**

School	Acres^a	Year Built^a	Enrollment (2007-2008)^b	Capacity^b
Bay Elementary	8.1	1955	533	585
Colonial Acres Elementary	9.8	1950	574	677
Corvalis Elementary	N/A	N/A	575	721
Dayton Elementary	N/A	N/A	469	568
Del Rey Elementary	9.8	1953	550	648
Grant Elementary	10.0	1953	384	480
Hesperian Elementary	8.9	1953	671	768
Hillside Elementary	6.1	1964	500	600
Lorenzo Manor Elementary	10.4	1953	624	685
Bohannon Middle	18.7	1949	921	990
Edendale Middle	17.9	1950	813	940
Washington Manor Middle	N/A	N/A	810	905
Arroyo High	38.5	1954	1,946	1,900
San Lorenzo High	27.8	1950	1,605	1,600
East Bay Arts High School	N/A	N/A	174	N/A
KIPP King Collegiate High School	N/A	N/A	98	N/A
Royal Sunset High (Continuation)	N/A	N/A	162	N/A

^a Information from Lowell Shira, Assistant Superintendent of Business Services, January 31, 2003.

^b California Department of Education website, Education Demographics Unit, <http://www.ed-data.k12.ca.us/welcome.asp>, accessed on August 6, 2009.

State law limits the amount that new development can be required to pay to mitigate impacts on schools. As of 2009, the SLZUSD collected \$2.97 per square foot from residential development to compensate for growth impacts, and \$0.47 per square foot from commercial development.²³ The District typically uses a student generation rate of 0.5 students per unit for all housing types.²⁴

Along with the revenue resulting from developer fees, the District leases out six of its facilities. Information on each leased District site is shown on Table 6-4. The revenue the District earns from these sites is \$858,000 per year.²⁵

2. Hayward Unified School District

The Hayward Unified School District (HUSD) serves elementary-aged children from the Eden Area and operates one school in the area covered by this General Plan: Cherryland Elementary. It also serves high school-aged children at the Hayward High School campus. Cherryland Elementary had 921 students enrolled in the 2003-04 school year and employed 48 teachers.

Additionally, Eden Gardens Elementary, located on Thayer Avenue, is attended by students from the Unincorporated Area. During the 2003-04 school year, Eden Gardens had an enrollment of 615 students and employed 30 teachers.²⁶

²³ San Lorenzo Unified School District website, <http://sanlorenzousd.k12.ca.us/>, accessed on August 7, 2009.

²⁴ Personal email communication from Gloria Mohr, Business Services, SLZUSD, to Sue Beazley, DC&E, on February 24, 2005.

²⁵ Personal written communication from Gloria Mohr, San Lorenzo Unified School District, to Jose Moreno, DC&E, on April 25, 2006.

²⁶ California Department of Education, Educational Demographics Unit. Prepared April 1, 2005. <http://www.ed-data.k12.ca.us/welcome.asp>

TABLE 6-4 **SLZUSD LEASED SCHOOL SITES^a**

SLZUSD Site	Address	Leased By
Lewelling School	750 Fargo Avenue, San Leandro	Bay Area Chinese Bible Church
El Portal School	2330 Pomar Vista, Castro Valley	Camelot Schools
Barrett School	2005 Via Barrett, San Lorenzo	Challenger Schools
Royal Sunset (partial)	20450 Royal Avenue, Hayward	Heart of the Bay Christian Center
Martin School	1000 Paseo Grande, San Lorenzo	Redwood Christian Schools
Fairmont Terrace School	2275 Arlington Drive, San Leandro	Seneca Center

^a Communication via fax from Gloria Mohr, San Lorenzo Unified School District, to Justin Kosta, DC&E, on January 25, 2006.
Source: San Lorenzo Unified School District.

B. Goals, Policies and Actions

Goal PF-7 The County shall encourage school services that meet the educational needs of Eden Area residents.

Policies

- P1. The County shall strive to work with school districts to provide a high level of public education to all residents in the Eden Area.
- P2. The County shall continue to provide the school districts with the opportunity to review large proposed residential developments and make recommendations about the need

for additional facilities based on student generation rates and existing school capacity.

- P3. Lands designated ‘School’ in the General Plan shall be zoned for both school and residential uses. The zoning designation shall call out a density of development that is comparable to surrounding land uses.
- P4. When a public school parcel is to be designated for a new public use or sold off for a private use, there should be a public input process to provide feedback to the County about the proposed new use of the parcel.
- P5. The County shall work with the Hayward Area Recreation and Park District (HARD) and the school districts serving the Eden Area to expand the joint use of school sites for parks and recreational facilities.
- P6. Safe and direct pedestrian and bicycle access to schools, including new sidewalks, bicycle paths, bike lanes on roadways and direct connections from residential areas shall be provided as funding becomes available and redevelopment opportunities occur.

Actions

- A1. Partner with the Hayward and San Lorenzo Unified School Districts, other appropriate agencies and civic organizations to allow the use of schools as community centers to provide a range of services, including child care.

6. SOLID WASTE AND RECYCLING

California's Integrated Waste Management Act of 1989 (AB 939) set a requirement for cities and counties to divert 50 percent of all solid waste from landfills by January 1, 2000 through source reduction, recycling and composting. To help achieve this, the Act requires that each city and county prepare and submit a Source Reduction and Recycling Element. AB 939 also established the goal for all California counties to provide at least 15 years of ongoing landfill capacity.²⁷

A. *Background Information*²⁸

Alameda County has set waste reduction standards over and above State requirements. Solid waste and recycling collection service and programming in the Eden Area is overseen by the Alameda County Waste Management Authority (ACWMA). Most of Alameda County's unincorporated residents are within either the Oro Loma Sanitary District (OLSD) or the Castro Valley Sanitary District (CVSD). Standards for solid waste reduction and the provision of services in the Eden Area are discussed in this section.

1. Alameda County Waste Management Authority

The ACWMA is a public agency that was formed in 1976 by a Joint Exercise of Powers Agreement between Alameda County, the fourteen cities in the County, and OLSD and CVSD, the two sanitary districts that provide refuse and recycling collection services in the County.

²⁷ California Integrated Waste Management Board, Beyond 2000: California's Continuing Need for Landfills website, <http://www.ciwmb.ca.gov/landfills/needfor/default.htm>, accessed on February 25, 2005.

²⁸ *Bayside Groundwater Project Draft EIR*, 2001, pages 3.6-2 to 3.6-3, except where noted.

The ACWMA is responsible for preparing the countywide waste management element, which is called the *Alameda County Integrated Waste Management Plan* (Waste Management Plan) and was last revised as of March 2003. In Alameda County, waste reduction and disposal facilities that require solid waste facility permits must conform with the policies contained in the Waste Management Plan. In addition, ACWMA prepared the *Alameda County Source Reduction and Recycling Plan*, which identifies specific programs, objectives and strategies for the County to reach a 75 percent or higher diversion rate. The Plan is intended to serve as a guiding document together with the Waste Management Plan.²⁹

2. Oro Loma Sanitary District

Solid waste disposal and recycling services in the Eden Area are mostly provided by the OLSD, which is a member agency of the ACWMA.³⁰ In addition to the covered portions of the Eden Area, OLSD serves the southwest portion of San Leandro and a limited number of customers in the northern portion of the City of Hayward. Individual parcels along the southern boundary with the City of Hayward are served by self-haul as described below. OLSD serves approximately 70,000 customers in its entire service area which generated about 43,100 tons of solid waste in 2003.³¹

Residential recycling diversion tonnage for the OLSD in 2000 was 4,926 tons.³² Commercial recycling diversion tonnage is not available. The overall waste diversion rate for the OLSD was 71 percent in 2000, which far exceeds the State-mandated requirement of 50 percent. Table 6-5 shows the waste

²⁹ *Alameda County Source Reduction and Recycling Plan: Vision 2010: 75% and Beyond*, adopted by Alameda County Source Reduction And Recycling Board on January 9, 2003, and by Alameda County Waste Management Authority on January 29, 2003.

³⁰ Oro Loma Sanitary District does not collect information on solid waste specifically for the Eden Area.

³¹ Downloaded from <http://www.stopwaste.org/lois/Vol2/OroLoma.pdf> on March 17, 2003.

³² ACWMA Final Draft CoIWMP-Countywide Element, page III-6.

TABLE 6-5 **WASTE DISPOSAL AND DIVERSION, BY JURISDICTION**

Jurisdiction	Total Disposal, 2003 Tons^a	Waste Diversion Rate^b
OLSD	46,113	71% (2000)
Unincorporated Alameda County	12,232	65% (2000)

^a Personal communication with Tom Padia, Recycling Director, Alameda County Waste Management Authority on February 2, 2005; and Alameda County Waste Management Authority, *Jurisdiction Quarterly Tonnages Report*, 2003, Run Date: February 7, 2005.

^b Alameda County Waste Management Authority, *Countywide Integrated Waste Management Plan*, Adopted: February 26, 2003.

diversion rate for OLSD and the other districts that serve the Eden Area. The OLSD had the highest diversion rate of all of the member agencies in the ACWMA in 2000.³³ Waste collected within the OLSD is disposed of at the Altamont Landfill.³⁴

The OLSD contracts with Waste Management of Alameda County for solid waste and recycling collection service. The OLSD has curbside collection for residential recycling. Recyclables are collected in wheeled recycling “carts” and the recycling is commingled (i.e., all acceptable recyclable materials are placed into one cart). All businesses in unincorporated Alameda County are eligible for OLSD’s commercial recycling services.³⁵

³³ ACWMA Final Draft CoIWMP-Countywide Element, page III-8.

³⁴ Brown, Vence & Associates, *Alameda County Source Reduction and Recycling Board “5 Year Audit” Programmatic Overview and Evaluation*, April 2002, section 2-3.

³⁵ Oro Loma Sanitary District Commercial Recycling Services, http://www.oroloma.org/services/garbage&recycling/recycling/commercial_services.html, accessed on February 2, 2005.

3. Landfills

Operating landfills in Alameda County include the Altamont Landfill Resource Recovery Facility near Altamont Pass and the Vasco Road Landfill north of Livermore. The Tri-Cities Recycling and Disposal Facility in Fremont closed in December 2008. Waste that would have gone to the Tri-Cities facility is now disposed of at the Altamont landfill.³⁶ The countywide element projected that as of mid-2001, there was an estimated remaining capacity of 81 million tons for the three landfills in Alameda County. Table 6-6 indicates the remaining capacity at each of these landfills.

B. Goals, Policies and Actions

Goal PF-8	Reduce the volume of solid waste generated in the Eden Area through reduction, recycling and resource conservation.
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Policies

- P1. The County should continue to work actively with the Alameda County Waste Management Authority to reduce the volume of solid waste generated in the Eden Area.
- P2. The County shall strive to meet or exceed the goals for reducing, recycling and safely storing waste stated in the *Alameda County Integrated Waste Management Plan*.
- P3. The County shall encourage local businesses to expand their recycling efforts and to reduce packaging of products manufactured in the Eden Area.

³⁶ Personal communication with Tom Padia, Recycling Director, Alameda County Waste Management Authority, February 2, 2005.

TABLE 6-6 ESTIMATED REMAINING CAPACITY AND DISPOSAL TONNAGE OF ALAMEDA COUNTY LANDFILLS

Landfill	Remaining Capacity (million tons) ^a	Expected Closure Date ^a	Average Tons per Day ^c	Maximum Tons per Day ^d
Altamont	67	2071	5,600	11,150
Tri-Cities Recycling & Disposal	less than 1	end of 2006 ^b	1,000	2,346
Vasco Road Sanitary Landfill	14	2037	1,600	2,518

^a Alameda County Waste Management Authority, *Countywide Integrated Waste Management Plan*, Adopted: February 26, 2003, pages II-36 and III-16. Remaining capacity was as of mid-2001.

^b Personal communication with Tom Padia, Recycling Director, Alameda County Waste Management Authority, February 2, 2005.

^c EBMUD, *Bayside Groundwater Project Draft EIR*, 2001, page 3.6-5.

^d CIWMB Landfill Compliance Study website, <http://www.ciwmb.ca.gov/landfills/complystudy/>, accessed on February 25, 2005.

- P4. Public buildings shall be designed or improved with on-site storage facilities for solid waste and recyclable materials.
- P5. The salvage and reuse of construction and demolition materials and debris shall be encouraged at all construction projects in the Eden Area.
- P6. Residential buildings should be designed or improved to accommodate an increase in the amount and type of recyclable materials based on the *Multi-Family Residential Guidelines and the Remodeling Guidelines* distributed by the Alameda County Waste Management Authority.
- P7. The County should work with residents, businesses and other members of the community, including architects, builders and contractors, to implement the County's Green

Building Ordinance for residential and non-residential projects.

- P8. The County should work to expand curbside recycling to all residential communities within the Eden area to ensure equal levels of service and divert solid waste from the landfill, in compliance with State law.

Actions

- A1. Adopt and implement an ordinance establishing minimum construction and demolition waste diversion rates for certain private construction projects.

7. WATER SERVICE

The Eden Area benefits from Alameda County's extensive water resources, which include streams, wetlands, water bodies, groundwater basins and the watersheds in which they are located. This section discusses how that water is distributed as well as efforts to reduce water consumption to conserve this vital resource.

A. *Background Information*³⁷

Water is provided to the entire Eden Area by the East Bay Municipal Utility District (EBMUD). EBMUD's water system serves approximately 1.3 million people in a 325-square-mile area.³⁸

EBMUD has water rights for up to 325 million gallons per day (mgd) (997 acre feet) from the Mokelumne River, which is the source of almost all of

³⁷ East Bay Municipal Utility District. *Bayside Groundwater Project Draft EIR*, 2001, page 3.10-2, except where noted.

³⁸ EBMUD, *All About EBMUD*, no date, page 1. http://www.ebmud.com/about_ebmud/publications/default.htm accessed on February 22, 2005.

EBMUD's water supply. In normal years, EBMUD reservoirs in the East Bay receive an additional 30,000 acre feet (about 30 mgd) of water from local watershed runoff.³⁹

In 2004, total water consumption in the District was 82,088 million gallons (224 mgd), up from 77,760 million gallons (213 mgd) in 2003. In 2004, the District served 378,251 customers, up from 377,094 in 2003.⁴⁰ EBMUD's Mokelumne River supply is sufficient during normal or wet years to accommodate current demand, but falls short during droughts.⁴¹ The Water Supply Management Program found that during severe droughts EBMUD would be unable to meet the need for water without imposing extreme rationing measures in excess of 25 percent. EBMUD has since been exploring various options for securing future water supplies. Three of EBMUD's current projects address the need for additional supply during drought periods and two current projects improve water supply reliability.⁴² Projects include exploring underground alternatives and desalination opportunities.⁴³ In addition, EBMUD has ongoing conservation and recycling efforts.

The majority of the Eden Area is located in the southern portion of EBMUD's Central Pressure Zone (PZ), which serves the East Bay Plain. Rising up to 100 feet above sea level, the Central PZ runs from Richmond in the north to San Lorenzo in the south. At higher elevations, the Eden Area is served by four additional Pressure Zones:

- ◆ Aqueduct (100-200 feet)
- ◆ Bayview (100-200 feet)
- ◆ Almond (200-350 feet)
- ◆ Proctor (350-500 feet)

³⁹ EBMUD, *All About EBMUD*, no date, page 2. http://www.ebmud.com/about_ebmud/publications/default.htm, accessed on February 22, 2005.

⁴⁰ EBMUD, *Annual Report 2004*, 2004, page 14.

⁴¹ EBMUD, *Annual Report 2004*, 2004, page 1.

⁴² EBMUD website, http://www.ebmud.com/water_&_environment/water_supply/current_projects/default.htm, accessed on February 23, 2005.

⁴³ EBMUD, *Annual Report 2004*, 2004, page 5.

The Central PZ receives treated water from both the Orinda Water Treatment Plant and the Upper San Leandro WTP. Water at these facilities is stored in the Central Reservoir and the Dunsmuir Reservoir. From there, it flows via gravity throughout the EBMUD water transmission system.⁴⁴

EBMUD's South Reservoir is located to the east of the Eden Area. The South Reservoir serves the southern portion of the Central PZ, including portions of the Eden Area. The Stanton Reservoir, located on the north side of Fairmont Drive, approximately one quarter mile west of Lake Chabot Road, is located at the northeast boundary of the Eden Area. Stanton Reservoir serves EBMUD's Proctor PZ; however, this reservoir is scheduled to be decommissioned and permanently removed from service this year (2005).

EBMUD's other major water distribution facilities located in or immediately adjacent to the Eden Area include the following:

- ◆ **El Portal Reservoir** serves the Upper San Leandro PZ with a capacity of 2.8 mgd.
- ◆ **Almond Pumping Plant** serves the Almond PZ with a capacity of 15.4 mgd.
- ◆ **Bayview Pumping Plant** serves the Bayview PZ with a capacity of 17.3 mgd.
- ◆ **John Rate Control Station** serves the Bayview PZ.
- ◆ **Oak Rate Control Station** serves the Central PZ.
- ◆ **Gramercy Regulator** serves the Almond PZ.

Additional facilities include EBMUD's transmission mains and right-of-way easements throughout the Eden Area. These facilities are critical to the operation of EBMUD's water supply and distribution system.⁴⁵

⁴⁴ *San Lorenzo Village Center Specific Plan Draft EIR*, June 2003, page III-51.

⁴⁵ *Eden Area Redevelopment Plan EIR*, adopted in July 2000, pages 12-14 and 12-15.

B. Goals, Policies and Actions

Goal PF-9	Ensure sufficient water supplies and facilities to serve the residents of the Eden Area in an efficient and financially-sound manner.
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Policies

- P1. The County shall support the efficient use of water through such means as conservation and recycling, and shall encourage the development of water recycling facilities to help meet the needs in the Eden Area.
- P2. The approval of new development shall be conditional on the availability of sufficient water for the project. Existing conditions should be considered in determining water availability.
- P3. Continue to support EBMUD's water conservation incentive and consumer outreach programs through partnerships and advocacy.
- P4. The County shall encourage the efficient use of water for non-residential landscape irrigation by supporting the use of recycled water.
- P5. The County shall require that new development meet the Landscape Water Conservation Guidelines adopted by the Alameda County Board of Supervisors as a condition of permit approval.
- P6. The County shall work with EBMUD to ensure effective management and long-term allocation of water resources, to develop a contingency plan for potential short-term water

shortages and to develop uniform water conservation programs.

- P7. The County shall maintain regular communication with EBMUD and the Hayward Water District about upcoming street improvement projects and shall provide the Districts the opportunity to combine water service improvements with roadway improvements to minimize costs and reduce disruption to traffic.
- P8. The County shall identify opportunities to conserve water in public buildings in the Eden Area.
- P9. The County shall strive to balance water supplies for existing residences with demands of new development.

Actions

- A1. Develop water conservation measures based on Best Management Practices from the California Urban Water Conservation Council.
- A2. Revise zoning and other County ordinances to enable the use of recycled water wherever feasible and permitted by law for irrigation needs in those locations where recycled water is available.
- A3. Implement water conservation guidelines for landscaping in Program 3.2.2 of the Resource Conservation Element of ROSA through site development review process.

8. WASTEWATER

Wastewater collection and treatment systems are crucial to maintaining clean and healthy water supplies. For this reason, wastewater service providers are highly regulated by federal and State agencies. Two sanitary districts provide services in the Eden Area. The services provided by these districts are discussed in this section.

*A. Background Information*⁴⁶

Wastewater treatment service in most of the Eden Area is provided by the OLSA, which serves Ashland, Cherryland, San Lorenzo and Hayward Acres. The OLSA collects wastewater flows from an approximately 12.8 square mile service area that includes the Eden Area. The OLSA treats flows collected from its service area, as well as from the CVSD service area.⁴⁷ In general, the capacities of the existing sewer facilities are considered adequate for the current level of development. The San Lorenzo treatment plant, located on Grant Avenue, handles most of the wastewater from the Eden Area. This plant has a peak dry weather treatment capacity of 20.0 mgd.⁴⁸ The average dry weather wastewater flow from the Eden Area is 15.0 million gallons per day.⁴⁹ In general, the capacities of the sewer facilities are considered adequate for the level of development for which the Eden Area is currently zoned and planned.⁵⁰

⁴⁶ *Eden Area Redevelopment Plan EIR*, adopted in July 2000, pages 12-16 to 12-17, except where noted.

⁴⁷ *Eden Area Redevelopment Plan EIR*, adopted in July 2000, page 12-15.

⁴⁸ East Bay Municipal Utility District. *Urban Water Management Plan 2000*, February 2001, page 5-32.

⁴⁹ East Bay Municipal Utility District. *Urban Water Management Plan 2000*, February 2001, page 5-32.

⁵⁰ *Eden Area Redevelopment Plan EIR*, adopted in July 2000, page 12-17, except where noted.

OLSD has a maintenance and capital improvement plan that provides for the continuing rehabilitation and replacement of sewer pipelines and other facilities. The plan identifies a comprehensive, multi-million dollar set of improvements including manhole sealing, manhole raising to grade, private property repair, sewer grouting, sewer lining, sewer replacement and lower lateral replacement.

B. Goals, Policies and Actions

Goal PF-10	Encourage the collection, treatment and disposal of wastewater in a safe, sanitary and environmentally acceptable manner.
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Policies

- P1. The approval of new development shall be conditional on the availability of adequate, long-term capacity of wastewater treatment, conveyance and disposal sufficient to service the proposed development.
- P2. To the greatest extent feasible, upgrades to wastewater conveyance systems shall not disrupt the quality of life for Eden Area residents by significantly increasing noise, air pollution or traffic congestion.
- P3. All new development shall demonstrate to the County that the downstream sanitary sewer system is adequately sized and has sufficient capacity to accommodate anticipated sewage flows. If the downstream mains are found to be inadequate, the developer shall provide additional facilities to accept the additional sewage expected to be generated by the development.

- P4. The County shall ensure that OLSLD maintains an up-to-date, adequate plan and infrastructure for the delivery of wastewater collection, treatment and disposal in the Eden Area.
- P5. The County should encourage Oro Loma Sanitary District to find opportunities to expand the use of recycled water for industrial and irrigation purposes.

9. STORMWATER

Stormwater, the portion of rainfall that does not infiltrate into the soil, is a major concern for urban areas such as the Eden Area, where impervious surfaces limit the ability of rainwater to be absorbed into the ground. Stormwater runoff is also a significant source of pollution to the nation's waters. As stormwater runs off roads, yards and roofs, and down gutters into stormwater systems, it is contaminated by pollutants from motor vehicles, garbage, herbicides, garden fertilizers, rotting lawn clippings, legal and accidental spills or chemicals, and air pollution. Because of the potentially harmful impacts, pollution sources and treatment services are highly regulated. Stormwater management is discussed in this Element while flooding hazards are discussed in the Public Safety Element.

A. Background Information

The Flood Control and Water Conservation District (District), which is governed by the Alameda County Board of Supervisors, owns and manages most storm drains in the Eden Area and ensures that they are designed and con-

structed to meet existing and projected needs for the area to avoid flooding.⁵¹ The District works with cities throughout the county in a collaboration known as the Alameda Countywide Clean Water Program.

In the Eden Area, stormwater runoff that does not infiltrate into the subsurface is directed into a constructed stormwater drainage system consisting of crowned streets, curbside gutters, drainage inlets, subsurface pipes, and engineered canals and creeks. Surface water runoff drains to Estudillo Canal (located in San Leandro), San Lorenzo Creek, or Bockman Canal, and eventually to the San Francisco Bay.

San Lorenzo Creek is part of the San Lorenzo Creek Watershed, which encompasses approximately 48 square miles and seven major creeks. The watershed begins in lightly developed hills east of Castro Valley. The watershed covers parts of north Hayward and San Lorenzo and is the second largest watershed in Alameda County. Just south of Interstate 580 near Crow Canyon Road, the watershed enters a highly urbanized area.⁵²

Storm drainage in the Eden Area proper flows into two channels: San Lorenzo Creek and Bockman Canal. San Lorenzo Creek begins at the top of the Dublin grade and runs from east to west through Castro Valley and the Eden Area. In general, the creeks throughout the San Lorenzo Creek Watershed are in a natural state. However, from Foothill Boulevard to the San Francisco Bay, San Lorenzo Creek exists primarily as a rectangular-concrete flood control channel.

Bockman Canal is considered its own watershed which contains a series of storm drains and canals that drain western San Lorenzo. The canal itself runs east to west through San Lorenzo. Like the lower section of San Lorenzo

⁵¹ Portions of the Eden Area subject to inundation from a 100-year flood are discussed in the Public Safety Element.

⁵² <http://www.baysavers.org/Programs/SLZ/tour.htm>. Personal communication with Emmanuel da Costa, Alameda County Flood Control & Water Conservation District to Sarah Pulleyblank Patrick on April 5, 2005.

Creek, Bockman Canal is concrete lined and tidal west of the westernmost Union Pacific railroad tracks.⁵³

Federal and State water quality regulations apply to development projects that may adversely affect the quality of surface waters or groundwater through the discharge of wastewater and stormwater. Section 303 of the federal Clean Water Act and the State's Porter-Cologne Water Quality Control Act establish water quality objectives for all waters in the State. These objectives are implemented locally through Water Quality Control Plans and the National Pollutant Discharge Elimination System (NPDES) permitting program.

Unincorporated Alameda County is subject to the Alameda Countywide NPDES Municipal Stormwater Permit,⁵⁴ issued by the California Regional Water Quality Control Board. The permit assigns responsibility to the County for municipal storm drain systems and watercourses in the unincorporated areas. The County must meet the requirements of the permit, which include submitting a *Stormwater Quality Management Plan* (SWQMP) with the goal of reducing the discharge of pollutants in stormwater to the maximum extent possible.

In Alameda County, development projects must comply with the NPDES permit. Compliance measures include construction best management practices (BMPs), erosion control standards, stormwater treatment, detainment and infiltration measures, as well as quantity controls. The Alameda Countywide Clean Water Program (ACCWP) administers the County's NPDES permit. The ACCWP is a consortium of 17 member agencies in Alameda County.

The Alameda County Public Works Department, along with the other agencies participating in the ACCWP, has adopted the SWQMP, which describes the ACCWP's approach to reducing stormwater pollution in the County.

⁵³ <http://www.museumca.org/creeks/28-RescBockman.html>

⁵⁴ NPDES Permit No. CAS0029831.

The Plan covers fiscal year 2001-2002 through 2007-2008 and is intended to serve as the basis of the ACCWP's third stormwater discharge permit from the Regional Water Quality Control Board.⁵⁵ The SWQMP includes performance standards that define a large part of what member agencies must do to implement the Plan and comply with the NPDES permit.⁵⁶

B. Goals, Policies and Actions

<p>Goal PF-11 Collect, store and dispose of stormwater in ways that are safe, sanitary and environmentally acceptable.</p>

Policies

- P1. Stormwater infrastructure shall be maintained in good condition.
- P2. New development projects should be designed to preserve permeable surfaces, minimize the amount of impervious surface and reduce stormwater impacts. Specific strategies that should be considered include permeable paving materials, green roofs and swales.
- P3. Local storm drainage improvements should be designed to carry appropriate design-year flows resulting from build out of the General Plan.

⁵⁵ ACCWP, *Stormwater Quality Management Plan: July 2001-June 2008*, 2003, page 1-1.

⁵⁶ ACCWP, *Stormwater Quality Management Plan: July 2001-June 2008*, 2003, page 5-1.

- P4. The stormwater collection system for the Eden Area should be planned and managed in a logical, timely and appropriate manner.
- P5. Design of storm drainage facilities shall be consistent with the SWQMP and NPDES requirements.
- P6. A watershed management approach should be used in addressing, planning and managing stormwater issues.
- P7. Natural or nonstructural stormwater drainage systems shall be encouraged to preserve and enhance the natural features of the Eden Area.
- P8. Installation or repair of stormwater collection systems should occur concurrently with the repair of roadways to maximize efficiency.
- P9. The County shall apply the Alameda County Clean Water Program's conditions of approval as development standards for new construction.
- P10. The County shall protect surface and groundwater resources by implementing the water quality policies in the County-wide Resource and Conservation, Open Space and Agriculture Element (ROSA).
- P11. The development of uses such as automobile dismantlers, waste disposal facilities, industries utilizing toxic chemicals, and other potentially polluting substances in areas near creeks shall be prohibited when polluting substances could come in contact with flood waters, permanently or seasonally high groundwater, flowing stream or creek waters, or reservoir waters.

- P12. The County shall encourage new development to incorporate the measures contained in the Bay Friendly Landscaping guidance document developed by StopWaste.org.

Actions

- A1. Update the SWQMP and the capital improvement plan for storm drainage facilities as needed in order to accurately evaluate the storm drainage flows and determine appropriate facility improvements with the General Plan.
- A2. Review County policies, implementation measures, legal authority provided in erosion control and stormwater management and discharge control ordinances that help preserve and enhance water quality and reduce erosion on a regular basis to ensure that they are consistent with the best management practices recommended by the Alameda County-wide Clean Water program.
- A3. Implement pollution prevention, pollutant source control and treatment Best Management Practices (BMPs) recommended by the Alameda Countywide Cleanwater Program. Such methods may include the establishment of small collection facilities located at, or close to, the point where water initially meets the ground in order to minimize the transport of urban runoff and pollutants off-site and into the stormwater system.
- A4. Develop standards to encourage new development to minimize the amount of newly constructed impervious surfaces, maximize the construction of on-site infiltration of runoff and increase on-site retention of run-off.
- A5. Continue to participate in the Bay Area Stormwater Management Agencies Association in order to promote regional

COUNTY OF ALAMEDA
EDEN AREA GENERAL PLAN
PUBLIC FACILITIES AND SERVICES

consistency and to facilitate efficient use of public resources in stormwater management.