
CASTRO VALLEY PLAN

adopted by the County of Alameda Board of Supervisors, April 4, 1985

THE BOARD OF SUPERVISORS
of THE COUNTY OF ALAMEDA

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preface

The current Castro Valley Plan is the third comprehensive amendment to a community plan first adopted by the County Board of Supervisors in 1961 as the "Master Plan for Castro Valley." The proposals of the original plan were geared to a plan period extending to 1980, and were based on conditions existing in the latter 1950's and early 1960's.

The first comprehensive set of amendments to the Castro Valley plan were adopted in January 1974, following a three year plan review process involving participation of a community citizens task study group, and extensive public hearings before the County Planning Commission and Board of Supervisors. The second comprehensive amendment, developed in a similar manner, was adopted in August 1978.

The most recent plan review process, of which this document is the final product, was initiated by the County Planning Commission in April 1984, in response to a request of the Castro Valley Municipal Advisory Council (CVMAC). A citizens task study group was appointed jointly by the Planning Commission and the CVMAC. It met through August, 1984, and presented its recommendations for revisions and additions to the 1978-adopted plan in September, 1984. These proposed changes were incorporated into a Planning Department staff-recommended Draft Castro Valley Plan, presented to the Planning Commission in October, 1984, and made available for public review and comment. The Planning Commission hearing on the matter was continued through February, 1985, at which time the Plan was approved with the addition of further changes recommended by the Commission. The Planning Commission recommended Plan was first considered by the County of Alameda Board of Supervisors in March, and was adopted by the Board in April, 1985.

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introduction

A. Organization of the Plan

The Castro Valley Plan is organized into five major sections. The first two of these provide general background information, including discussion of the use, purpose and scope of the Plan, the legislative authority for its preparation, amendment and implementation, its relationship to other elements and parts of the County of Alameda General Plan, and a description of the Castro Valley Planning Area, including population and economic characteristics, environmental conditions, housing and residential land use, commercial land uses, transportation services and facilities, and public utilities, facilities and services.

Basic goals for the Castro Valley Planning Area are presented in the third section. Plan objectives, principles and implementation recommendations are contained in the fourth section of the Plan. These are organized into general development policies, applicable to all development in the Planning Area; policies pertaining to residential and commercial land uses, and to public facilities, utilities and services; and policies addressing development and land uses in urban areas adjoining the Castro Valley community.

Supportive and supplemental materials are included as appendices to the Plan: Appendix A is a Glossary of terms; Appendix B, the Negative Declaration for the revised Plan, is included under separate cover; Resolutions of the Planning Commission and Board of Supervisors are included, respectively, as Appendices C and D.

B. Purpose of the Plan

The Castro Valley Plan is intended to serve as a general policy guide for public and private decisions affecting the development of Castro Valley area. The Plan serves to: 1) establish a comprehensive and long-term framework necessary for orderly and coordinated growth; 2) express the community's and the County's goals for future development in Castro Valley; and 3) provide a common foundation for the many programs and instruments which more directly underwrite and regulate changes in Castro Valley, including capital improvement programs as well as zoning, subdivision and building regulations.

As a comprehensive amendment to the 1978-adopted Castro Valley Plan, the current document is also intended to reflect and respond to recent and/or anticipated changes in conditions, as well as to changes in the goals and concerns of the Castro Valley community and the County.

C. Legislative Authority

The Castro Valley Plan is prepared as a part of the County of Alameda General Plan, consistent with provisions of the State Planning and Zoning Law which: 1) require each local planning agency to prepare and the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, including lands outside its boundaries which bear relation to its planning; 2) allow the general plan to be adopted as a single document or as a group of documents relating to subjects or geographic subareas; and 3) allow the local legislative body to amend all or part of the adopted general plan if it deems this to be in the public interest.

D. Scope of the Plan

1. Planning Area

The Castro Valley Planning Area is shown in Figure 2. Its general boundaries include: Foothill Boulevard and the MacArthur Freeway (I-580) on the southwest; the northern property line of the County of Alameda property, the San Leandro city limits and the Oakland city limits on the west and northwest; the Alameda County line on the north; the Eden Planning Unit boundary on the northeast; and the limits of the Palomares Creek watershed, San Lorenzo Creek, and "B" Street on the southeast and south.

The Planning Area serves to define that area in which the Castro Valley Plan should be used as the principal document of the County General Plan to direct implementing actions and programs. The Planning Area includes both lands which are of primary and direct concern to the Castro Valley community, and surrounding public and private open space areas and adjoining urban or urbanizing areas (both incorporated and unincorporated) where changes in conditions may have significant effects upon Castro Valley.

2. Plan Period

This Plan looks forward through the next twenty or so years to anticipate changing needs and conditions, to anticipate long-term and cumulative effects as well as short-term effects of alternative amounts, types and rates of development, and to allow for effective coordination of public and private actions and programs. The time framework of this Plan is intended to permit consideration of many planning issues which otherwise would be overlooked in the day-to-day review of individual projects. It should be recognized that many of the policies and recommendations of this Plan must have an

immediate effect, while many programs will require time spans considerably longer than twenty years to fully implement.

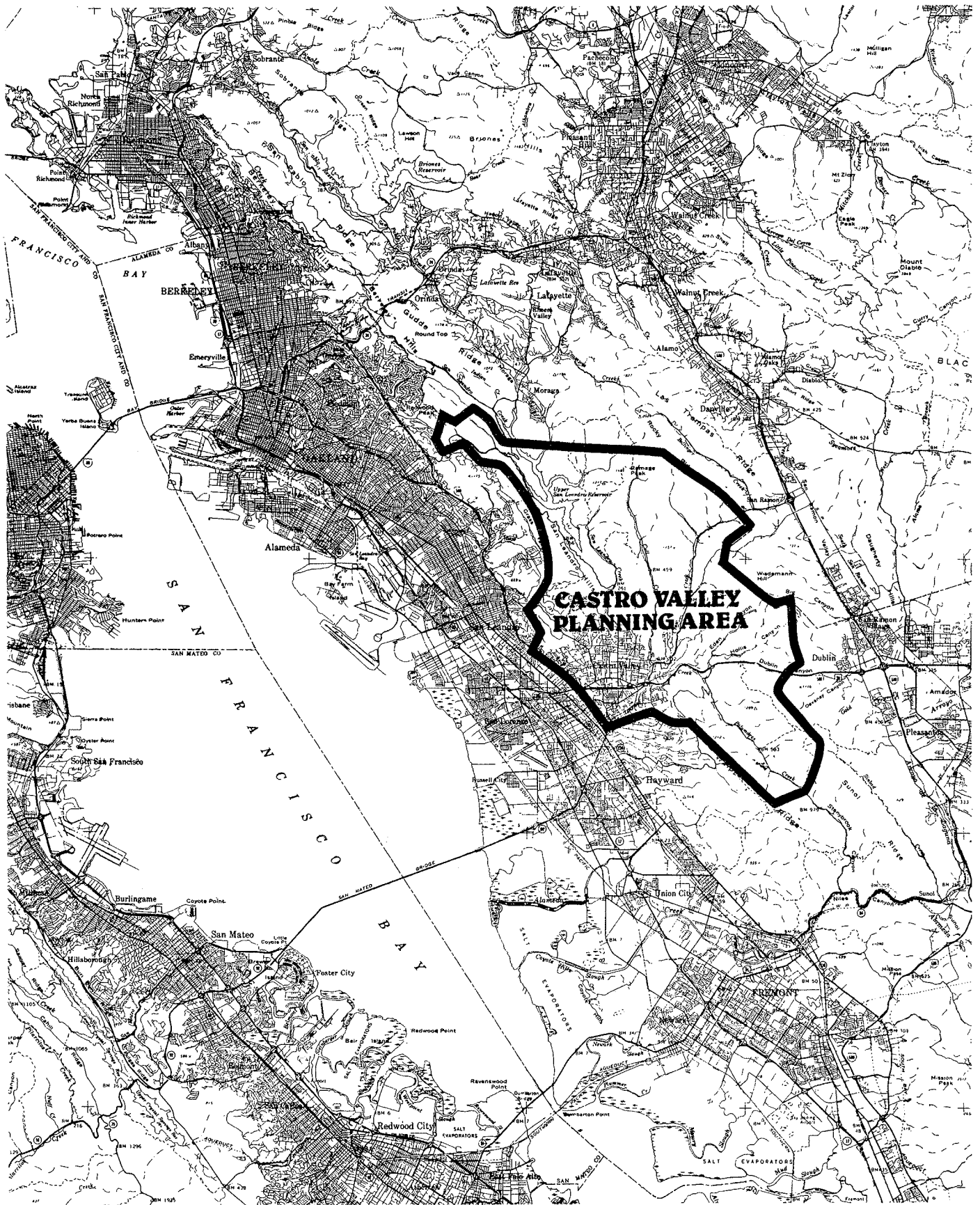
3. Subjects Addressed by the Plan

This Plan is a comprehensive statement of the County of Alameda's conservation and development policy for the Castro Valley Planning Area. It includes goals, objectives, principles and implementation recommendations on land use, housing, open space, parks and recreation, safety and seismic safety, conservation of resources, noise, and circulation, and as such addresses all issues required by law to be included in elements of a general plan which pertain to the Planning Area.

4. Relationship to Other Parts and Elements of the County General Plan

This Castro Valley Plan is a part of the County of Alameda General Plan. The policies of this Plan are based on and are consistent with policies contained in other elements and parts of the County General Plan. It is supplemented by background information and analysis, and by policy found in the other elements and documents of the County Plan, which, together with the current Castro Valley Plan, comprise the comprehensive General Plan for the County.

figure 1



description of the planning area

The Castro Valley Planning Area, a planning subarea of the County of Alameda, is located in the East Bay area of the San Francisco Bay region, generally north of the City of Hayward and east of the City of San Leandro. The Planning Area is traversed by Interstate 580 freeway, the principal access to major urban centers in the Bay Region to the west, and to the rapidly urbanizing Livermore-Amador and San Ramon Valley areas to the east.

The predominant physiographic features of the Planning Area are the flat to gently sloping valley bowl and the surrounding steep, hill-canyon areas. The valley is largely urbanized, with relatively little vacant land remaining; land uses are predominantly residential, and, outside the central area, predominantly single-family residential. The hill areas are primarily undeveloped, given to grazing, regional park and watershed management uses; since the early 1960's, however, several major residential developments have been constructed, or are now under construction on ridgetops to the east of the valley bowl.

A. Population Characteristics

1. Overview

Prior to World War II, Castro Valley was essentially a rural community, with a population of four to five thousand. By 1950 the population had increased rapidly to approximately 18,000. The population doubled to nearly 39,000 in 1960, and increased to 45,749 in 1970. Since the early 1970's, however, the population has declined, to 44,202 in 1980, in spite of a considerable number of new housing units added. This change in the community's population reflects changes which are apparent in adjoining communities and nationwide: the population is aging, the birthrate is falling, and there has been a trend towards smaller households.

2. Household Size

The average size of Castro Valley households decreased from 3.08 persons in 1970 to 2.53 persons in 1980 (the decrease countywide was from 2.84 to 2.53 persons per household). This was due not only to fewer children per household, but also to an increase in the number of single person households.

Most smaller households were located within the more established, central parts of the community where there are a relatively large number of multi-family units (e.g., the area north of Castro Valley Boulevard, where the average household size in 1980 averaged 1.95 persons). Larger households typically were located in more recently developed, predominantly single-family residential areas (e.g. residential areas in the Cull Canyon and Crow Canyon areas, which averaged 3.06 persons per household in 1980).

3. Age Structure

The median age of the Castro Valley population increased between 1970 and 1980, from 30.7 to 35.5 years. Of all the age groups, the greatest percentage change occurred in the 65-74 year age group, which increased 72 percent, followed by the 55-64 group, which increased by 50 percent. Large increases also occurred in the 25-34 group (37 percent) and the over 76 group (38 percent). Age groups experiencing decreases included the 5-9 group and 10-14 groups, which decreased by 39 percent.

4. Net Migration

Net migration, the difference between the number of persons who move into an area (in-migrants) and the number who move out (out-migrants) is estimated as a residual after accounting for births and deaths. Within Castro Valley the only age groups with a

significant positive net migration were those 35-44 and those 75 and over. Positive net migration in the former group may be indicative of people buying up in the housing market; positive net migration in the latter group may be a result of people moving into retirement homes and convalescent hospitals in the community.

The size of the school age population decreased. Whether this decrease will continue or level off is difficult to determine at this time.

Further understanding of migration patterns may also be drawn from historical and current information on changes in place of residence. In Castro Valley, 57 percent of the people lived in the same house in 1975 and 1980, higher than all of Alameda County.

5. Income

In 1980 the median income of Castro Valley households was \$22,652, higher than the countywide median household income of \$18,700. In examining changes from 1970 to 1980 in constant, 1980, dollars, the median income of Castro Valley households actually declined. While most of this is a result of inflation outpacing increases in real income, part may be the result of an increase in the number and percentage of fixed income and/or retired persons in the community.

6. Race and Spanish Origin

In 1980 approximately 92 percent of the Castro Valley population was White, considerably higher than the countywide average (68 percent). The Black population comprised only 2 percent of the total Castro Valley population, compared to 18 percent of the population for all of Alameda County. Persons of Spanish origin comprised 7.6 percent of the Castro Valley population, while, for all of Alameda County the figure was 11.7 percent.

7. Population and Household Projections

Projections '83, prepared by the Association of Bay Area Governments (ABAG), forecasts the population of Castro Valley to increase from 44,202 in 1980 to 50,000 in 1990, and to 57,000 in year 2000. The projected rates of growth for the community's population (13.9 percent, 1980 to 1990, and 13.5 percent, 1990 to 2000) are higher than those for the County as whole (10.2 percent, 1980 to 1990, and 5.7 percent, 1990 to 2000).

The projected change in population would primarily be due to increases in households, in turn reflecting projected increases in the housing supply. Projections '83 shows the number of households in

Castro Valley growing from 17,299 in 1980 to 19,565 in 1990 and 24,280 in year 2000. The latter level is roughly equivalent to the County Planning Department's estimated residential "build-out" capacity, and would involve both completion of the several major hill area projects and substantial infill development elsewhere in the community.

B. Economic Characteristics and Trends

1. Overview

Castro Valley is considered a "bedroom" community in that there are fewer jobs in the community than employed residents, and the majority of its residents work at jobs outside the community. Even of those jobs that are available in Castro Valley, less than half are held by local residents.

2. Labor Force Characteristics

a. Labor Force Participation

The rate of labor force participation of Castro Valley residents is only slightly higher than the countywide average, or 65.3 percent compared to 64.4 percent. By sex, the participation rate among males is characteristically higher than for the female population. In 1980 the rate for males was 78 percent, slightly higher than the countywide rate for males (75 percent). The participation rate among Castro Valley females was 54 percent. This is considerably lower than the female countywide rate of 65 percent, and probably indicates a larger percentage of homemakers among the female population in Castro Valley at that time than countywide.

Between 1970 and 1980 the rate of labor force participation of Castro Valley residents increased, as it did countywide. However, among men the rate of participation declined slightly, from 82 percent in 1970 to 78 percent in 1980, while the rate of participation of Castro Valley women increased markedly, from 45 percent in 1970 to 54 percent of the community's 1980 female civilian population.

b. Type of Employment

By type of occupation, the largest percentage of Castro Valley employed persons (1980) worked in "White Collar" jobs. The largest single occupation category was Administrative Support, with 21 percent of total employed persons. This was followed by Precision Production, Craft and Repair Services, with 15 percent; Executive, Administrative and Managerial, with 14 percent; and Professional Specialty, with 12 percent of total employed persons.

By industry, the largest percentage of employed residents, 18.2 percent, worked in Retail Trade. The second largest industry category of residents was Durable Goods Manufacturing, with 11 percent, followed by Health Services, with 8 percent, and Educational Services, with 8 percent.

c. Place of Work

Of the 22,322 employed residents of Castro Valley in 1980, of those who indicated where they worked, only 18 percent worked in Castro Valley. Most, (21 percent) worked in Oakland, followed by Hayward (19 percent) and San Leandro (13 percent). San Francisco was the place of work for 6 percent of Castro Valley employed residents.

d. Transportation to Work

The vast majority of Castro Valley employed residents in 1980 used a motor vehicle to get to work. Those who drove alone comprised 74 percent of all workers; 15 percent carpooled. Public transportation was used by slightly less than 6 percent of the workforce.

3. Existing and Projected Employment in Castro Valley

In 1980 there were approximately 8,100 jobs in Castro Valley (ABAG, Projections '83). Most of these are in the numerous local serving retail and service establishments, each with a relatively small number of employees. The largest employers in the community include: Eden Hospital (830); Castro Valley Unified School District (500); Laurel Grove Hospital (180); and Pisano Bakery (125 full and part time employees).

According to Projections '83, employment in Castro Valley is projected to increase slightly through the end of the century, to 8,500 jobs in 1990 and to 9,000 jobs by the year 2000. Most of this can be expected to occur in local serving retail, service and public sectors, in response to projected increases in the household population.

C. Environmental Resources and Hazards

1. Environmental Setting

a. Regional Setting

The Castro Valley Planning area is located in the San Francisco Bay Region of Central Coastal California. The Planning Area is within the Diablo Range and is immediately adjacent to and east of the East Bay Plain.

b. Topography

Major physiographic units of the Castro Valley Planning Area are the flat to gently sloping valley bowl, and the steep hill lands of north-west trending ridges and canyons located to the north, east and south of the valley bowl. The western hill, paralleling the Hayward fault system with a defined ridgeline, drops off steeply on the Bay side, more gently on the valley side, and ranges from an elevation of 250 feet to 500 feet. This hill system is separated from the plateau area by a gap just south of Lake Chabot. The eastern, hill-canyon area forms the north and east sides of the valley bowl. Here, steeply sloping hills rise from 200 feet and 300 feet elevations in the canyons, to between 800 and 1400 feet on the ridges.

c. Geology

Major bedrock units include undifferentiated Jurassic, Cretaceous, Miocene and Pliocene formations underlying the hills, and Quaternary alluvium in the valley and canyon floors. The bedrock units consist predominantly of sandstones and shales, while the alluvial deposits contain variable amounts of clay, silt and sand with minor gravel chiefly along the major stream channels. Some igneous rocks of Jurassic and Pleistocene ages intrude the sedimentary rocks in the hills along the western margin of the Planning Area.

Castro Valley is in the seismically active area of Coastal California. It lies between the active Hayward fault, located along the western boundary of the Planning Area, and the Calaveras fault, located approximately seven miles east of the center of the community. The active San Andreas fault is located approximately 20 miles to the southwest. The inactive Chabot and Stonybrook Faults traverse, respectively, the western and eastern margins of the Planning Area.

d. Climate and Air Quality

The climate of Castro Valley is characterized by mild, year-round temperatures, dry summers, and precipitant fall, winter and spring months. During the summer, the area is subject to marine fogs as well as to increases in air pollution. From June to October thermal inversion conditions occur between 85 and 95 percent of the time during afternoons, and concentrate pollutants in the local atmosphere.

The primary regional sources of pollutants are emissions from automobiles, aircraft, and various industrial processes. Pollutants generated in automobile exhaust include carbon monoxide, nitrogen oxides, sulfur oxides, hydrocarbons

(organics), and particulates. The most serious pollutant in the Hayward/Castro Valley area is oxidant, which is not directly emitted, but is the secondary pollutant formed from a series of reactions involving hydrocarbons, nitrogen oxides, and sunlight. In 1976 the state standard for oxidant was exceeded 30 times in Hayward, the fourth worst record among the 27 Bay Area recording stations.

e. Hydrology

The surface drainage pattern is radial: with the exception of minor drainage to San Leandro Creek and Lake Chabot, all streams and surface runoff converge and flow into San Lorenzo Creek and then to San Francisco Bay.

Castro Valley, Crow Canyon and Cull Canyon are free groundwater areas, replenished by direct infiltration and percolation of rainfall and streamflow excesses of applied irrigation water, and by subsurface inflow from adjacent, non-waterbearing foothills. These free groundwater areas are upstream from, and comprise the principal source of recharge for the confined groundwater area of the East Bay Plain. Data is limited with respect to the number and yield of wells in the Castro Valley area; the very few existing wells are principally domestic.

f. Biotic Conditions

There are four major "natural" biotic communities represented in the Planning Area. These occur almost entirely in the undeveloped hill area surrounding the urbanized valley bowl and inner hill ridges.

. Riparian Woodland: Riparian woodland, which consists primarily of California bay, madrone, big-leaf maple, California buckeye, and willow, is found along the major streamcourses.

. Broadleaf Evergreen Forest: Broadleaf evergreen forest, consisting primarily of oak, bay, madrone and some groves of blue gum eucalyptus, is found on the moister north and east facing slopes in the hill areas.

. Brushland: Brushland, found mostly on the steeper slopes (where grazing pressure is less intense) and with a dryer north or west exposure, is dominated by coyote brush, California sagebrush, and poison oak.

. Grassland: The grassland community exhibits the effects of having been used for grazing and cultivation over the past 100 or so years. Most of the plant species are introduced annuals, which have essentially replaced the native perennial species.

The most extensive of the three vegetative types, the grassland community is found mostly on hilltops and on south and west facing slopes. The growing season is from October to March, when normal rainfall is available. By April, the majority of the annual plants have set seed and die off.

Wildlife is typical of other Inner Coastal Range environments. The woodlands and brushlands support populations of black-tailed deer, grey fox, raccoon, and a considerable number and diversity of birds. Many smaller mammals, such as ground squirrels, gophers, mice, and voles are common. However, in grazed areas, the native grazers (deer, gophers, squirrels, etc.) have been largely replaced by domestic stock.

2. Environmental Hazards and Constraints

a. Geologic Hazards

1) Identification

Castro Valley has and would experience very strong shaking during a major earthquake on the Hayward, Calaveras or San Andreas fault systems. Secondary seismic effects such as soil liquefaction are improbable in most of the valley area, but seismically induced landslides and streambank failures may be experienced in hill areas and adjacent to principal stream channels.

Characteristic unstable slopes with high potential for landslides following heavy rains include canyon walls with slopes of 25 to 40 percent, denuded wooded areas with slopes of 15 percent or more, and cut areas in loosely consolidated valley deposits. Slides have also occurred in older cut and fill areas created prior to incorporation of grading requirements in the Alameda County Building Code.

Landslides are common in the hill areas and are large or abundant in the following locations, based on U.S.G.S reconnaissance:

. Along Lake Chabot Road, just north of the existing residential area;

. Immediately north of the intersection of Camino Alta Mira and Proctor Road;

. On both sides of the creek north of Madison Avenue and Center Street, extending over 0.5 miles up the canyon;

. Along Cull Canyon Road, about 1.5 miles north of Hoyer Avenue;

. On both sides of Crow Canyon, 0.7 miles north of Coldwater Drive and beyond, extending over 9.5

miles to the west of Crow Canyon Road and to the northeastern side of the Planning Area on the east side of Crow Canyon Road;

- East and west about 800 feet of the northerly terminus of Jensen Road;

- Immediately west of the creek which drains the Palomares Hills residential project (formerly Jensen Ranch), north of East Castro Valley Boulevard west to the intersection with Sunnyslope;

- One quarter mile east of Sunnyslope Road, 0.2 to 0.5 miles north of I-580 freeway; and

- West side of Palomares Road, about 0.5 miles south of the intersection with Palo Verde Road.

2) Impacts of Geologic/Seismic Hazards on Land Uses, Structures and Facilities

Without extensive field investigation and without detailed evaluation of potentially hazardous structures by qualified engineers and geologists, it is not possible to comprehensively define existing structural hazards within the Planning Area. However, as most structures in Castro Valley are of wood frame construction, and/or were constructed in the last thirty or so years (after strong earthquake bracing provisions were incorporated into the building code around 1950), it can reasonably be concluded that risk of damage to these would be limited.

Most residential structures in the community are of wood frame construction, and most have been built since 1950; except where directly affected by ground rupture, landsliding, or extremely high ground acceleration, collapse or total destruction would be rare, even in large earthquakes (although other types of damage, such as falling chimneys, breaking glass, cracked and falling plaster or facing materials, broken utility connections, etc. can be expected).

Commercial structures vary considerably as to size and type of construction. Smaller, one and two story wood frame structures can be expected to show fair performance in an earthquake. Newer, single story buildings of wood frame or tilt-up construction should be expected to sustain moderate damage, or possibly severe damage where roof-to-wall connections in tilt-up buildings are not adequate to ensure public safety. Older commercial buildings constructed of unbraced masonry have the highest potential for earthquake damage or collapse; there are very few of these in Castro Valley.

All schools in Castro Valley are of recent construction. All schools in California built since enactment of the Field Act in 1933 have been designed to meet earthquake resistance standards

established and enforced by the state.

The principal effects of a major earthquake on the street and highway system would include localized earth failures due to surface rupture, landsliding, or subsidence, and damage to and potential collapse of bridge structures. Portions of I-580 freeway are within the corridor of the Hayward Fault, and are constructed over potentially active fault traces. In the event of a major earthquake, damage could be extensive.

Disruption to gas and electric utility service is probable in areas traversed by the Hayward fault and/or subject to seismically induced landsliding. Landsliding and major ground subsidence are generally the direct cause of gas pipeline breaks. Most gas lines have been designed to withstand some fault displacement without major damage, and most are equipped with valves which will shut off flows given any significant change in pressure.

In areas subject only to ground shaking, interruption of water supply by broken mains is considered potentially slight. If in relatively good physical condition, most pipelines are flexible enough to withstand ground shaking. Fault rupture, landsliding, and major ground subsidence induced by shaking are generally the direct cause of most pipeline breaks. Many water distribution systems have been designed to remain functional in the event of fault displacement. Water supply facilities in the EBMUD service area have been developed on both sides of the Hayward Fault in order to allow water supply to bypass lines damaged by surface rupture and to minimize disruption of service.

Large lakes and reservoirs are under the jurisdiction of the State Division of Dam Safety. The Division has inspected facilities throughout Alameda County and, where determined to be necessary, has required necessary modifications to ensure against damage or collapse during an earthquake.

3) Mitigation of Seismic and Geologic Hazards

The State Public Resources Code requires the State Geologist to delineate special studies zones encompassing potentially active and recently active fault traces (Alquist-Priolo Act). The code prohibits the construction of most structures intended for human occupancy on or across the traces of active faults and requires local governments to implement programs to precisely locate fault traces and to regulate development within the mapped zone. The official State Special Studies Zone includes the Hayward Fault.

The County of Alameda Building Code requires applicants for new construction to submit soils and/or

geologic reports for sites affected by a number of geologic and soils conditions, including the presence of primary and secondary seismic hazards. The Code also requires soils and/or geologic investigations for all high occupancy structures (e.g., assembly halls, etc.).

A Grading Ordinance was adopted by Alameda County in 1982. It establishes minimum standards and provides regulations for grading, construction and maintenance of landfills and excavations and for control of erosion and sediment.

The County Subdivision Ordinance contains provision for requiring soils and geologic reports and grading plans to be prepared.

The State Education Code requires that geological and soil engineering studies be conducted on all new school sites and on existing sites where deemed necessary by the Department of General Services.

The State Health and Safety Code requires that geological and engineering studies be conducted on each new hospital or additions which affect the structure of an existing hospital.

In 1978 the County adopted an Earthquake Response Directive, incorporated into the County Emergency Operations Plan. It includes a checklist of vital emergency actions required in response to a major earthquake.

b. Soil Constraints

Important areawide soil conditions include severe limitations for septic tank filter fields, moderate limitations for foundation pressure. Certain local areas possess high shrink-swell characteristics. Soil erosion potential is high to very high for steep hill slopes.

Hill areas require erosion control measures, particularly for cuts and fills. Runoff problems may cause overtaxing of storm drainage facilities and silting problems.

c. Wildland and Structural Fire Hazards

1) Identification of Fire Hazards

The danger of extensive fire damage in urbanized parts of the Planning Area is greatest in the event of a major earthquake, when there is a possibility that gas and water lines may be ruptured and access of emergency vehicles to certain areas restricted by damage to roads and bridges. Areas with relatively high potential for structural fire damage include those lacking adequate water supply and fire hydrants and/or those distant from fire stations. Many of the

rural residential areas are also subject to longer emergency response times due to steep terrain, winding and indirect roads, and longer distances from fire stations. Certain residentially developed portions of the hill areas are of potential concern, given proximity to vegetated slopes and steep and rugged terrain.

The potential for destructive wildland fires is relatively high throughout the undeveloped hill areas due to the rolling to rugged terrain, continuous flammable vegetation cover, and long and dry summers with high wind conditions.

2) Mitigation of Fire Hazards

The Uniform Fire Code, together with the Uniform Building Code, form the basis for structural fire protection standards. The UBC establishes minimum standards for the design, construction and quality of materials, and for the use, occupancy and location of buildings. The Fire Code governs the maintenance of buildings and premises by regulating the storage, use and handling of dangerous and hazardous materials, substances, and processes, and by regulating and maintaining adequate egress facilities. It provides for the installation and maintenance of fire protection systems and appliances under the direction of the local fire chief.

The County Health and Safety Ordinance prescribes standards for the storage and handling of specified hazardous and flammable materials.

The County Subdivision Ordinance requires that, within a fire protection district, the subdivider or developer install water mains, fire hydrants, gated connections, and appurtenances to supply water for fire protection in conformance with standards set by the district.

The County has also developed some standards and policies relating to ingress-egress routes, right-of-way widths, street grades, minimum centerline radii of curvature, and vegetation clearance.

Specific standards for wildland fire protection are prescribed by the Public Resources Code and enforced by the State Division of Forestry. State Fire Laws as expressed in the Public Resources Code pertain to permits for burning, blasting, fire hazard reduction, spark arresters, penalties, and liabilities. Wildland fire prevention and firefighting services are provided by the Sunol Station of the Division of Forestry and by the East Bay Regional Park District.

The County Emergency Operations Plan includes sections on Fire Services and Rescue Service. The Fire Marshall and Fire Protection Agencies are

responsible for implementation.

d. Flood Hazards

Hazards include: flooding resulting from dam or reservoir failure; and flooding resulting from runoff of rain water from upstream watersheds or from runoff in local areas.

Flood hazards resulting from the runoff of rain water have been largely eliminated through flood control projects. Most drainage systems are adequate to carry runoff from a ten-year storm, and many from a fifteen year storm. With larger storms, general flooding could occur primarily as sheet flow in streets and along stream channels. The National Flood Insurance Act and Flood Protection Act call for identification of flood hazard areas and adoption of land use control measures for these in order for communities to be eligible for participation in the National Flood Insurance Program. Flood areas have been identified in the Castro Valley area, and the County of Alameda Building and Subdivision Ordinances have been amended to comply with the Flood Insurance Program requirements.

Dams and reservoirs in the Planning Area (on Cull and San Lorenzo Creeks) are relatively small and pose less extensive safety hazards than larger dams in the County. The State Government Code requires owners of all dams whose failure, according to the Office of Emergency Services, would result in death or personal injury to prepare inundation maps. Such maps have been completed for 29 dams in the County, including the two in the Castro Valley Planning Area. These were used by the County Office of Emergency Services in preparation of its Dam Failure and Evacuation Plan.

e. Hazardous Materials

There are no hazardous waste (Class I) sites in the Planning Area (or in Alameda County). Nor are there any major industrial uses or areas in which the storage and/or use of hazardous materials has or would be permitted by the County and State Department of Health Services. The primary local concern is the transport of hazardous materials through the Castro Valley area on Interstate 580. Transport of hazardous materials is regulated by Caltrans; transport of hazardous wastes is regulated by the State Department of Health Services. All haulers are required to register with these agencies. In the event of a road spill, the local police agency is the onsite control agency. In the Castro Valley area the State Highway Patrol is the primary control agency.

3. Environmental Resources

a. Mineral Resources

A single rock quarry (producing crushed and broken rock), on Lake Chabot Road near the Oakland City limit, is within the Planning Area, producing an average of 200,000 tons a year. This is one of several rock quarries in the serving the East Bay area, which, because of the relative abundance of possible sources of crushed rock within the hill areas, and the relatively high costs of hauling, tend to locate where they will fill nearby demands.

b. Water Resources

A portion of the water supplied within the EBMUD service area (including Castro Valley) is obtained from watershed lands within or adjoining the Planning Area. However, only a small portion, or roughly five percent, of the EBMUD water supply is obtained from local runoff on these watershed lands. Most of that supplied comes from the watershed of the Mokelumne River, fed primarily by melting snows of the Sierra Nevada, and brought to the district by aqueducts. Water that is not immediately put through filter plants and distributed is stored in one of five terminal reservoirs until demand requires release into filter plants. Two of these, Upper San Leandro Reservoir and Chabot Reservoir, are within the Planning Area. Surrounding lands are owned by EBMUD (and EBRPD) and protected to ensure against contamination of waters in the reservoir.

c. Biotic Resources

In terms of overall populations and variety and types of plant and animal species supported, the natural habitats occurring within the Planning Area are of lesser statewide value than other areas in the County, region, or state. There are no rare or endangered plant species. No rare or endangered species have been observed, although the Alameda Striped Racer, a rare species of snake under state designation, and the Prairie Falcon, a "regionally depleted" species, may occur in the hill area. The Striped Racer prefers chaparral brushland, but also frequents brushland broken by open woodland, riparian vegetation, and rocky slopes. The hill area may also be used for feeding by other protected birds, such as the widely foraging Golden Eagle which has been sighted in the San Leandro hills to the north of the valley bowl, and along Sunol Ridge, to the south.

The hill area grassland, brush and woodland areas do support, in a complex ecological system, a variety of mammals, reptiles, amphibians and birds found in few other habitats. They therefore have some potential scientific, educational, as well as recreational and

aesthetic values to residents of the community and region.

Urban development would typically result in the direct elimination of these vegetation communities and consequently in the elimination of or reduction in the number and variety of species; it could also adversely affect adjacent areas through changes in hydrologic patterns and rates, erosion and siltation, degradation of air and water quality, and by the elimination of feeding areas for some wildlife. These effects can be most effectively minimized by locating development away from significant habitat areas. Other, somewhat less effective measures include control of access to and activities within habitat areas, control of landscape modification, control of drainage patterns and rates, effective erosion control procedures during and after construction, or incorporation of a significant resource area into open space or passive recreation areas within the development. These measures have and can continue to be made provisions of subdivision and planned development approvals.

Intensive agricultural activities may also adversely affect biotic communities through direct elimination of vegetation, or by agricultural operations in the vicinity of the resource. These effects may be mitigated somewhat through adjustments or normal agricultural practices, encouraged by the County agricultural and conservation advisory agencies.

Major recreational facilities and intensive recreational activities would have similar effects to those of urban development. These effects, and those of less intensive recreational uses can be minimized through appropriate controls, implemented by the recreation district (i.e., HARD, EBRPD) on the type and intensity of uses, and by preventing free access to resource areas.

d. Soils/Agricultural Lands

The valley floor and the floor of Palomares Canyon have soils considered "prime" for agriculture. Most of the valley floor, however, has been urbanized; most of Palomares Canyon is in rural density residential uses. The remaining uplands of the Planning area are suited either for grazing or for rangeland management.

e. Scenic and Aesthetic Resources

The principal scenic resource of the Planning Area is the hill open space area. All or part of these are highly visible from many points throughout Castro Valley and throughout the region, and from designated state and county scenic routes which pass through the Planning Area. The area is characterized

by natural qualities, and stands in high contrast to and provides strong relief from the pattern of urban development. The scenic value of these is best preserved by retaining appropriate and compatible uses (e.g., watershed management, low intensity park and recreation uses, grazing) through public purchase and zoning. A number of scenic features also remain within the urbanized area (e.g., undeveloped hilltops, stands of trees, wooded stream courses). Certain of these could be acquired for compatible public uses. Where this is not possible, their protection can be provided through requirements of site development approvals.

D. Energy

1. Residential Energy Consumption and Conservation

Home energy costs have become an increasingly significant factor in housing costs as energy costs have risen. In response to the concern over energy consumption, the State Legislature created the California Energy Commission which first adopted a comprehensive set of standards for residential buildings in 1977. These were subsequently revised to provide better energy conservation as well as greater flexibility in meeting the standards. These revised standards are referred to as Title 24.

Title 24 permits builders of new residential units to achieve compliance either by calculating energy performance in a prescribed manner or by selecting from sets of conservation measures. All proposed residential units are checked by the County Building Inspection Division to ensure that their design and construction comply with Title 24 standards. Additions and alterations must also meet Title 24 standards if they increase the heated or cooled space of a building. The standards apply only to the new part of the building.

Several programs are available for making existing residences more energy efficient, most of which are available through PG&E. These include an audit service, Zero Interest program, Direct Weatherization program, and an inspection program.

The County Planning Department may also encourage lot patterns that maximize proper solar orientation, particularly in larger subdivisions and planned developments where there is sufficient area. Many conventional subdivisions and planned developments may use private streets that are narrower than public ones, permitting greater flexibility in the layout of units, higher densities, and savings in the amount of road materials needed.

2. Commercial Energy Consumption and Conservation

State standards for nonresidential buildings are similar but not as strict as those for residential buildings. The nonresidential standards may be met in any one of three ways: energy audits, use of nondepletable energy, or component performance standards.

Title V of the Energy Security Act of 1980 established the Solar Energy and Energy Conservation Bank (Bank). The purpose of the Bank is to provide financial assistance for eligible energy systems in any residential buildings and in commercial and agricultural buildings with nonprofit owners and tenants. Programs include conservation, active/passive solar space heating, and active/passive solar domestic water heating. Financial assistance is provided through loan subsidies and matching grants.

PG&E has two programs for nonresidential energy conservation - customize rebate and direct rebate programs. Under these, any business that installs a device saving electric energy is eligible for a rebate.

E. Noise

The principal sources of noise in Castro Valley are the freeways and major arterials. A BART line may also become an intermittent source of noise, should it eventually be constructed through the community.

A number of regulations and programs are in place to control both sources of noise and the impacts of noise on certain land uses:

. County Noise Ordinance: The "Ordinance Code of the County of Alameda Relating to the Control of Noise" stipulates that the Director of Environmental Health of the County of Alameda shall, upon request, review the noise impact of a proposed action by identifying existing and projected noise sources and the associated noise levels prior to approval of any zoning change, general plan amendment, precise development plan, conditional use permit, zone variance, or specific plan. The Department of Environmental Health may then make recommendations for noise mitigation measures, or recommend to the Planning Director that the project be denied.

. County Building Code: Performance standards of the Alameda County Building Code are applicable to new hotels, motels, apartment houses, and dwellings other than single family detached units. These stipulate that mitigation of noise shall be accomplished through measures such as proper orientation, setbacks, shielding, and sound insulation

of the building. Interior noise levels (with windows closed) shall not exceed an annual CNEL (Community Noise Equivalent Level) of 45dB in any habitable room.

. County Zoning Ordinance: Sections of the County Zoning Ordinance establish performance standards applicable to certain commercial and industrial uses. These provide that no use within the C-2 and M-P districts shall be approved which would result in any noise or vibration (other than that related to transportation activities and temporary construction work) which would be discernable without instruments at any lot line of the building site.

. Environmental Review: The County Planning Department may determine, during the Initial Study or Site Review process, that an EIR, including a noise study, should be made for a project, and that noise screening or other appropriate mitigation be required.

F. Housing and Residential Land Use

1. Overview

Between 1970 and 1980 approximately 2,900 new housing units were built in Castro Valley, increasing the total from 14,900 to 17,800 units. Between 1980 and 1983 approximately 290 new units were added, bringing the 1983 total to approximately 18,100.

In 1980, approximately 78 percent of total units in Castro Valley were single-family detached structures. This was higher than the countywide average (61 percent) and higher than that in surrounding communities (70 percent in Hayward, 70 percent in San Leandro, 57 percent in Ashland, and 72 percent in Cherryland).

Approximately 70 percent of units in Castro Valley are owner-occupied; 30 percent are renter-occupied.

2. Housing Costs and Affordability

In 1980 the majority of homeowners in Castro Valley paid less than 25 percent of their incomes for housing, reflecting the fact that many purchased their homes before the recent high rate of inflation

in housing prices and interest rates. Only among those homeowners earning \$5,000 per year or less did the majority pay more than 35 percent of their incomes for housing.

Renter households in Castro Valley, however, tended to pay more of their income for housing than did homeowners. The majority of renter households earning between \$10,000 and \$20,000 per year paid more than 25 percent of their annual income for housing; among those earning less than \$10,000 per year, the vast majority paid more than 35 percent for housing. Only in the group with incomes greater than \$20,000 per year did the majority pay less than 25% of their income on rent.

An examination of sales shows that most housing on the market in Castro Valley is priced beyond the reach of most low and moderate income households. Almost 60 percent of the units sold in Castro Valley (37 of 62 during the period from November, 1983 through January, 1984) were priced between \$100,000 and \$150,000. Only five percent of units sold were priced between \$70,000 and \$85,000. These least expensive units would require household incomes of between \$30,000 and \$35,000. None of the sampled units were priced below \$70,000.

3. Special Housing Needs

In Castro Valley as elsewhere there are populations with housing needs that may not be fully and/or adequately provided for in the private market. These include very low, low and, recently, many moderate income households, as well as the elderly, handicapped/disabled, homeless, female heads of households and large families.

a. Low and Moderate Income Households

In 1980 there were 3,167 households in Castro Valley with "very low" incomes (defined by HUD as less than 50 percent of the regional median, or less than \$10,300 per year). There were 2,624 households with "low" incomes (50 to 80 percent of median, equal to between \$10,305 and \$16,486 per year). Of the very low income households who were homeowners, approximately 44 percent paid more than 35 percent of their incomes for housing. Some 80 percent of very low income renters paid over 35 percent of their incomes for housing. Among low income households approximately 20 percent of both renters and homeowners paid more than 35 percent of incomes on housing. By comparison, only six percent of moderate and above moderate homeowners, and two percent of renters in these latter income groups paid more than 35 percent of incomes on housing.

b. Elderly

The elderly population is growing in Castro Valley as it is throughout the region and nation. The housing needs of this population vary based on a number of factors, including age, health, economic status, family arrangement and homeownership.

In Castro Valley the age group 62 and over increased by nearly 60 percent between 1970 and 1980, from 4,154 to 6,601. In 1970, the elderly comprised approximately 9 percent of the total population; by 1980 this had increased to approximately 15 percent of the total community population.

In 1980 approximately 3,035 households, or 17 percent of all households in Castro Valley, had householders age 65 and over (compared to 16.5 percent for the total County). The homeownership rate for this group was slightly higher than that for the general population of the community: approximately 73 percent of households in the group owned their own home, compared to 70 percent of total households in Castro Valley.

c. Disabled and Handicapped

The mentally and physically disabled and handicapped population has special housing needs. Statistical data describing the size and needs of this population are not available.

d. Large Families

The number of large households has been decreasing since 1970. Approximately 75 percent of large families in the unincorporated County own their own home. Generally, the problem of housing large families occurs in the rental market. The majority of apartment units are smaller, studios and one and two bedroom units. When large units are available, large families are often precluded from renting them due to income constraints.

4. Housing Programs

a. Housing and Community Development Program

The Housing and Community Development program (HCD) in the Alameda County Planning Department administers and coordinates the HUD Community Development Block Grant (CDBG) Program for seven cities and the unincorporated area of the County. HCD's programs include: Housing Counseling, funded by HCD and administered through ECHO (Eden Council of Hope and Opportunity, a publicly supported non-profit agency), providing general housing counseling, tenant-landlord advice, etc;

Maintenance and Minor Repair of Housing, also administered by ECHO, providing repair assistance to the handicapped and senior citizens; Housing Rehabilitation, administered directly by HCD, utilizing CDBG funds, private funding, State funds, etc., and providing financial and technical assistance to rehabilitate substandard units occupied by low and moderate income households; and New Housing Construction Assistance, assisting developers of projects providing units for low and moderate income households by paying for the land and/or off-site improvements, or by sponsoring the issue of mortgage revenue bonds for single and multi-family housing development.

b. Housing Authority of Alameda County

Programs administered by the Housing Authority include: Section 8 - Existing and Moderate Rehabilitation Programs, providing rental subsidies to low income families; Conventional - providing income subsidies for the very low or no income families; and After Care, for disabled persons under continual care. As of September, 1983, there were 116 Section 8 contracts in Castro Valley, including 40 for the elderly, and 5 for the handicapped/disabled.

c. Eden Council of Hope and Opportunity (ECHO)

ECHO is a publicly supported, non-profit agency serving the housing needs of low and moderate income residents of southern Alameda County. It offers a comprehensive range of housing services, including: Housing Counseling Services; Housing Rehabilitation Services, funded by HCD and providing minor home repairs for senior citizens and disabled persons; Shared Housing, providing referral and placement services for those seeking and those offering housing; Reverse Annuity Mortgage, a program for qualified senior homeowners to convert the equity of their home into a regular monthly income; and Mortgage Payment Assistance, a one time rental or mortgage payment program. ECHO's funding is from a variety of sources, including the County of Alameda, several cities, HUD, the Alameda County Department of Aging, and the San Francisco Foundation.

d. Eden Housing, Inc.

Eden Housing, Inc., is a non-profit housing development corporation developing housing projects for low income persons. Their jurisdiction is southern Alameda County. None of its projects are in Castro Valley.

e. U.S. Department of Housing and Urban Development (HUD)

HUD programs include the Community Development Block Grant program, administered by Alameda County HCD; Section 8, administered by the Housing Authority; and Section 202-Elderly, administered directly by HUD. There are no federally assisted housing projects in Castro Valley.

f. Mortgage Revenue Bonds

Alameda County, in conjunction with six cities, has issued \$43.9 million in mortgage revenue bonds for single family construction in 1983. This program provided financing for moderate income households, including 17 homes for moderate income households in the unincorporated County; none of these were in Castro Valley. The County has since issued another revenue bond to enable additional households to purchase homes.

g. Other Measures

There are a number of additional measures that the County has used to encourage development of affordable housing:

Planned Development Districts: Used in lieu of conventional zoning, PDs can allow for higher densities and thus reduce the cost per unit, and, in larger residential projects, specify the provision of housing available/affordable to low and moderate income households. As stipulated by state law, the County can provide density bonuses for residential projects of five or more units where the developer agrees to provide 25% or more the units for low or moderate income households, or 10 percent or more for lower income households.

Mobile/Manufactured Housing: Mobile homes built since 1976 and placed on a permanent foundation are permitted in all residential districts. Factory built housing is also permitted as long as it meets requirements of the County Building Code.

Secondary Housing Units: State law was enacted in 1983 (operative July 1983) requiring local jurisdictions to provide for the creation of secondary units in single-family and multi-family residential zones. The County Board of Supervisors has opted, as a long-term method for providing secondary units, for the establishment of a Combining Secondary Unit District to be applied to selected neighborhoods in the unincorporated County. Areas recently proposed for the Combining District are in the Ashland/Cherryland area. At this time none have been proposed in Castro Valley.

5. Potential Residential Development

a. Castro Valley Plan

The number of housing units that could ultimately locate within the Castro Valley Urban Area, under policies of the Castro Valley Plan, is estimated to total approximately 26,300, including 15,300 single family units and 11,000 multi-family units. This would represent a net increase of 8,500 units to the 17,800 existing in 1980.

New multi-family units would be permitted in various locations throughout the community, although most would be concentrated in the central area, proximate to and, where determined to be appropriate, in mixed commercial/residential projects within the central business district.

New single family units would be added through infill in all parts of the community. However, the greatest number of new single family units would be in major projects located in the hill areas to the east and northeast of the valley bowl.

b. Major Residential Projects

Two major residential projects are currently under construction. These include the 527 acre Columbia Development, located north of the Cull Canyon Regional Recreation Area, approved in 1978 for 530 single family units; and the 924 acre Palomares Hills (Jensen Ranch) project, located east of Crow Canyon Road and north of Jensen Road, approved in August, 1983 for 1,916 units. To date (January, 1984), approximately 250 units are built or under construction in the Palomares Hills project; 100 units have been constructed in the Columbia Development.

c. Residential Infill

Other single family residential development will occur primarily as infill on vacant or underutilized sites within or immediately adjacent to the existing urbanized community. Some of this would take place as redevelopment to multi-family uses of single family residential sites. Some would occur through single and multi-family development of vacant or underutilized sites within or immediately adjacent to the urbanized community. Much of this could take place through the subdivision or addition of units to many of the larger, deep lots in the Community. Some would occur through development of vacant sites. A 1983 inventory identified a potential for approximately 1,000 new units on vacant sites of one acre or more (excluding major projects discussed above), totalling 240 acres. Among these were several larger areas and sites, in the following locations:

- Carlton Avenue, 11.3 acres zoned PD, permitting 27 units;
- Stanton Hill Road, 13 acres zoned PD, permitting 61 units;
- End of Center Street, 14 acres zoned R-1, permitting 28 units;
- Along Cull Canyon Road, south of Briaridge Drive, approximately 20 acres, zoned for 20,000 and 10,000 sq.ft. sites;
- Along Crow Canyon Road, east of Greenridge Road, approximately 34 acres zoned for large lot residential (10,000 to 5 acres) uses subject to the provision of public water and sewer; and
- Along Jensen Road, east of East Castro Valley Boulevard, approximately 81 acres, zoned PD allowing large lot residential, again subject to provision of public water and sewer.

d. Residential Development of Surplus Public Lands

1) Sites of Closed Schools

A number of school sites in the community have been closed, primarily due to declining enrollments. To date, only one of these, A.B. Morris, has been approved for residential development; in 1984 the Board of Supervisors approved development of 100 single family residential lots on the subject property. At this time, nonresidential uses are proposed for other closed school properties.

2) Caltrans Properties

Legislation adopted in 1982, S.B.1711, permits the sale of excess properties in the State Route 238 right-of-way and use of the proceeds to help finance a local alternative to the original freeway proposal. Most of these are within the City of Hayward; approximately five acres are in the unincorporated area. The City of Hayward is currently conducting a study and economic analysis for an expressway within this right-of-way, to be considered for approval by the California Transportation Commission. Should the Commission approve the plan, the excess properties could be sold. It is expected that most of these would be developed for residential use, with some limited commercial development permitted. If the plan is not approved, it is expected that Caltrans would, at some future date, sell the properties.

3) Alameda County Properties

The County Administrator's Office recently

conducted a review of real property owned by the County to determine if any is surplus to the needs of the County and could be sold or leased for residential, industrial or commercial uses. Two properties evaluated are in the Castro Valley Planning Area, the Fairmont Hospital "175 acre site", located north of Fairmont Drive across from Fairmont Hospital; and the Fairmont Hospital "15 acre site", surrounded by Villa Fairmont, Fairmont Hospital, and the juvenile hall complex. The County is developing a marketing strategy for the larger property, and is considering a lease of the smaller site for a use that would be compatible with the adjoining County facilities.

E. Residential Area Studies

Several areas of the community have been the subject of recent planning studies relating to amounts and types of residential infill. These include:

- Proctor Road Area, a 67 acre area on the north Side of Proctor Road, extending from Redwood Road to Ewing Road. The area includes 117 individual properties, and 114 single family homes. The goal of the study was to retain the existing residential character of the area while allowing some additional residential infill. Based on zoning (10,000 sq.ft.) approximately 94 units could be added; however, due to terrain it was recognized that probably less than half of this number could or should be built.
- East Castro Valley Boulevard. The approximately 68 acre area includes 48 parcels, ranging in size from .2 to 11 acres. Approximately 13 acres are owned by the State and county. Most privately owned properties are residential, although there are several public uses and some commercial uses in the area. The study examined several alternatives for the area, and recommended that the area remain in residential use, with densities varying from 3,500 sq.ft. to 10,000 sq.ft. per unit, with an overall average of 5,000 sq.ft. per unit. This yields a potential for approximately 450 units (which may be reduced if a portion of the area is used for commercial purposes).

G. Commercial Activity and Uses

1. Overview

Commercial establishments in Castro Valley are primarily those types which serve the retail and service needs of the local community, rather than those serving regional or subregional markets. Food stores, drug stores, liquor stores, eating and drinking establishments, and service stations, for example,

accounted for slightly less than half of all establishments but for nearly three quarters of total 1982 retail sales in the community. Apparel, general merchandise and home furnishings stores, and auto dealers/suppliers represented 29 percent of total establishments in Castro Valley, but accounted for only 17 percent of total 1982 retail sales (by comparison, in communities such as San Leandro and Hayward, with major regional shopping centers as well as numerous auto dealerships serving regional markets, this group of establishments accounted for more than half of total retail sales in each community).

2. Retail Sales

The recent overall performance of Castro Valley's commercial establishments has been quite healthy compared to that in other nearby communities and countywide. This may be due, in part, to the fact that retail and service establishments in Castro Valley are primarily local serving, and are less sensitive to changes in regional or national economic conditions (e.g., the recent recession and high interest rates) than establishments selling major retail items (e.g., automobiles, major appliances). From 1977 through 1982 dollar sales volume in Castro Valley increased by 71 percent, compared to a 50 percent increase countywide and rates of 44 percent and 27 percent in San Leandro and Hayward. In constant (1977) dollars, retail sales in the other communities and countywide actually declined (up to -24 percent in Hayward); in Castro Valley sales increased slightly, by 2.8 percent. During this period, average sales per capita in Castro Valley also showed a gain, of 3.7 percent, while that for other communities dropped.

3. Commercial Areas

The majority of commercial uses in Castro Valley are located in the central area, along Castro Valley Boulevard, in numerous neighborhood shopping areas or centers, and in several general commercial areas. There are no "Regional Shopping Centers" in the community, although five such centers/areas are located nearby.

a. Central Commercial Area

The community's central commercial area is located along the length of Castro Valley Boulevard. Historically, the Boulevard was part of the interstate highway system, linking San Francisco with the Livermore-Amador Valley, Central Valley and points east. As Castro Valley began to develop as a residential area after World War II, the Boulevard became the major commercial street in the community, producing a long, narrow business

district, rather than a compact one typical of older districts.

There are a wide range of land uses within the central commercial area. There are over five hundred businesses, including various types of retail stores, professional offices, services, recreation facilities, and building supply and construction-related businesses. There are also a number of residential uses in the area, including single family residences, duplexes, apartments, and trailer parks.

Certain generalizations can be made about the distribution of commercial uses in the area, even though many commercial uses and developments are unrelated to those nearby. The retail core of the area centers around the intersection of Redwood Road and Castro Valley Boulevard and includes three major commercial "centers." A secondary, older commercial concentration is located at the western end of Castro Valley Boulevard on the north side between Stanton Avenue and Park Way. There is a concentration of medical offices and related uses along Lake Chabot Road near Eden Hospital, and there are also offices located along Redwood Road between Castro Valley Boulevard and I-580. Most of the trailer parks are located on the eastern end of Castro Valley Boulevard.

b. Convenience Commercial Facilities

The size and number of uses in neighborhood commercial facilities (providing primarily for the daily or day-to-day shopping needs of local residents) varies considerably, from larger centers with a supermarket and number of related establishments (drug store, laundry and dry cleaning, barbering, etc.) to smaller centers, often consisting of a single convenience store or "mom and pop" store.

Supermarkets are the principal use in eleven centers serving the community. Five of these are within Castro Valley and six are within one half mile of it. Two are within the community's central business district (the Lucky store and Safeway store at Redwood Road and Castro Valley Boulevard). Most of the centers with supermarkets also include several other establishments. Most are an arterial or collector street, typically at a corner location. All provide off-street parking. And all are on transit routes, although only three of the six supermarket centers outside the community are on transit routes providing direct access to Castro Valley. Two of the supermarkets within Castro Valley, and most of those outside the community are new or newer in appearance. The rest are older but, for the most part, well maintained.

Smaller grocery stores are the sole or principal use in

thirteen other centers within Castro Valley. These include eight convenience stores (smaller grocery stores, normally part of a chain, with long or late hours of operation) and five "mom and pop" stores (older, smaller grocery stores, independently owned, with shorter hours of operation). Three convenience stores are within the community's central commercial area. All others are within or adjacent to residential neighborhoods. Most of these provide little or no landscaping or other types of buffering between the commercial site and adjoining residences. All of the smaller centers are located on arterial or collector streets. Most have off-street parking (although it is unmarked in some). Only two of the centers are on transit routes.

The number and distribution of neighborhood convenience commercial centers is generally adequate to serve the community (i.e., most residents are within one-half mile of an existing center). The planned residential areas in the north-eastern part of the Planning Area currently lack adequate commercial facilities, although a neighborhood commercial center has been proposed for the Palomares Hills project.

c. Other Commercial Areas

Outside the commercial areas and convenience commercial centers/areas the major concentrations of commercial uses occur: along Foothill Boulevard (parallel to I-580 Freeway); on Redwood Road, in the area near its intersection with Grove Way; and on Grove Way, in the area near its intersection with Center Street.

Many of the land uses on Foothill Boulevard predate any planning or zoning. Three of the four motels in the Planning Area are located here. There are two neighborhood centers as well as a larger commercial area (with a market, liquor store, bar, etc.). There are also several auto repair shops, a liquor store, doll store, and a window shade installer.

The stretch of Redwood Road south of I-580 freeway includes a mix of office, retail, service, and residential uses. Convenience commercial centers are located at the northern quadrants of the intersection of Redwood Road and Grove Way; gas stations and a transmission repair shop are located on the southeast corners. Extending north from these is a strip of single family residences, which have incrementally been rezoned to permit office and other commercial uses. Uses here include some remaining residences (now nonconforming) as well as an exterminator, bank, and medical, real estate and other office uses, most located in converted residential structures. Extending south from Grove Way (where Redwood Road becomes "A" Street), there is one block of commercial uses, including a

restaurant, pet hospital, dental office, etc. Near North Fifth Street is a cluster of offices and an antique shop.

Grove Way is primarily a residential street. There are, however, several commercial uses near Center Street and near its intersection with Redwood Road. East of Redwood Road are several small, older commercial uses, the Pisano Bakery, and a newer, large medical office complex. The commercial area at Center Street and Grove Way includes several gas stations, auto repair services and offices, and nursery and fruit stand.

4. Office Commercial Uses

Castro Valley has a large number of office commercial uses. Many of these are located within the central commercial area. Other concentrations are on Lake Chabot Road, north of Castro Valley Boulevard, and on lower Redwood Road. Those of Lake Chabot Road are predominantly medical offices, auxiliary to Eden and Laurel Grove hospitals. The area includes ninety offices, some standing alone but most in large medical/dental office complexes (Eden Hospital has recently constructed several office building on its property). There are also a number of supportive services, such as restaurants and bars, oriented to the hospital trade.

Virtually all of the western side of Redwood Road, from I-580 freeway to the Redwood Road/Grove Way/A Street intersection, and a portion of the eastern side of the road has been rezoned from single family residential to office and commercial uses. Uses here are mixed; most offices tend to operate independently of each other.

5. Castro Valley Central Business District Specific Plan

Because of the importance of the central commercial area to the community, and because of the need to provide a strong guide for public and private decisions to improve the area, a Specific Plan for the area was prepared. It was adopted by the County Board of Supervisors in August, 1984. The Specific Plan follows from the recommendations of and serves to implement the 1978 Castro Valley Plan. The Specific Plan governs land uses and design standards, and sets policy for circulation and beautification and takes the place of traditional zoning for the area.

H. Public Services and Facilities

1. Overview

The unincorporated Castro Valley community receives public services from the County and from a

number of single or limited purpose service entities. Any changes in the service boundaries of these are normally subject to review and approval by the Alameda County Local Agency Formation Commission, which also has jurisdiction over proposals for the establishment of new service entities, for the annexation of all or part of the Castro Valley area to an existing city, or for incorporation of a new city in Castro Valley. The Commission has adopted "spheres of influence" for Hayward and San Leandro, to provide a basis for its future decisions on annexation of territory to these cities. A portion of the Castro Valley Planning Area (generally east of El Portal Ridge) was included in the sphere of influence of the City of San Leandro. The remainder of the Planning Area has not been included in a sphere of influence of either city, and according to the Executive Director of LAFCo, is considered an area reserved for future incorporation, should incorporation be supported by the local electorate.

2. Transportation Facilities and Services

a. Streets and Highways

1) Local Street System

A major local problem in Castro Valley is the discontinuous street system. Much of Castro Valley was developed with no overall street plan. This has led to a lack of through east-west streets, with Castro Valley Boulevard being the only street running the entire width of the Valley. This, in turn, means that the north-south streets all channel onto the Boulevard, increasing the traffic volumes on it.

An examination of the street pattern in the Planning Area in relation to traffic volumes also indicates that some of the streets have relatively high volumes given the degree to which they are improved, particularly the number of lanes.

2) Travel Characteristics

Within the Planning area are a number of major activity centers that generate varying amounts of traffic. Each of these has peak periods of traffic generation, which vary by time of time, day of the week, or even season of the year. The major activity centers in or near the Planning Area include the Bayfair Shopping Center in San Leandro, the Bayfair and Hayward BART stations, the Castro Valley Boulevard and downtown Hayward commercial areas, schools, Eden and Laurel Grove Hospitals, and Chabot, Cull Canyon and Don Castro Regional Recreation Areas. Freeway on and off-ramps also act as traffic generators since they both draw traffic from and feed traffic into the area. Most of the major traffic generators are located on arterials.

Traffic volumes on streets in the Planning Area and on I-580 freeway have remained relatively constant over the past few years, although major developments have made and will make significant changes. Castro Valley Boulevard had the highest average daily volume (ADT): over 40,000 ADT between Lower Road and Lake Chabot Road, 25,000 to 30,000 between Lake Chabot Road and Marshall Street, and 20,000 to 25,000 ADT between Marshall and Center Streets. "A" Street/Redwood Road had a volume of 25,000 to 30,000 from the Hayward City limits to Knox Street, 20,000 to 25,000 from Knox to I-580, and 15,000 to 20,000 from I-580 to Heyer Avenue. Other streets in the Planning Area with volumes over 15,000 include Center Street, from the Hayward City limits to Grove Way (20,000 to 25,000); Grove Way/Crow Canyon Road, from Center Street to Norris Canyon Road (15,000 to 20,000); and Lake Chabot Road between Somerset and Keith Avenues (15,000 to 20,000 ADT).

Interstate 580 through the Planning Area had peak monthly volumes ranging from 88,000 ADT east of Palomares Road to 102,000 between Highway 238 and the 163rd/164th Avenue interchange. On an annual basis this range is 76,000 east of Palomares Road to 94,000 between Highway 238 and Plaza Drive. Through Castro Valley, the ADT is 94,000 for the peak month, and 81,000 on an annual average.

Generally the higher volumes are found on arterials and collectors, as noted above. All the arterials have volumes over 10,000 ADT for some or all of their lengths. Only one collector, Somerset Avenue between Lake Chabot and Redwood Roads, reaches this volume. Most of the collectors have volumes over 2,000 ADT. The exceptions include Stanton Avenue north of Somerset Avenue, Sydney Way, Arcadian and Arcadian Drive East, Vineyard Road, Proctor Road, Seaview Avenue, Coldwater Drive, Lake Chabot Road south of Strobridge Avenue, and Knox Street.

Few minor streets have volumes greater than 2,000. Those which do include Santa Maria Avenue (6,000 to 8,000 ADT); Norbridge Avenue, Forest Avenue, between Castro Valley Boulevard and Omega Avenue, and Madison Avenue, between Heyer and James Avenue (all with volumes between 4,000 and 6,000 ADT); and Vergil Street, Congress Way, Wisteria and Anita Avenues, Marshall Street just north of Castro Valley Boulevard, San Miguel Avenue between Norbridge Avenue and Castro Valley Boulevard, Wilbeam Drive, Christensen Lane, Wilson Avenue, Madison Avenue between James and Seaview Avenues, and Seven Hills Road between Redwood Road and Brickell Way (all with volumes between 2,000 and 4,000 ADT). The reason for many of these exceptions is that they are feeders to Castro Valley

Boulevard, some of which are high density residential streets.

3) System Improvements

a) Caltrans

The major road improvement slated for the Planning Area by Caltrans is the widening of I-580 freeway. This project has been underway for several years, and is being done in three segments. The first, from Eden Canyon Road to Crow Canyon Road has been underway for several years and is scheduled for completion in late 1986. The second, from Crow Canyon Road to Lake Chabot Road, was begun last year and is scheduled for completion in late 1987 or early 1988. The third, from Lake Chabot Road to I-238, including complete reconstruction of the I-580/Route 238 interchange, is scheduled to go to bid in September, 1984, for completion in 1989. In addition, Highway 238, between I-580 and Highway 17, is scheduled for widening, although no definite dates have been set for this project yet.

The Caltrans project, when completed, will widen I-580 to eight lanes, four in each direction; it will include new interchanges at Highway 238, Redwood Road, and Center Street/Crow Canyon Road. The Redwood Road interchange will provide eastbound off-ramps and westbound on-ramps. The project will also provide a median capable of accommodating two BART tracks for the Livermore Valley extension.

One major change to the Castro Valley street system resulting from the project will be the elimination of Norbridge Avenue as an alternate east-west connection between the western end of Castro Valley Boulevard and Redwood Road. Due to the interchange configuration at Strobridge Avenue, only westbound traffic will go through on Norbridge Avenue; there will be no eastbound connection between Redwood Road and Castro Valley Boulevard.

b) Caltrans/City of Hayward

The State Route 238 right-of-way extends along the southern boundary of the Castro Valley Planning Area. The proposed freeway project has been abandoned by the State and currently the City of Hayward is undertaking a project to develop an expressway within the right-of-way. Legislation at the state level was enacted permitting Hayward to sell excess right-of-way and to use the proceeds to develop an expressway. Hayward also intends to annex any unincorporated properties that would remain between the western side of the expressway and the current City limits.

As of August, 1984, the following technical reports had been prepared: a tenants report, market survey,

preliminary plans and cost estimate, appraisal reports on affected properties, and a relocation study. The traffic analysis is being finalized. The City plans to seek approval from the California Transportation Commission to begin the environmental review process. The environmental impact analysis (EIR or EIS) will be prepared by Caltrans. Several project alternatives need to be examined, including a grade-separated facility. Consideration must also be given to the financial and technical feasibility of the project. Because federal funds were used, in part, for the original purchase of the right-of-way, federal approvals must also be obtained.

The City has received approval from the State Department of Housing and Community Development allowing 109 low and moderate income units now under construction in the City to be used as replacement units for those displaced by the expressway. An EIR/EIS must be prepared and certified before residents in the project area can be relocated.

c) County Roads Department

In addition to its regular road maintenance program, the County Roads Department has several projects in Castro Valley scheduled for the next few years. In 1984 it plans safety projects on Crow Canyon and Norris Canyon Roads, storm drainage repair projects on Redwood and Lake Chabot Roads, and a storm drain project on Center Street. In 1985 it plans preventive maintenance projects on Crow Canyon and Norris Canyon Roads.

In conjunction with Caltrans, the County will be making improvements on Redwood Road in the vicinity of the new I-580 interchange. This will involve widening the road and installing signals at the ramps, Vegas Avenue, the new Norbridge Avenue alignment, and possibly at other locations on Redwood Road. Improvements are also being made to Crow Canyon Road near the I-580 interchange.

4) Local System Maintenance

The County Roads Department divides local road maintenance into four programs. Three of these programs generally follow a scheduled cycle, although in practice this is modified by the amount of money that is available. The non-scheduled program is for spot repairs, such as filling potholes or replacing signs that have been knocked down. The "ideal" maintenance schedule calls for a slurry seal or chip seal to be applied to each roadway every five to seven years. At the fifteenth year, an asphalt concrete overlay is applied. Determining which roads need maintenance requires a visual survey; this was recently completed for the Planning Area in a study conducted by the Metropolitan Transportation Commission.

b. Transit and Transportation Services

1) Alameda-Contra Costa Transit District (AC Transit)

The primary transit service in Castro Valley is provided by AC Transit. The District runs an extensive network of busses throughout the East Bay, providing local, express and transbay service, with connections to BART, SamTrans, Santa Clara County Transit, Union City bus service, and San Francisco Municipal Railway.

In Castro Valley, AC Transit operates five routes. The "RCV" line connects Castro Valley with San Francisco via San Leandro; this service operates during weekday commute hours. The "34C" connects Castro Valley with downtown Oakland; this service operates weekdays during the commute hours. The "80" line connects the San Leandro and Hayward BART stations, via downtown San Leandro, Foothill Boulevard, Castro Valley Boulevard, Center Street and B Street; it operates seven days a week. The "84" line connects the Bayfair BART station with Castro Valley; this service operates on roughly half-hour intervals Monday through Friday, and on hourly intervals on Saturdays. The "91" line connects Castro Valley with downtown Hayward, the Hayward BART station and south Hayward; service is seven days a week.

Based on basic District service coverage objectives, considerably better service than now exists could be justified for the more densely populated central area of Castro Valley. However, fiscal constraints have been limiting the service which the District can provide, and it is unlikely that it will provide improved service without some indication that there will be patronage which will justify it financially. The outer areas of Castro Valley have much lower population densities; here it would be difficult to justify new or improved service unless a strong demand can be shown.

2) Bay Area Rapid Transit District (BART)

The Planning Area is presently served by two BART stations, one in downtown Hayward and San Leandro (Bayfair). AC Transit busses provide service (non-express) from Castro Valley to both. Neither station is particularly convenient to the community; both have parking problems.

BART has purchased the Norbridge Site on Norbridge Avenue near Redwood Road which eventually would be developed as a station on the proposed Livermore Valley BART expansion. Recently, the BART Board of Directors approved policy for an extension of the system to Dublin, with a station in Castro Valley at the Norbridge School site. Funding of this extension

(amounting to \$220 million in 1984 dollars) is uncertain at this time, however. Though not specifically planned for, there is a possibility of a Park and Ride facility for shuttle bus service from the Norbridge site to the Bayfair station, after I-580 ramps at Redwood Road are completed.

3) RIDES for Bay Area Commuters, Inc.

RIDES is a non-profit organization offering a variety of transportation services to Bay Area commuters. It is funded by Caltrans, the Metropolitan Transportation Commission and individual and corporate contributions. Services include ridematching, vanpool services, consultation services, and employer services.

4) Bay Area Transportation Corporation

The Bay Area Transportation Corporation is a private, non-profit bus company. Most service is provided under contract and include transportation to workshops for the developmentally disabled; dial-a-ride paratransit services for the elderly and transportationally handicapped; transportation to County clinics in south county cities; transportation for certain Medi-Cal patients; transportation for senior citizens to medical appointments, grocery stores, shopping centers, etc; and transportation to Headstart classes in Hayward and other areas.

5) City of Hayward Taxi Subsidy Program

Under an agreement with Alameda County, the City of Hayward operates a taxi subsidy program for Hayward, Castro Valley and the Ashland-Cherryland area. The program is designed for handicapped and elderly persons who live more than three-eighths of a mile from a transit line and who must rely on a device, such as a cane or walker, to assist them.

c. Bikeways and Pedestrian Ways

In 1974 the County Board of Supervisors adopted a County bikeways plan, containing objectives, principles, standards and a diagram. None of the proposed bikeways in the Castro Valley area have been developed. According to the County Roads Department this is due to a lack of money. Funds for the initial installation of bike paths could come from the State TDA, Article 3 funds which are distributed on a competitive basis among all of the cities and the County. Any subsequent maintenance (i.e., restriping) would have to be financed directly from the County's budget, which does not now have money available for this purpose.

Much of the street system in Castro Valley was developed without sidewalks or comparable pedestrian ways. The County can require sidewalks

and pedestrian ways in new developments, as a condition of approval of subdivisions, site development, or planned district developments. However, this is not possible in existing developed areas. The Roads Department is permitted to install curbs and gutters, but not sidewalks, with planned roadway improvements. The only methods, therefore, of financing pedestrian ways in developed areas are Housing and Community Development (HCD) funds or benefit assessment districts. The latter are subject to approval by local residents. The former HCD funds have been primarily available to designated target areas outside Castro Valley where they benefit low and moderate income residents.

3. Parks and Recreation

The Hayward Area Recreation and Park District (HARD) provides a variety of park and recreation facilities and programs to Castro Valley as well as to the City of Hayward and unincorporated communities of San Lorenzo, Ashland, and Cherryland. District facilities and programs are funded from property tax revenues, land dedication fees, federal and state grants, private donations, and income from programs.

The District's long-term Master Plan calls for a total of 116 acres of park and recreation land to be added to the Castro Valley area by 1990. Since 1974, approximately 48 acres have been added, of which 24 acres have been developed.

Currently, there are four community parks in Castro Valley, with a total acreage of 74 acres. The average of 1.7 community park acres per 1000 population in the community is significantly below the District's standard (6.06 acres per 1000 population).

There is one 8.5 acre neighborhood park in Castro Valley. However, three neighborhood park sites have been required in the Columbia and Palomares Hills projects, to be developed as residential construction progresses.

There are a number of mini-parks, athletic fields, swim centers, special interest facilities, and tennis courts that serve the community. These provide for a variety of activity programs (including special programs for disabled and older persons) for which fees are charged.

The East Bay Regional Park District maintains several larger park facilities proximate to the Castro Valley community. These include: Anthony Chabot Regional Park, a 4,587 acre facility located north of Castro Valley; Cull Canyon Regional Recreation Area, 100 acres; and Don Castro Regional Recreation Area, 100 acres. The District recently accepted an easement from the Castro Valley Unified School

district around Canyon Middle School and the site of the former Independent School in which to develop a hiking trail connecting Cull Canyon, Don Castro and Garin Regional Parks.

4. Public Schools

Responsibility for public primary and secondary education within the Planning Area rests primarily with the Castro Valley Unified School District (CVUSD), although portions of the Planning Area are within the Hayward Unified and San Lorenzo Unified school districts.

Currently (1983) there are six elementary schools (grades K-6), one middle school (grades 7-8), one high school (grades 9-12), one continuation school, and one special education school within the Castro Valley Unified School District. There is one K-7 school within the Castro Valley portion of the Hayward Unified School District. Both elementary schools in the Castro Valley Portion of the San Lorenzo Unified School District are closed.

For the past several years the number of students in the community has declined, requiring the closure of a number of schools and their sale and or use for alternative purposes. Enrollment in the Castro Valley Unified School District declined from 5,046 in 1970 to 4,360 in 1980. Four elementary schools have been closed since 1980. These include Clifton, Independent, Parsons, and Stanton. One school - Chabot - was reopened. Clifton School is vacant and a tenant is being sought; Stanton School is occupied by the YMCA; and Parsons and Independent schools are leased by churches. Several schools in the CVUSD were closed prior to 1980. These include A.B. Morris, Lower Redwood, Norbridge, and Sydney. A.B. Morris School site and Lower Redwood sites are currently in escrow; a residential subdivision has been approved for the former, while the latter is being sold for use as a religious school. The Norbridge School property was sold to BART. Sydney school was sold about four years ago. The District is planning to sell a portion of the Proctor School property.

Enrolled students living in the Castro Valley portion of the Hayward Unified School District declined from 574 to 459 during the 1980 to 1983 period. Two elementary school sites in this area - Baywood and Laurel - were closed in 1983. The same year, Strobridge was opened as a K-7 elementary school. The HUSD plans to sell the Baywood School site, but to keep the Laurel school site. Grade 8-12 students in this area attend Sunset and Hayward High Schools (outside of Castro Valley).

Both schools in the Castro Valley portion of the San Lorenzo Unified School District - El Portal and Fairmont Terrace elementary schools - are closed.

The 160 students living in this area are bussed to Hesperian Elementary, Edendale Elementary and San Lorenzo High School. Both El Portal and Fairmont Terrace are leased by churches.

Procedures for the closure and disposal of a school site are mandated by state law. When a district decides to close a school it must meet with a committee from the community to review and decide upon a best alternative use. Any decision is based largely on anticipated future enrollment trends and whether it is likely that the school will need to be reopened in the future. To prevent the loss of community recreational facilities when a school site becomes surplus, the district is exempted from nonuse payments if the site had been used for recreational purposes at least one-half of the year.

If a district intends to dispose of a property, it must submit proposals for review by the local planning agency (or agencies) to determine conformity of the proposal with the applicable general plan (or plans) and zoning. A district can overrule a disapproval by the planning agency with regard to plan consistency. However, with the exception of classroom facilities, the use of the site is subject to local zoning requirements under the conditional use process. The sale or lease of real property by a school district must follow certain priorities and procedures, being first offered for park or recreational uses, then for public use by a state, local or federal agency, to the former owner, and finally to a private buyer. Should the property ultimately be sold for private development, the proposed project must be reviewed by the local planning agency for consistency with the general plan and zoning.

5. Library Services

Library Services are provided by the Alameda County Library through a branch located on Redwood Road, open Tuesdays through Saturdays. The branch library is supplemented by a bookmobile which makes one stop in Castro Valley (West Cavendish Road and Balken Court) every two weeks.

6. Health Care

There are two hospitals in Castro Valley, as well as seven hospitals nearby. All but two (Estudillo Hospital in San Leandro and Vespers Hospital in Hayward) provide 24 hour emergency medical services.

Eden Hospital, located on Lake Chabot Road, offers medical-surgical, obstetrics, pediatrics and psychiatric services. Laurel Grove Hospital, also on Lake Chabot Road, is primarily a medical-surgical hospital (intensive care). Eden Hospital has

implemented or is planning to implement changes in several program areas, including: Home Care, providing services to patients in their homes generally after being discharged or as their health deteriorates prior to being admitted to the hospital; Eating Disorders Program, an in-house program for anorexia and bulimia patients; Education Programs; Elderly Services; and Maternity and Women's Health.

Laurel Grove Hospital has no plans for expansion of its physical plant. Recently implemented programs include: Physical Rehabilitation Unit; Day Surgery; and an Ophthalmology Program.

Castro Valley is part of a contract ambulance service area which includes Hayward, San Lorenzo, San Leandro, Cherryland, and Ashland. There is one primary ambulance contractor for the area, as well as a countywide back-up system. Response time averages 6.5 minutes (required response time is 10 minutes).

A countywide paramedic program was begun in July, 1984, with indirect and subsidy costs provided by a special countywide assessment. Eventually, all ambulances will be staffed with a trained paramedic. Further, all fire fighters will undergo Emergency Medical Training (EMT). It is anticipated that all firefighters will be trained within two to three years.

7. Police Services

Police protection in Castro Valley is provided by the Alameda County Sheriff's Department, and is funded from the County General Fund. The Sheriff's Department serves as both a countywide law enforcement agency and a community police department. As a community police department, the Department, from the Eden Township Substation (ETS - an operational section of the Department's Criminal Division) furnishes police services to Castro Valley and other unincorporated communities and areas in the County. In fiscal year 1983/84, of 138 positions budgeted to ETS, 42.64 were assigned to the Castro Valley area for police service, organized into four functional units; administration, crime prevention, records, patrol, and investigations. According to Department staff, there are no major police protection problems in Castro Valley, although there has been a problem with "cruising" in the central business area.

Both Districts are funded through property taxes and the State special district augmentation fund. The Insurance Services Office (ISO) has given both the Castro Valley Fire Protection District and the Eden Consolidated Fire Protection District service areas ratings of 4, on a scale of 1 to 10, with 1 being the highest rating (the rating of the CVFPD was recently

reviewed and a rating of 4 again granted). According to CVFPD staff, many older areas of the community do not have adequate fire hydrants, in terms of spacing or sizing. The spacing in some areas exceeds that recommended in national standards. Some hydrants are also undersized for the existing water main (even though larger mains have been installed). A number of areas, which have experienced infill development in small (one and two unit) increments, may also lack an adequate number of hydrants relative to cumulative needs. The extent of the problem has not been identified or alternative solutions identified. Nor are there existing mechanisms to fund new fire hydrants in existing developed areas, or to replace existing fire hydrants when water mains are replaced.

8. Fire Protection

Structural fire protection for the major portion of the community is provided by the Castro Valley Fire Protection District. Service to the area west of El Portal Ridge is provided by the Eden Consolidated Fire Protection District.

The Castro Valley Fire Protection District (CVFPD) maintains three stations, one on San Miguel, one on Crow Canyon Road, and one on Lake Chabot Road. A fourth station is currently planned in the Palomares Hills (Jensen Ranch) development, to be built and equipped at the developer's expense; completion is anticipated in 1986/87. Response time from the existing stations is two to four minutes for most of the community, but between five and eight minutes in the more remote canyon areas. Trained emergency medical technicians (EMTs) are available during all shifts.

The Eden Consolidated Fire Protection District serves the Ashland, Cherryland and San Lorenzo communities, including that portion of the Castro Valley Planning Area west of El Portal Ridge. Of its three stations, the closest to Castro Valley is located on 164th Avenue.

9. Water Supply

Water service is provided by the East Bay Municipal Utility District (EBMUD), whose service area includes approximately 310 square miles in Alameda County and Contra Costa counties. Approximately five percent of the District's water supply is obtained from local runoff on its watershed lands; the remaining 95 percent comes from Pardee Reservoir on the Mokelumne River. Funding is through connection fees and system capacity charges or user fees based on the size of meters.

10. Sewage Collection, Treatment and Disposal

The Castro Valley Sanitary District (CVSD) provides sewage collection and system maintenance to portions of the Castro Valley community east of El Portal Ridge. The District operates six pump stations and 125 miles of sewer pipe. The Oro Loma Sanitary District serves the unincorporated communities of Ashland, Cherryland and San Lorenzo, as well as portions of the cities of Hayward and San Leandro. Its service area includes a portion of the Castro Valley Planning Area west of El Portal Ridge. Connection fees and user fees are the principal sources of funding for operating and maintenance costs.

Oro Loma and Castro Valley sanitary districts share the cost of construction and maintenance of the treatment facility, with a rated capacity of 200 million gallons per day (mgd), allowing peak hourly flows of 30 mgd for secondary treatment. Average daily wastewater flows (dry season) have been 10 to 12 mgd, with an average wet weather flow of 35 to 40 mgd. By agreement, Oro Loma is currently allocated 75 percent and CVSD 25 percent of capacity in the facility. Treatment capacity for the combined service areas is expected to be adequate to serve demand in the combined service areas through the year 2000, although allocations of capacity may need to be revised to accommodate differential growth in service area.

Private septic tanks are also permitted in the Planning Area. Existing systems may remain, although new trenches/filter fields must be installed when existing systems no longer permit adequate drainage. New systems are permitted on parcels of 40,000 sq.ft. or more provided that these are more than 200 feet from an existing sewer line or where the Sanitary District has denied an application for a sewer hookup.

11. Solid Waste Collection and Disposal

The Castro Valley and Oro Loma sanitary districts also provide for garbage and refuse collection through franchise agreements with the Oakland Scavenger Company. Waste is taken to the Davis Street Transfer Station and then hauled to the Altamont landfill east of Livermore. Funding is through user fees.

There is one recycling center in Castro Valley, located at the Liquor Barn on East Castro Valley Boulevard. It is a mobile program (open Friday afternoons) run by the Alameda Recycling Council (ARC). ARC is currently negotiating with Safeway to create a semi-permanent center, which will be open five days a week. There is also a recycling center in San Leandro (San Leandro Ecology Center

in the Davis Street Community Center). Both the Castro Valley and San Leandro centers recycle newspaper, glass, corrugated metals, aluminum and tin cans.

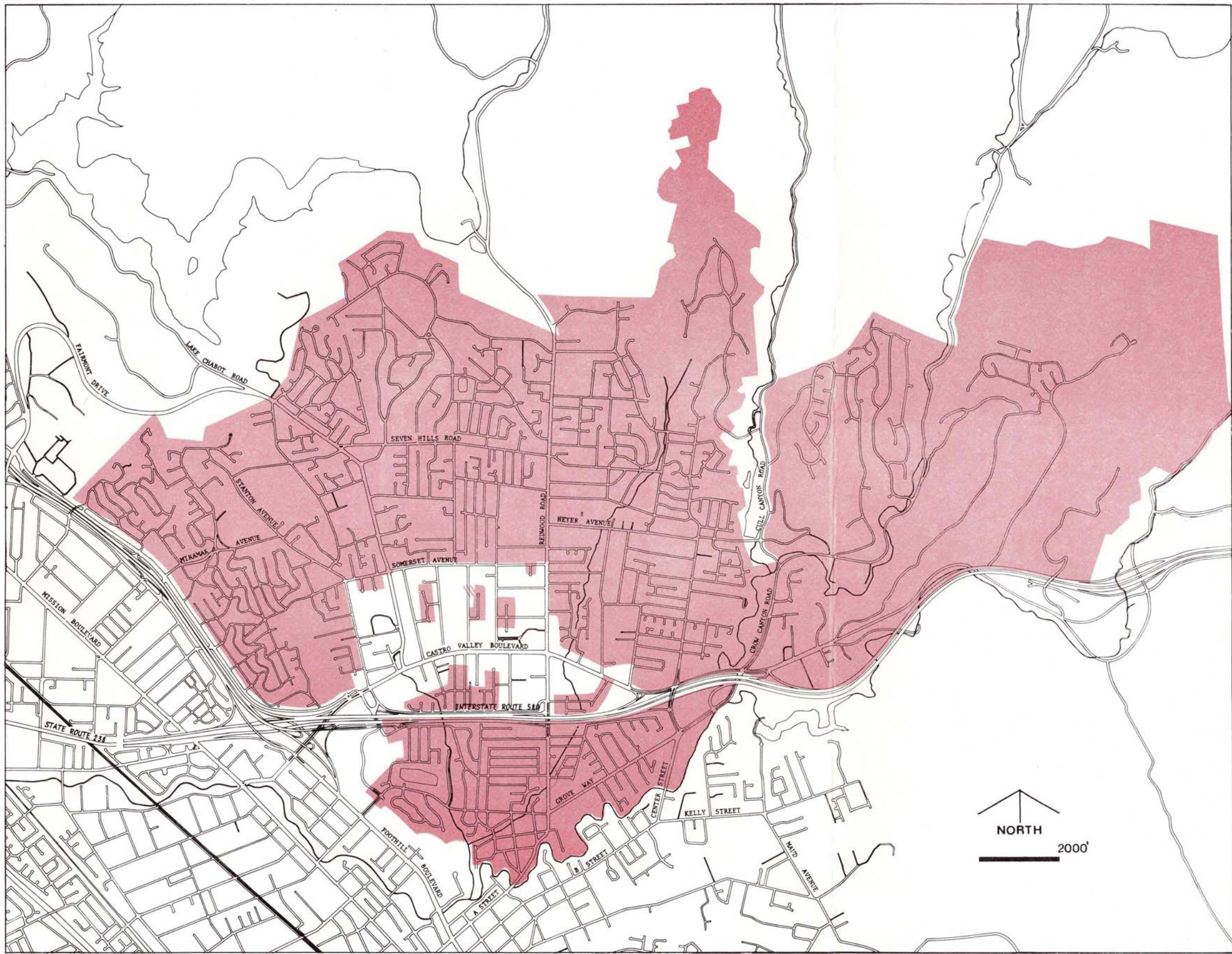
12. Flood Control

The Alameda County Flood Control and Water Conservation District is responsible for resolving flood, drainage and water supply problems. Castro Valley is within the District's Zone 2, consisting of the drainage basin and alluvial plain of San Lorenzo Creek. Here, the District has authority to design all authorized facilities to the 15 year flood standard. It has completed a system of storm drainage lines throughout the planning area to accommodate storm runoff; these were designed to provide capacity based on ultimate development.

Portions of Castro Valley are within flood hazard areas (areas subject to inundation by a 100 year flood) mapped under provisions of the U.S. National Flood Insurance Act of 1968 and Flood Disaster Protection Act of 1973, which also require adoption of land use control measures in order for property owners in local communities to be eligible for participation in the National Flood Insurance Program. In 1981 the County's Building and Subdivision Ordinances were amended to bring them into compliance with Program requirements.

goals for the planning area

- . To provide for community identity.
 - . To separate communities with open space.
 - . To provide unique and attractive focal points for the community.
 - . To maintain the predominantly low-density residential character of the community.
 - . To promote housing of good quality for persons and households of varying life styles and age, and for handicapped persons.
 - . To encourage improvement of properties and structures.
 - . To provide for the retail and service needs of residents.
 - . To provide for employment opportunities.
 - . To encourage the use of facilities to their fullest potential for learning, recreation, leisure and other appropriate community activities.
 - . To provide an adequate level of library and informational services.
 - . To provide inviting settings for community activities.
 - . To provide facilities and services for senior members of the community.
 - . To provide routes, facilities, and public transportation services and facilities for the mobility of all residents, including the handicapped and elderly.
 - . To reduce traffic problems and hazards, and to improve circulation
 - . To conserve energy and resources.
 - . To conserve existing improvements, and artifacts and sites of historic value.
 - . To provide for personal safety.
 - . To provide adequate, cost-effective lighting for public safety.
 - . To reduce to acceptable levels the severity of those environmental hazards which are man-induced or intensified.
 - . To prevent and suppress undesirable noise.
 - . To reduce exposure to environmental hazards.
 - . To ensure that land uses are appropriate, and compatible with each other.
 - . To provide an aesthetically pleasing environment.
 - . To protect natural scenic features.
 - . To provide urban amenities in living, working and shopping areas.
 - . To provide tax resources for municipal-type services.
 - . To provide adequate community services in a cost-effective manner.
 - . To justly distribute the economic burden of facilities and services among the community, future residents, and developers.
-



SUBURBAN AND LOW DENSITY RESIDENTIAL

Symbol

■ Suburban and Low Density Residential

Note: The figure serves to generally indicate those areas, within the Castro Valley Urban Area, where Suburban and Low Density Residential Land Uses (see Glossary for definition) would normally be permitted by applicable policies of this Plan. The figure illustrates Plan policy; it does not supercede and, therefore, should not be used without reference to the policies of this Plan document which, in all cases, will be used to determine project consistency with the Castro Valley Plan and County of Alameda General Plan.

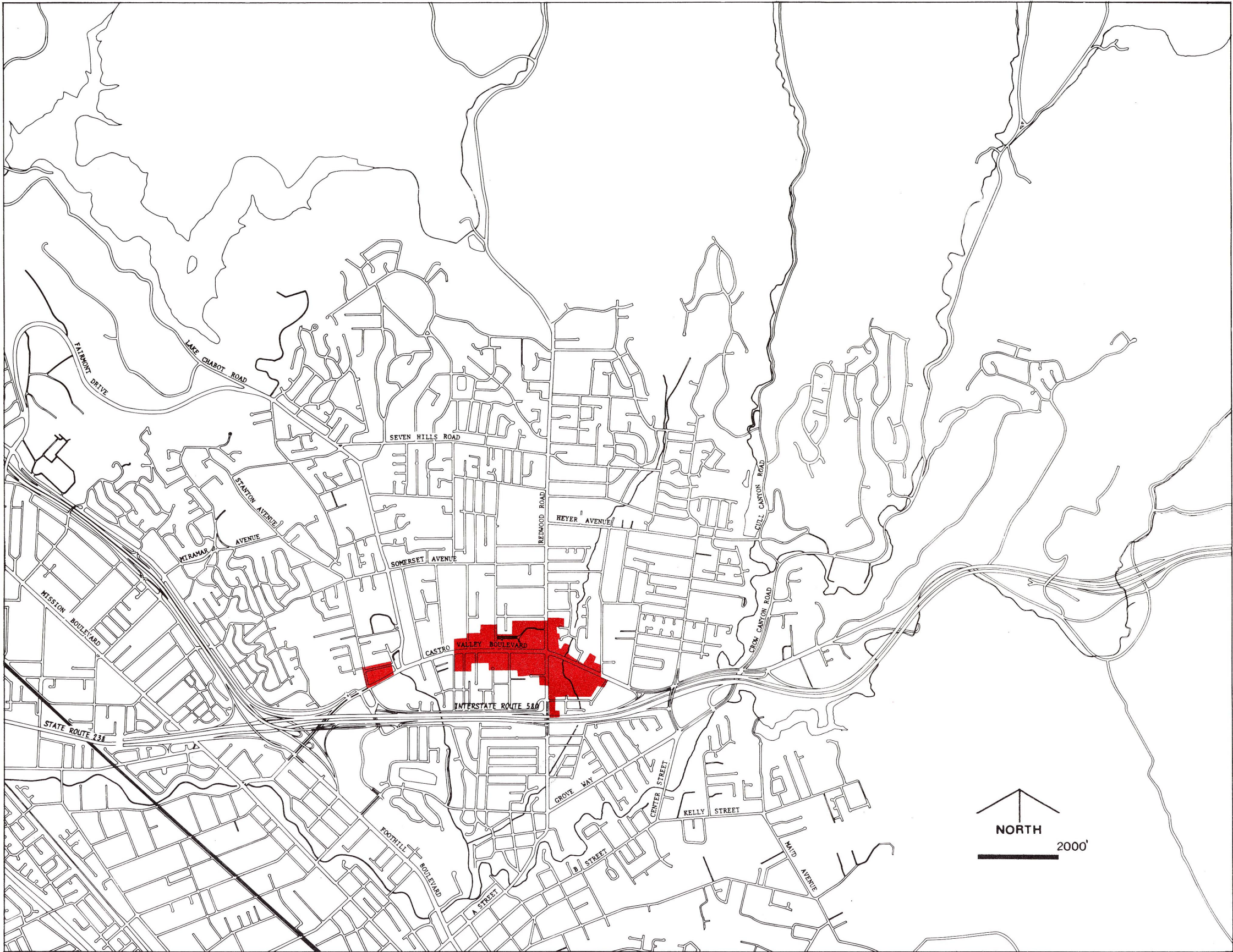
figure 4



MEDIUM AND HIGH DENSITY RESIDENTIAL

- Symbol
- Medium and High Density Residential
 - . Infill within areas where Medium and High Density Residential is the predominant existing land use.
 - . New Medium and High Density Residential within other Residential areas, as prescribed by Plan policy.

Note: The figure serves to generally indicate those areas, within the Castro Valley Urban Area, where Medium and High Density Residential Land Uses (see Glossary for definition) would normally be permitted by applicable policies of this Plan. The figure illustrates Plan policy; it does not supersede and, therefore, should not be used without reference to the policies of this Plan document which, in all cases, will be used to determine project consistency with the Castro Valley Plan and County of Alameda General Plan.




INTENSIVE COMMERCIAL

Symbol
■ Intensive Commercial

Note: The figure serves to generally indicate those areas, within the Castro Valley Urban Area, where Intensive Commercial Land Uses (see Glossary) would normally be permitted by applicable policies of this Plan. The figure illustrates Plan policy; it does not supersede these and, therefore, should not be used without reference to the policies of this Plan document which, in all cases, will be used to determine project consistency with the Castro Valley Plan and County of Alameda General Plan.

AUTOMOBILE-ORIENTED COMMERCIAL

Symbol

 Automobile-Oriented Commercial


Note: The figure serves to generally indicate those areas, within the Castro Valley Urban Area, where Automobile-Oriented Commercial Land Uses (see Glossary) would normally be permitted by applicable policies of this Plan. The figure illustrates Plan policy; it does not supersede these and, therefore, should not be used without reference to the policies of this Plan document which, in all cases, will be used to determine project consistency with the Castro Valley Plan and County of Alameda General Plan.



figure 7

OFFICE & MEDICAL OFFICE COMMERCIAL

Symbol

 Office Commercial

Note: The figure serves to generally indicate those areas, within the Castro Valley Urban Area, where Office Commercial Land Uses (see Glossary) would normally be permitted by applicable policies of this Plan. The figure illustrates Plan policy; it does not supersede these and, therefore, should not be used without reference to the policies of this Plan document which, in all cases, will be used to determine project consistency with the Castro Valley Plan and County of Alameda General Plan.



figure 8



CONVENIENCE COMMERCIAL

Symbol


● Convenience Commercial


Note: The figure serves to generally indicate those areas, within the Castro Valley Urban Area, where Convenience Commercial Land Uses (see Glossary) would normally be permitted by applicable policies of this Plan. The figure illustrates Plan policy; it does not supersede these and, therefore, should not be used without reference to the policies of this Plan document which, in all cases, will be used to determine project consistency with the Castro Valley Plan and County of Alameda General Plan.



FREEWAYS AND MAJOR STREETS

Symbol

 Freeways

 Major Streets (Arterials and Collectors)

general development policies

A. General Development Policies

I. Extent of Urban Development

OBJECTIVE 1: To establish a limit of urban development as a basis for defining long-term requirements for urban services and facilities, and in order to minimize the effects of future urban development on open space and environmental qualities. (E:GP)

Principle

1.1 All urban development in the Castro Valley Planning Area shall be located within the Castro Valley Urban Area, as shown in Figure 2. The Urban Area includes existing urbanized areas, sites adjoining the existing urbanized areas for which development approval has been granted by the County, and sites located between existing urban areas and approved developments. Urban development outside the defined Castro Valley Urban Area should not be permitted except where it is required to meet clearly demonstrated, compelling social, economic, and/or environmental objectives and where no alternative locations are available. (M:CVP)

Implementation

1.1.1 Continue to zone lands outside the Castro Valley Urban Area for appropriate open space uses. (County Planning Department) (E:GP/CVP)

1.1.2 Include privately owned open space lands outside the urban area in Agricultural Preserves. Encourage these to enter into and/or remain in Williamson Act contracts with the County. (County Planning Department, County Board of Supervisors) (E:GP/CVP)

2. Availability of and Mitigation of Impacts of Urban Development on Public Facilities and Services

OBJECTIVE 2: To ensure that all new development is adequately provided with basic urban services consistent with current and projected service capabilities, with current and anticipated fiscal constraints, and with the need to maintain and/or improve levels of service to existing development. (E:GP)

a. General Provisions

Principle

2.1 All development within the Castro Valley Urban Area shall be provided adequate basic urban services and facilities, including: roads; flood control; drainage, erosion and siltation control; water supply; gas and electric power; sewage and solid waste collection, treatment, and disposal; educational services; library services; parks and recreation facilities and services; police protection; and fire protection. (M:CVP)

Implementation

2.1.1 Continue to require environmental assessment of projects to determine requirements for and impacts on urban services and facilities. (County Planning Department) (N)

Principle

2.2 Basic urban services to new and existing urban development shall normally be provided by existing public service agencies. New single purpose or limited purpose service districts or entities should not be established to serve new development. 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. (E:GP)

Principle

2.3 New development should be encouraged in areas where there is or will be sufficient surplus capacity in existing or programmed services and facilities to meet anticipated demands without exceeding acceptable levels of service.

Where surplus service capacity is limited, priority for its use should be given to those projects providing significant social, economic and environmental benefits to the community and the County.

As required, new development should be phased or delayed if it would result in unacceptable reductions in levels of service to existing uses within the service areas, or result in an inequitable distribution of service costs relative to benefits received. (M:CVP/GP)

Implementation

2.2.1 Require projects to obtain services from existing agencies. Require annexation of project sites to service districts as a condition of rezoning, subdivision and site development approvals. (County Planning Department, Local Agency Formation Commission) (E:GP)

2.2.2 Prohibit the use of private associations for the operation and maintenance of basic urban services and facilities, except where a level of responsibility and expertise equivalent to that of a public agency can be guaranteed. (County Planning Department, Local Agency Formation Commission) (E:GP)

Implementation

2.3.1 Continue to require environmental assessment of projects to determine requirements for and impacts on urban services and facilities. (County Planning Department) (N)

2.3.2 Evaluate capabilities of existing and programmed services and facilities in relation to the cumulative requirements of planned development within existing service areas and within the Castro Valley Urban Area.

Develop a plan or plans to define long-term or ultimate services and facilities requirements for the community, prescribe a comprehensive program for capital improvements, establish priorities for implementing the program, and identify alternative sources of funding for these improvements.

As required, adopt growth management policies and guidelines to ensure an ongoing balance between areawide service requirements and service capabilities.

As required, adopt phasing plans for major projects. (County Planning Department, County Public Works Agency, Service Agencies, Board of Supervisors) (M:GP)

2.3.3 Review and, as required, revise zoning. (County Planning Department) (E:GP)

Principle

2.4 To the extent possible, the costs and benefits of providing public services should be equitably distributed. New development shall normally be required to meet capital and, where feasible, ongoing operating/maintenance costs where these would exceed costs normally associated with serving other development in the community. (E:GP)

Implementation

- 2.4.1 Evaluate services and fiscal impacts of proposed development. (County Planning Department) (E:GP)
- 2.4.2 Require fees, assessments, land dedication, etc., as a condition of project approvals. (County Planning Department, Service Agencies) (E:GP)
- 2.4.3 Establish programs to evaluate ongoing operating/maintenance costs and revenues. (Service Agencies) (E:GP)

b. Streets and Highways

Principle

2.5 All development should be served by streets and highways which, in their design, condition and service capabilities, meet the most current applicable standards. New development should be delayed or, where required, prohibited, where there are significant deficiencies in these which are not or cannot be corrected. (N)

Implementation

2.5.1 Continue to require environmental assessment of projects to determine impacts on the roadway system and requirements for on and off-site road improvements. Require projects to provide a proportionate share of funding for off-site roadway improvements where such improvements are consistent with the policies of this plan. (County Planning Department, County Road Department) (N)

2.5.2 Evaluate capabilities of the communitywide roadway system in relation to the cumulative amounts of traffic generated by planned development and passing through the Castro Valley area.

Develop a plan or plans to define long-term requirements for roadway improvements, establish priorities for implementing the program, and identify alternative sources of funding.

As required, adopt growth management policies and guidelines to ensure an ongoing balance between areawide service requirements and service capabilities.

As required, adopt phasing plans for major projects. (County Planning Department, County Public Works Agency, Board of Supervisors) (M:GP)

Principle

2.6 New urban development within the Castro Valley Urban Area should be controlled such that automobile traffic generated by it will not congest major streets and highways beyond the "C" level of service (see Glossary) during non-peak travel periods, and beyond the "D" level of service (see Glossary) during peak travel periods. Adjustment of these standards may be considered where it is

Implementation

- 2.6.1 Continue to require environmental assessment of projects. (N)
- 2.6.2 Evaluate capabilities of communitywide roadway system, develop a plan or plans for roadway improvements, etc., adopt growth management policies and guidelines and phasing plans for major projects. (County Planning Department, County Public Works

determined that:

Agency, Board of Supervisors) (M:GP)

- a. Existing or projected congestion is primarily the result of traffic passing through Castro Valley and generated by development located outside the community;
- b. Mitigation of such existing or projected congestion requires regional or multi-jurisdictional measures, and is not the sole responsibility of the proposed development and/or of the County; and
- c. 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 and environmental goals and objectives. (M:CVP/GP)

c. Schools

Principle

2.7 All new residential development should be served by adequate school facilities, consistent with state and local school standards. Consistent with State statutes, new residential developments should be required to provide land and/or funds for capital outlay expenses which would be incurred by the addition of students.(M:CVP)

Implementation

2.7.1 Implement provisions of the subdivision ordinance to reserve school sites. Where necessary, require dedication of land and/or funds as a condition of residential development approval (Alameda County Planning Department, School Districts) (M:CVP)

3. Protection of and Mitigation of Impacts of Urban Development on Environmental Resources

OBJECTIVE 3: To conserve and protect significant environmental, energy, archaeological and historic resources; to minimize the adverse and disruptive effects of development on these resources.

a. Landform

Principle

3.1 In accord with other related Plan principles, all development should provide for maximum retention of natural topographic features, particularly those features which are highly visible from within the existing urban area. Grading should be designed to preserve, complement, and/or blend with the natural contours and undulations of the land. (E:CVP/GP)

Implementation

- 3.1.1 Require environmental review of development in areas of environmental significance. (County Planning Department) (E:GP)
- 3.1.2 Enforce provisions of the Zoning, Subdivision and Grading Ordinances, and of the Building Code. (County Planning Department, County Building Inspection) (E:GP)

b. Soils

Principle

3.2 All projects should be controlled so that they do not result in rates of erosion and sedimentation in excess of natural rates after they are completed, or in excess of acceptable, controlled rates during site development and construction periods. (E:CVP/GP)

Implementation

- 3.2.1 Require environmental review of projects. (County Planning Department) (E:GP)
- 3.2.2 Continue to require erosion control as a part of grading permits. (County Planning Department) (N)
- 3.2.3 Require winterizing of construction projects. (County Planning Department, County Public Works Agency) (N)
- 3.2.4 Enforce applicable provisions of the Zoning, Subdivision, and Grading ordinances, and of the Building Code. (County Planning Department, County Public Works Agency, State Agencies) (M:GP)

c. Water Resources

Principle

3.3 The quality of surface runoff from urban development should be controlled to minimize contamination of surface waters (including creeks, streams, lakes, reservoirs, San Francisco Bay and its estuaries) and groundwaters. (E:CVP/GP)

Implementation

- 3.3.1 Evaluate, through the regional Environmental Management Plan, alternative methods to control urban runoff. Implement methods determined to be the most effective. (ABAG, County Public Works Agency, Service Agencies) (E:CVP)
- 3.3.2 Maintain a program of street sweeping. (County Public Works Agency) (N)

Principle

3.4 The sanitary sewer system should be adequately designed and maintained to ensure against intrusion of sewage waters into surface and groundwaters and into the storm drainage system. (N)

Implementation

- 3.4.1 Monitor, and as required, repair sanitary sewers and storm drains. (Sanitary District) (N)
- 3.4.2 Undertake program (e.g. smoke testing) to identify locations of cross connections between sanitary sewers and storm drains and to correct these to ensure complete separation of the two systems. (Sanitary District, Flood Control and Water Conservation District) (N)

Principle

3.5 The use of existing private septic tank systems should be monitored and regulated to protect against degradation of ground and surface water resources. Septic tank systems should not be permitted in new urban

Implementation

- 3.5.1 Continue to enforce provisions of the Building and Plumbing Codes. (County Building Inspection Division) (E:CVP/GP)

developments. (M:CVP/GP)

Principle

3.6 Conservation of water should be encouraged in existing and new development. (E:CVP/GP)

d. Air Quality

Principle

3.7 Uses and activities producing air pollution which would result in unacceptable health conditions should be prohibited. (M:CVP/GP)

Principle

3.8 A pattern of urban development should be encouraged which will allow for decreased dependency on the private automobile and for increased use of alternative transportation modes (walking, bicycling, transit use, etc.) (E:GP/EP)

e. Scenic and Aesthetic Qualities

Principle

3.9 New development should be planned and constructed to fit and take advantage of existing site and area conditions:

- Development should emphasize unique natural features, such as changes in levels, vistas, unusual landscaping, rock outcroppings, sloping terrain, etc.
- Projects should be compatible, in design, use of materials and landscaping, with surrounding development.

3.5.2 Monitor and regulate the use of existing septic tank systems. (County Health Care Services Agency) (E:CVP/GP)

Implementation

3.6.1 Implement guidelines and requirements for water conservation. (County Planning Department, East Bay Municipal Utilities District) (E:CVP/GP)

Implementation

3.7.1 Enforce applicable provisions of the Zoning Ordinance. Review and revise these, as required. (County Planning Department) (E:GP)

Implementation

3.8.1 Review and, as required, revise zoning to encourage infill development and redevelopment. (County Planning Department) (E:GP/EP)

Implementation

3.9.1 Utilize environmental review, site review and site development review procedures. Revise standards and guidelines as required. (County Planning Department) (E:GP)

3.9.2 Enforce provisions of the Zoning Ordinance. Review and revise these as required. (County Planning Department) (E:GP)

3.9.3 Review existing road and public facilities standards. Revise these, as required. (County Planning Department, County Public Works Agency, Service Agencies) (E:GP)

3.9.4 Establish a program to identify and protect significant man-made and natural features. (Alameda County Planning Department) (N)

- To the extent possible, man-made features of local and communitywide significance should be retained and incorporated into the project.
- Structures should be sited, grouped and shaped to complement one another and the natural landscape; to provide visual interest; and to create a sense of place within the project area.
- To the extent possible, natural vegetation, and particularly large, mature trees, should be preserved.
- Landscaping should be used to blend structures with the natural landscape.
- New public and private streets should be designed and constructed to minimize the scarring effects of grading.
- Streets should be landscaped and provided with lighting and street furniture in keeping with the overall scale and character of the development.
- Views of scenic areas and views from established scenic routes should be protected and enhanced. (E:CVP/GP)

Principle

3.10 Advertising signs should be restricted to commercial areas. The size, height, number and type of on-premise signs should be the minimum necessary to provide for identification of businesses. The design and location of business signs should be related to the type of activity they advertise, and should be compatible with the visual character of the area in which they are located. Billboards should be prohibited. (E:CVP/GP)

Principle

3.11 With the exception of high voltage lines and facilities, all utilities should be placed underground. (E:CVP/GP)

Implementation

- 3.10.1 Enforce provisions of the County Sign Ordinance. (County Planning Department) (E:CVP/GP)
- 3.10.2 Implement provisions of the Castro Valley Central Business District Specific Plan. (N)

Implementation

- 3.11.1 Enforce and, as required, revise provisions of the Subdivision Ordinance. (County Planning Department) (E:GP)
- 3.11.2 Continue undergrounding programs in existing developed areas. Establish priorities for the use of available funding, including PUC Role 20a funds. (PG&E) (M:GP/CVP)
- 3.11.3 Provide information to citizens regarding programs for undergrounding utilities. (PG&E, Public Utilities Commission) (N)

Principle

3.12 Scenic views from major pedestrian, bicycle and automobile routes should be protected wherever possible. (N)

Implementation

3.12.1 Continue to designate scenic routes in the Scenic Route Element of the General Plan; review provisions and proposals of the Element and revise, as required. (County Planning Department) (N)

3.12.2 Implement proposals of the Scenic Route Element through the adopted Specific Plan for Areas of Environmental Significance. (County Planning Department) (N)

3.12.3 Consider enactment of a view ordinance. (County Planning Department) (N)

Principle

3.13 Public and private properties and public rights-of-way should be adequately maintained and, where appropriate, improved to enhance their appearance. (N)

Implementation

3.13.1 Promote and/or establish litter cleanup programs, periodic neighborhood cleanups and special trash collections (Neighborhood Associations, Chamber of Commerce, Castro Valley Sanitary District) (N)

3.13.2 Establish regular street sweeping throughout the community. (County Public Works Agency) (N)

3.13.3 Implement existing and/or establish new programs for the maintenance and improvement of private properties (Homeowners Associations, Alameda County Housing and Community Development) (N)

Principle

3.14 The roadway system in Castro Valley, and in particular, major arterials and collectors and major entrances to the community, should be improved with trees and other landscaping. (N)

Implementation

3.14.1 Undertake a program to develop plans and implementation programs for community beautification, including measures for both capital improvements and landscaping, and maintenance of these. (Chamber of Commerce, Homeowners Associations, Municipal Advisory Council) (N)

f. Biotic Resources

Principle

3.15 Development should be restricted to those areas where native plant life and wildlife habitat values are least significant, and should be clustered, where possible, to preserve adequately wide strips of native vegetation to connect larger tracts of natural habitat. (E:GP)

Implementation

3.15.1 Require environmental review of projects proposed for areas of significant environmental resources. (County Planning Department) (E:GP)

3.15.2 Utilize site review and planned development review procedures. Review and, as required, revise standards and guidelines. (County Planning Department) (E:GP)

Principle

3.16 Native woodland communities, and particularly riparian areas, should be protected from direct encroachment of development and from the adverse effects of increased water runoff, sedimentation, or erosion which could result from development in adjacent areas. With the exception of improvements required for the protection of life and property, and as otherwise specified by Environmental Resources Principle 3.17 of this Plan, all public and private improvements proposed within or adjoining riparian areas should be sited, designed and their uses regulated to minimize direct damage or indirect disturbance to the riparian areas. (M:CVP/GP)

Principle

3.17 Riparian areas within and adjoining urbanized areas should be preserved except where existing development has already encroached upon the stream channel and where life or property are endangered. For these exceptions, the required flood control and channel stabilization improvements should be compatible with and should preserve as much as possible of the natural riparian character of the channel. (E:CVP/GP)

Principle

3.18 Native vegetation or drought tolerant exotic plant species should be utilized in hill development landscaping to reduce the need for toxic sprays and irrigation. (E:GP)

Principle

3.19 Any increased runoff from urban development should be directed away from stands of native vegetation which could be damaged by overwatering. (E:GP)

3.15.3 Develop and utilize specific plans, policies and development guidelines for areas of environmental significance. (County Planning Department) (E:GP)

Implementation

3.16.1 Require environmental review of projects in or adjoining areas of significant environmental resources. (County Planning Department) (N)

3.16.2 Utilize site review and planned development review procedures. Review and, as required revise standards and guidelines. (County Planning Department) (E:GP)

3.16.3 Develop and utilize specific plans, policies and development guidelines for areas of environmental significance. (County Planning Department) (E:GP)

Implementation

3.17.1 Review, and as required, modify standards for flood control improvements on a case by case basis. (Alameda County Flood Control and Water Conservation District) (M:CVP/GP)

Implementation

3.18.1 Develop and utilize specific policies and guidelines for development and landscaping in areas of environmental significance. (County Planning Department) (M:GP)

3.18.2 Utilize environmental, site and planned development review procedures. Review and, as required, revise standards and guidelines. (County Planning Department) (E:GP)

Implementation

3.19.1 Develop and utilize specific policies and guidelines for areas of environmental significance. (County Planning Department) (E:GP)

Principle

- 3.20 Lands containing highly significant biotic resources, including the following, should be preserved and protected.
- . Habitat of rare or endangered fish and wildlife, or species of economic value either commercially or as game species;
 - . Habitat providing for seasonal concentrations of wildlife;
 - . Wetlands supporting concentrations of waterfowl;
 - . Riparian habitats, except as otherwise specified by Environmental Resources Principle 3.17 of this Plan;
 - . Open space having present or potential scientific and/or educational uses;
 - . Areas which support rare or endangered plant species; and
 - . Areas with quality examples of vegetative communities characteristic of the County and region. (M:GP)

g. Energy

Principle

- 3.21 All uses should be designed and constructed, and where possible, retrofitted, to achieve maximum feasible energy conservation. (M:CVP/GP)

- 3.19.2 Utilize environmental, site and planned development review procedures. Review and, as required, revise standards and guidelines. (County Planning Department) (E:GP)

Implementation

- 3.20.1 Develop and utilize specific policies and guidelines for areas of environmental significance. (County Planning Department) (E:GP)
- 3.20.2 Utilize environmental, site and planned development review procedures. Review and, as required, revise standards and guidelines. (County Planning Department) (E:GP)
- 3.20.3 Zone resource areas to allow appropriate open space uses. (County Planning Department) (E:GP)

Implementation

- 3.21.1 Require developments to utilize energy saving site and building design, whenever possible. Enforce energy efficiency standards in the Building Code. Implement State Title 24 energy conservation standards. (County Planning Department, County Building Inspection Department) (M:CVP/EP)
- 3.21.2 Provide assistance (financial, planning, technical) to homeowners in the installation of energy-saving devices and continue to expand energy conservation. (Pacific Gas and Electric Company) (M:EP)
- 3.21.3 Establish energy education programs (PG&E, School and College Districts) (N)

	3.21.4 Undertake energy monitoring of public buildings; retrofit for energy conservation where possible. (PG&E, Public Agencies) (N)
Principle	Implementation
3.22 Increased density levels, attached unit construction, and other similar measures should be encouraged where these will result in significant energy conservation. (M:EP)	3.22.1 Establish energy conservation guidelines in subdivision, planned development, and site development approvals. (County Planning Department)(M:EP)
Principle	Implementation
3.23 Waste materials should be recycled. (M:EP)	3.23.1 Develop and implement plans to recycle material and convert material to energy. (Alameda County Solid Waste Management Authority) (N)
	3.23.2 Encourage private recycling programs and activities. (Alameda County Solid Waste Management Authority) (N)
Principle	Implementation
3.24 Development should be encouraged to locate in areas near to, and should be designed to allow easy walking and cycling access to public transit, and to commercial uses, schools, parks and other public facilities. (M:EP)	3.24.1 Develop plans to encourage development in areas proximate to existing commercial areas, public facilities and public transit. (County Planning Department) (M:EP)
	3.24.2 Establish requirements for pedestrian and bicycle access between projects and existing commercial areas, public facilities and public transit in site development and planned development review processes. (County Planning Department) (M:EP)
Principle	Implementation
3.25 All aspects of the transportation system, facilities and services and their use, should be coordinated. (N)	3.25.1 Develop and implement a transportation system management program involving participation of transportation facilities and services providers and major trip generators (major employers, major public facilities, etc.). (Metropolitan Transportation Commission, Local Planning and Public Works Agencies, Transit Operators, Transportation Service Agencies/Organizations, Etc.) (N)
Principle	Implementation
3.26 The use of solar energy should be encouraged in all development. (E:CVP)	3.26.1 Review and, as required, revise Building Code to include provisions regarding incorporation of passive solar design features (County Planning Department, County Building Inspection Division) (M:CVP)
	3.26.2 Incorporate provisions to protect "sun rights" into the Zoning and Subdivision Ordinances. (County Planning Department) (M:CVP)

h. Archaeological and Historical Resources

Principle

3.27 To the maximum extent possible, all historical and archaeological resources, including but not limited to those listed on official State and national registers, should be preserved and maintained. (E:GP)

Implementation

3.27.1 Develop an historic resources plan to identify and establish procedures and priorities for the protection of buildings and other features of historic significance. Establish and utilize historic preservation zoning, where appropriate. (County Planning Department, Historical Societies/Community Groups) (M:CVP/GP)

3.27.2 Establish architectural design requirements for the relocation and/or renovation of historically significant buildings. Establish similar requirements for modification or construction of structures adjacent to historic buildings. (County Planning Department) (M:CVP/GP)

Principle

3.28 Site preparation and construction activities should allow for adequate identification and, where appropriate, preservation of historic and archaeological artifacts and features. (County Planning Department. (E:GP)

Implementation

3.28.1 Utilize environmental review procedures in archaeologically and historically sensitive areas. (County Planning Department) (E:GP)

3.28.2 Utilize environmental review procedures in archaeologically or historically sensitive areas. (County Planning Department) (E:GP)

3.28.3 Review and revise, as required, site development and subdivision standards and guidelines. (County Planning Department) (E:GP)

i. Adjoining Major Open Space Areas

Principle

3.29 Urban density uses, and to the extent feasible, major public facilities should not be permitted in open space areas outside of the defined Castro Valley Urban Area. (Refer to Extent of Urban Development Principle 1.) (E:CVP)

Implementation

3.29.1 Zone open space areas for appropriate open space uses. (County Planning Department) (E:GP)

3.29.2 Review and, as required, revise public facilities capital improvement programs. (Service Agencies, Public Works Agency) (E:GP)

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. (E:GP)

Implementation

3.30.1 Encourage public acquisition and management of lands containing highly significant biotic resources. (Park Districts, State and Federal Agencies) (E:GP)

3.30.2 Assess public open space land management practices for resource impacts; revise as required. (Park Districts; Water Districts; State and Federal Agencies) (E:GP)

3.30.3 Encourage and, as required, regulate private open space activities which will ensure management practices consistent with protection of significant biotic resources. (County Planning Department; Agricultural/Conservation Agencies) (E:GP)

Principle

3.31 Extensive open space areas adjoining the Urban Area should be made available for public recreation uses, consistent with resource management practices. (E:GP)

Implementation

3.31.1 Encourage public acquisition and management of lands suited for a variety of passive and active recreation uses. Develop, review and, as required, revise acquisition, development and management programs to: 1) minimize impacts on resource values; 2) minimize impacts on adjoining open space uses; and 3) meet changing needs of area residents. (Park Districts) (E:GP)

3.31.2 Encourage multiple use of public watershed lands, consistent with resource management practices. (EBMUD, County Flood Control and Water Management District) (E:GP)

3.31.3 As feasible and appropriate, include provision for public access to hill area open space areas in public and private developments adjoining these areas. (Planning Department, Public Service and Utility Agencies, Park District) (E:GP)

Principle

3.32 Private uses compatible with resource values, including grazing and cultivated agricultural uses, should be encouraged and protected in major open space areas. Proper management practices should be encouraged to minimize impacts on other area resources and to ensure the long-term viability of these private uses. (E:GP)

Implementation

3.32.1 Discourage uses or activities incompatible with primary private open space uses. (County Planning Department, Park District) (E:GP)

3.32.2 Review and coordinate park acquisition, development and management programs and proposals to minimize possible adverse impacts on private open space uses. (Park Districts) (E:GP)

3.32.3 Use Williamson Act contracts and other appropriate economic incentives, to preserve open space lands. (County Planning Department) (E:GP)

3.32.4 Provide information and assistance to ranchers and public land managers to help assure that land management is consistent with good conservation practices. (Soil/Conservation/Agricultural Advisory Agencies) (E:GP)

3.32.5 Study and, as deemed appropriate, provide for additional police protection services to ranch and farm lands in order to reduce problems of trespass and vandalism. (County Sheriff Department) (E:GP)

3.32.6 Minimize local government interference with private open space uses (e.g., grazing, cultivation), unless it is determined that important resources are threatened. (County Board of Supervisors) (E:GP)

Principle

3.33 Rural residential development on existing sites outside the Urban Area should be permitted provided that these sites have access to an existing road and provided that residences are provided with adequate water supply and adequate wastewater treatment facilities. The creation of new residential sites should not be permitted. (E:GP)

Principle

3.34 Residential and other development in rural/open space areas should be located, designed and landscaped to minimize disruption to scenic qualities along designated scenic routes. (E:GP)

Principle

3.35 In major open space areas, agriculture, recreation and other uses will also be governed by policies contained in other parts and elements of the County of Alameda General Plan, principally those in the Open Space, Conservation and Scenic Route Elements. (E:CVP)

Implementation

3.33.1 Implement provisions of the County Rural Residential Development Policy. (County Planning Department) (E:GP)

Implementation

3.34.1 Implement the Specific Plan for Areas of Environmental Significance. (County Planning Department)(E:GP)

3.34.2 Require design review of all proposed developments along scenic route corridors within these rural/open space areas. (County Planning Department) (N)

Implementation

3.35.1 See the Open Space and Scenic Route Elements of the County General Plan. (E:CVP)

4. Reduction of and Mitigation of Impacts of Urban Development on Environmental Hazards

OBJECTIVE 4: To minimize the potentially adverse effects of environmental hazards on development; to ensure that all new development is located, designed and constructed to minimize risks of property damage, personal injury, and loss of life resulting from an earthquake, landslide, flood, or major wildland or urban fire. (E:GP)

a. General Provisions

Principle

4.1 New development should not be permitted in areas of severe environmental hazards, unless mitigated by proper corrective measures, if such development would: 1) subject citizens to unnecessary and unacceptable risk; 2) aggravate existing hazards; or 3) entail excessive public expenditures for the installation and/or maintenance of facilities or services for the provision of emergency services in the event of a natural catastrophe. (E:GP/CVP/SSE)

Implementation

4.1.1 Develop specific plans, and/or specific policies and guidelines to govern development in areas of severe environmental hazard. (County Planning Department) (E:GP/SSE)

4.1.2 Maintain and constantly update an environmental hazards data base to accurately identify hazards. Make available to property owners and developers. (County Planning Department, County Geologist) (M:GP/SSE)

4.1.3 Establish specific standards to define unacceptable risk. (County Planning Department, County Geologist) (E:GP/SSE)

4.1.4 Continue to require special studies and investigations in areas of known or potential environmental hazard. Provide information and technical support to citizens and developers. (County Planning Department, County Building Inspection Department, County Geologist) (M:GP/SSE)

b. Geologic/Seismic Hazards

Principle

4.2 To the extent possible, projects should be designed to accommodate seismic shaking and should be sited away from area subject to hazards induced by seismic shaking (e.g., landsliding, liquefaction, lurching, etc.) where design measures to mitigate the hazards will not achieve a satisfactory degree of risk reduction. (E:GP/CVP/SSE)

Implementation

4.2.1 Continue to enforce building code provisions requiring soils and/or geologic reports for sites affected by potentially hazardous geologic and soils conditions. (County Building Inspection Department, County Planning Department) (E:GP/SSE)

Principle

4.3 All structures should be designed and constructed to withstand groundshaking forces of a minor earthquake without damage, of a moderate earthquake without

Implementation

4.3.1 Require all construction to meet the most current, applicable lateral force requirements. (County Building Inspection Department, State Regulatory Agencies) (E:GP/SSE)

structural damage, and of a major earthquake without collapse. Critical and essential structures and facilities should be designed and constructed to remain standing and functional following a major earthquake. (E:GP/SSE)

Principle

4.4 Structures should be located an adequate distance away from active fault traces, such that surface faulting is not an unacceptable hazard. (E:GP/SSE)

Implementation

4.4.1 Continue to require applications for development within Alquist-Priolo Study Zones to include geologic data demonstrating either that the subject property is not traversed by an active or potentially active fault, or that an adequate setback can be maintained between the fault trace and the proposed new structure. (County Building Inspection Department, County Geologist, County Planning Department, State agencies) (E:GP/SSE)

4.4.2 Continue to require sites to be developed and all structures to be designed and constructed in accordance with recommendations contained in soil and geologic investigation reports. (County Building Inspection Department, County Planning Department, State agencies) (E:GP/SSE)

4.4.3 Establish standards for development in areas which had been, but are no longer included in Alquist-Priolo Study Zones. (County Building Inspection Department, County Geologist) (E:GP/SSE)

Principle

4.5 Major transportation facilities (e.g., freeways, rail rapid transit) and underground utilities should be planned to cross active fault traces a minimum number of times and should be designed to accommodate fault displacement without major damage which could cause long term and unacceptable disruption of service. Utility lines should be equipped with mechanisms to shut off flows in the event of fault rupture. (E:GP/SSE)

Implementation

4.5.1 Regulate the location of utility lines in zones of active or potentially active faults. (County Planning Department, County Public Works Agency, Service Agencies, State Agencies) (E:GP/SSE)

4.5.2 Establish and enforce design standards for transportation facilities and underground utility lines to be located in fault zones. (County Public Works Agency, Service Agencies, State Agencies) (E:GP/SSE)

Principle

4.6 Aspects of all development in hill areas, including grading, vegetation removal and drainage, should be carefully controlled in order to minimize erosion and disruption to natural slope stability. (E:GP/SSE)

Implementation

4.6.1 Continue to require soils and/or geologic reports for developed in areas of erodible soils and potential slope instability. (County Planning Department, County Building Inspection Department) (E:GP/SSE)

4.6.2 Continue to require site development and construction to be in compliance with the recommendations of soil and geologic

investigations reports. (County Planning Department, County Building Inspection Department) (E:GP/SSE)

Principle

4.7 Within areas of demonstrated or potential slope instability, development should be undertaken with caution and only after existing geologic and soil conditions are known and considered. In areas subject to possible widespread major landsliding, only very low density development should be permitted, consistent with site investigations. In these areas, grading should be restricted to the minimal amounts required to provide access to the site. (E:GP/SSE)

Implementation

- 4.7.1 Continue to require soils and/or geologic reports for development proposed in areas of potential slope instability. (County Planning Department, County Building Inspection Department) (E:GP/SSE)
- 4.7.2 Continue to require site development and construction to be in compliance with the recommendations of soil and geologic investigations reports. (County Planning Department, County Building Inspection Department) (E:GP/SSE)
- 4.7.3 Establish a countywide task force on hillside slope stability. (Association of Bay Area Governments, County and City Planning and Public Works Agencies) (N)

Principle

4.8 All existing structures or features of structures which are hazardous in their potential to cause damage, injury or loss of life, or loss of critical and essential functions in the event of an earthquake, should be brought into conformance with applicable and related safety (e.g., fire, toxic materials storage and use) standards, through rehabilitation, reconstruction, demolition, reduction in occupancy levels, or change in use. (E:GP/SSE)

Implementation

- 4.8.1 Pursue programs to identify and correct existing structural hazards, with priority to hazards in critical, essential and high occupancy structures and in structures built prior to the enactment of applicable local or state earthquake design standards. (County Building Inspection Department, State regulatory agencies) (E:GP/SSE)
- 4.8.2 Support regional or statewide programs which do or would provide funding and/or technical assistance to local governments to allow accurate identification of existing structural hazards in private development, and which provide assistance to public and private sectors to minimize the social and economic costs of hazard abatement. (County Planning Department, County Building Inspection Department, State agencies) (E:GP/SSE)
- 4.8.3 Continue to require the upgrading of buildings and facilities to achieve compliance with current earthquake bracing requirements as a condition of granting building permits for major additions and repairs. (County Building Inspection Department) (E:GP/SSE)
- 4.8.4 Continue and, as required, expand programs to provide information to the general public regarding seismic hazards and related structural hazards. (County Planning Department, Office of Emergency Services) (E:GP/SSE)

c. Wildland and Urban Fire Hazards

Principle

4.9 Urban and rural development as well as intensive recreational facilities and activities should be discouraged in hill open space areas lacking an adequate water supply or nearby and available fire protection facilities. (E:GP/SSE)

Implementation

4.9.1 Limit or prohibit development in areas lacking adequate water and fire-fighting facilities. (County Planning Department) (E:GP/SSE)

Principle

4.10 Hill area development, and particularly that adjoining heavily vegetated open space areas, should incorporate careful site design, use of fire retardant building materials and landscaping, development and maintenance of fuel breaks and vegetation management programs, and provisions to limit public access to open space areas in order to minimize wildland fire hazards. (E:GP/SSE)

Implementation

4.10.1 Enforce design standards and guidelines through the site development, planned development, and subdivision review processes. (County Planning Department) (E:GP/SSE)

4.10.2 Require environmental impact assessment of development proposed in or adjoining areas of severe fire hazard. (County Planning Department) (E:GP/SSE)

Principle

4.11 Development should generally be discouraged in areas of high wildland fire hazard where vegetation management programs, including the creation and maintenance of fuel breaks to separate urban uses from wildland areas, would result in unacceptable impacts on open space, scenic and/or ecological conditions. (E:GP/SSE)

Implementation

4.11.1 Require environmental impact assessment of development proposed for areas of severe fire hazard. (County Planning Department) (E:GP/SSE)

4.11.2 Enforce and, as required, revise development standards. (County Planning Department) (E:GP/SSE)

Principle

4.12 All urban and rural development, both existing and proposed, should be provided with an adequate water supply and fire protection facilities and services. Fire protection facilities serving hill area development should be adequate to provide both structural and wildland fire protection. (M:GP/SSE)

Implementation

4.12.1 Enforce applicable provisions of the subdivision ordinance. (County Planning Department) (E:GP/SSE)

Principle

4.13 Streets within and serving new urban and rural developments should be designed and constructed to facilitate access by fire trucks and other emergency vehicles. (N)

Implementation

4.13.1 Enforce and, as required, revise road standards. Coordinate with fire protection agencies. (County Road Department) (N)

Principle

4.14 Structures, features of structures, or uses which present an unacceptable level of risk of fire should be brought into conformance with applicable fire safety standards. (E:GP/SSE)

Implementation

4.14.1 Continue to enforce applicable provisions of the building code. (County Building Inspection Department) (E:GP/SSE)

Principle

- 4.15 The sale and use of fireworks should be regulated to minimize risk of fires and of personal injury and property damage. (N)

Principle

- 4.16 All structures intended for human occupancy (e.g., residences and mobile homes, commercial establishments, schools, churches, etc.) should be provided with systems or mechanisms capable of providing early-warning of fires. (N)

d. Flood Hazards

Principle

- 4.17 New structures located within the flood fringe of a one-hundred year flood plain should be flood-proofed and should be located and designed to allow unrestricted flow of flood waters. New structures should not be permitted in the floodway of a 100 year flood plain. (E:GP/CVP/SSE)

Principle

- 4.18 Surface runoff from new development should be controlled by on-site measures including but not limited to: a) structural controls and b) restrictions regarding changes in topography, removal of vegetation, creation of impervious surfaces, and periods of construction, such that the need for off-site flood and drainage control improvements is minimized and such that runoff from the development will not result in downstream flood hazards. (E:CVP/GP/SSE)

- 4.14.2 Encourage fire safety public education and information programs (County Office of Emergency Services, Fire Protection Agencies) (E:GP/SSE)

Implementation

- 4.15.1 Investigate banning and/or stricter regulation of the sale and use, countywide, of state and locally designated "safe and sane" fireworks. Amend the Uniform Fire Code, as required. (Alameda County Board of Supervisors, Cities, Fire Protection Districts) (N)
- 4.15.2 Continue to enforce present laws concerning the sale and use of state and locally designated illegal fireworks. (County Sheriffs Department) (N)

Implementation

- 4.16.1 Continue to enforce applicable provisions of the fire, health and building codes. Review and revise, as required. (County Building Inspection, County Health Care Services Agency-Environmental Health Division) (N)
- 4.16.2 Review and revise state regulations and standards; revise as required. (State Agencies) (N)

Implementation

- 4.17.1 Continue to enforce applicable provisions of the building code (County Building Inspection Department) (E:GP/SSE)

Implementation

- 4.18.1 Require environmental assessment of project impacts. (County Planning Department) (E:GP/SSE)
- 4.18.2 Utilize site development and planned development district review. (County Planning Department) (E:GP/SSE)

e. Hazardous Materials

Principle

4.19 Uses involving the manufacture, use or storage of highly flammable, toxic, and/or highly water-reactive materials should be located at an adequate distance from other uses and should be regulated to minimize the risk of on-site or off-site personal injury and property damage. These uses should be located where they will not be adversely affected by disasters such as major fires, floods, or earthquakes. (M:SSE)

Implementation

- 4.19.1 Enforce applicable provisions of the Zoning Ordinance and Building Code. (County Planning Department, County Building Inspection Department). (E:SSE)
- 4.19.2 Enforce and review projects and uses for conformance with the Alameda County Solid Waste Management Plan. (County Planning Department, County Solid Waste Management Authority) (E:SSE)
- 4.19.3 Through the site review process, provide notice to fire districts of any commercial or industrial establishment which proposes to use, manufacture or store any hazardous materials. (County Planning Department) (N)

Principle

4.20 The transport of highly flammable or toxic materials truck or pipeline should be regulated and monitored to minimize risk to adjoining uses. (N)

Implementation

- 4.20.1 Review and, as required, revise regulations regarding the transport of hazardous wastes and materials. (Caltrans, State Department of Health Services, County Solid Waste Management Authority) (N)

5. Control of Noise

OBJECTIVE 5: To prevent and suppress undesirable levels, frequencies and duration of noise. To minimize noise impacts on sensitive uses. (E:CVP/GP)

Principle

5.1 Land uses should be located and improvements designed and constructed such that the following noise standards are achieved:

- The interior noise environment of all residential uses, schools, hospitals and convalescent homes, and similar health care/residential facilities shall not exceed 45 L_{dn}.
- The exterior noise level of all residential schools, libraries, churches, hospitals, convalescent homes, and other similar health care/residential facilities shall not exceed 60 L_{dn}.
- The exterior noise level of commercial and office uses, and of playgrounds and neighborhood parks shall not exceed 70 L_{dn}.

Implementation

- 5.1.1 Enforce applicable provisions of the County Building Code pertaining to residential uses. Consider establishment of noise standards for types of non-residential uses. (County Public Works Agency, County Building Inspection Department) (M:GP/NE)
- 5.1.2 Require monitoring of noise environments in site development, planned development and subdivision review. (County Planning Department) (E:GP)

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- The exterior noise level of industrial uses and of active outdoor recreation areas, such as golf courses, riding stables, sports grounds, etc., shall not exceed 75 L_{DN}.

These standards shall pertain to "normal" noise environments. More stringent exterior standards, consistent with the achievement and maintenance of acceptable interior noise levels, shall be used where there are an abnormal number of disturbing "noise events" or disproportionate amounts of nighttime automobile and truck traffic. (M:GP/NE)

Principle

- 5.2 New development should not be permitted if the proposed uses and activities would result in the interior and/or exterior noise standards, cited in Principle 5.1, above, being exceeded. (M:GP/NE)

Implementation

- 5.2.1 Require monitoring of noise environments in site development, planned development and subdivision review. (County Planning Department) (E:GP)
- 5.2.2 Review proposed development and uses for potential noise impacts. Prohibit uses and/or establish requirements for noise abatement. (County Planning Department, County Health Care Services Agency) (E:GP)

Principle

- 5.3 To the extent feasible, noise should be reduced at the source or so contained as to minimize the need for noise barriers and to allow greater flexibility in the use of adjoining sites. (E:GP)

Implementation

- 5.3.1 Enforce provisions of the County Noise Ordinance (County Planning Department, County Building Inspection Division, County Health Care Services Agency) (E:GP)
- 5.3.2 Develop and enforce more stringent noise standards for motor vehicles. (State and Federal Agencies) (M:GP)

Principle

- 5.4 Noise control measures should be used along freeways and major arterials where needed to maintain acceptable noise environments in adjoining areas. (N)

Implementation

- 5.4.1 Implement plans for construction of noise walls along newly constructed sections of I-580 freeway. Evaluate need for noise walls or other measures along existing sections of I-580 freeway and along Route 238. (Caltrans, City of Hayward) (N)

housing/residential land use policies

B. Housing and Residential Land Use Policies

I. Housing Opportunity

OBJECTIVE I: To ensure a supply of good quality housing for persons and households of varying lifestyles, income and age groups, and handicapped persons, who choose to live in the unincorporated communities. (E:HE)

Principle

1.1 A mix of affordable housing should be provided consistent with the needs of all income groups. Priority should be given to maintaining and improving the supply of housing available to low and moderate income households. (E:GP/HE)

Implementation

- 1.1.1 Participate in state and federal housing programs. (County Housing and Community Development Program) (E:GP/HE)
- 1.1.2 Evaluate potential impacts of public and private projects on the existing housing supply. Restrict development or require that adequate replacement housing be provided when projects will result in substantial losses of low and moderate cost housing units. (County Planning Department) (E:GP/HE)
- 1.1.3 Provide education on the problems and needs in the area of housing as a means of changing ingrained negative attitudes towards the provision of low and moderate income housing. (County Planning Department, County Housing and Community Development Program) (E:GP/HE)
- 1.1.4 Encourage participation on the neighborhood level towards a solution of housing problems through seminars, community meetings and dialogue with local officials. (County Planning Department, County Housing and Community Development Program) (E:GP/HE)
- 1.1.5 Use all present methods and develop new methods of providing economic assistance to provide housing for all persons residing in the County. (County Housing and Community Development Program, Housing Authority) (E:GP/HE)
- 1.1.6 Encourage federal, state and local legislation and programs to provide housing assistance. (County Planning Department, County Housing and Community Development Program) (E:GP/HE)
- 1.1.7 Encourage research to enable more rapid data collection and analysis in the field of housing. (County Planning Department, County Housing and Community Development Program) (E:GP/HE)
- 1.1.8 Establish a centralized accessible information service for all parcels in the unincorporated area of the County to include

information on planning, zoning, and physical constraints. (County Planning Department) (E:HE)

- 1.1.9 Adopt and/or encourage adoption of legislation to permit use of tested innovative techniques and materials to reduce the cost of housing construction. (State Legislature, County Board of Supervisors) (E:HE)
- 1.1.10 Evaluate the impacts of local housing programs and, as required, implement programs to discourage exclusionary actions which put undue pressures on surrounding communities. (County Planning Department, County Housing and Community Development Program) (E:HE)
- 1.1.11 Encourage continuing review of housing obstacles, ordinances and regulations. (County Planning Department, County Housing and Community Development Program) (E:HE)
- 1.1.12 Establish specific guidelines for the provision of low and moderate income housing in all major residential developments. (County Planning Department) (E:HE)
- 1.1.13 Develop a system for keeping track of all low and moderate income units. (County Planning Department, County Housing and Community Development Program, County Housing Authority) (E:HE)
- 1.1.14 Establish an unincorporated area Housing Task Force, representing all sectors of the housing market, to explore affordable housing options. (County Planning Department) (E:HE)

Principle

1.2 The housing supply should include a mix of rental and sale housing units which mix is consistent with demand for these types of units. (E:GP/HE)

Implementation

- 1.2.1 Utilize subdivision ordinance and/or condominium guidelines to regulate the conversion of multifamily rental units to condominiums. Review zoning, site development guidelines and, as required, revise to encourage the conversion of owned housing into rentals as necessary. (County Planning Department) (E:GP/HE)
- 1.2.2 Develop information on area rental housing availability in assessing demand for rentals. (County Planning Department, County Housing Authority, Private Sector) (E:GP/HE)

Principle

1.3 Adequate housing opportunities should be ensured for population groups or persons with

Implementation

- 1.3.1 Establish specific policy and guidelines to govern the location of housing for groups

special housing needs. Housing facilities for these groups should, to the extent possible, be integrated into existing residential neighborhoods and housing developments and sited to provide convenient access to public and private services and facilities. (E:GP/HE)

with special housing needs. (County Planning Department) (E:GP/HE)

1.3.2 Develop guidelines to provide housing for the elderly and the physically or mentally disabled in new or existing housing. (County Planning Department, County Housing and Community Development Program, ECHO) (E:HE)

Principle

1.4 An appropriate portion of all housing, and in particular, rental housing, should be designed to meet the needs of families with children. (E:GP/HE)

Implementation

1.4.1 Develop specific policy and guidelines to govern building design of family oriented rentals. (County Planning Department) (E:GP/HE)

1.4.2 Enforce provisions of the building code; review and revise as required. (County Building Inspection Division) (E:GP/HE)

1.4.3 Define "appropriate portion" through review of Housing Element and other General Plan findings and policies and subsequently developed information. (County Planning Department) (E:GP/HE)

2. Quality of Housing and Residential Areas

OBJECTIVE 2: To ensure a supply of sound housing units in safe and attractive residential neighborhoods. (E:GP/CVP/HE)

Principle

2.1 All housing should be adequately maintained and, where required, rehabilitated to protect the health and safety of residents while still maintaining affordability. (E:GP/HE)

Implementation

2.1.1 Enforce applicable provisions of the housing and building codes. (County Building Inspection Division) (E:GP/HE)

2.1.2 Require, as a condition of property transfer, building inspection and necessary repairs to meet health and safety standards. (County Building Inspection Division) (E:GP/HE)

2.1.3 Continue housing rehabilitation programs. (County Housing and Community Development Program) (E:GP/HE)

2.1.4 Expand benefits of home improvement tax deductions, available to owners of rental properties, to owner-occupants as an incentive to improve properties. (Congress and State Legislatures, County Housing and Community Development Program) (E:HE)

2.1.5 Provide tax relief or other incentives to banks or groups of banks or to other financial institutions for providing loans in high-risk areas. (Congress and State Legislatures) (E:HE)

- 2.1.6 Provide financial and technical assistance in the form of low interest rates, technical assistance and code enforcement to stimulate neighborhood and community improvement. (County Planning Department, County Housing and Community Development Program, County Building Inspection Division) (E:HE)
- 2.1.7 Encourage research in methods of providing innovative techniques of finance, construction and rehabilitation to lower housing costs and provide flexibility in housing production and rehabilitation. (County Planning Department) (E:HE)

Principle

2.2 The quality of residential neighborhoods should be maintained and improved. Incompatible residential and non-residential projects should be excluded where they would significantly impair desirable residential qualities. Public facilities in and services to residential areas should be adequately maintained and, where necessary, improved. (E:GP)

Implementation

- 2.2.1 Determine environmental impacts of residential and non-residential projects proposed within or adjoining residential areas. (County Planning Department) (E:GP)
- 2.2.2 Utilize provisions of site review and planned development review to minimize impacts. Review and revise, as required. (County Planning Department) (E:GP)
- 2.2.3 Provide adequate funding for maintenance and improvement of public facilities within and services provided to residential areas. (County Planning Department, County Public Works Agency, and Service Agencies) (E:GP)

3. Location and Character of Residential Development

OBJECTIVE 3: To guide residential development, varied as to density and type, to locations where it will be most compatible with existing residential and non-residential uses.

a. General Provisions

Principle

3.1 New residential development should be encouraged to locate on vacant or underutilized sites within the existing urban area, and where development would result in more efficient use of existing public services and facilities and improve housing opportunities close to employment centers, shopping areas, and major transportation facilities. (E:GP/HE)

Implementation

- 3.1.1 Review and, as appropriate, revise zoning, and site development and planned development district standards and guidelines to favor infill development. (County Planning Department) (E:GP/HE)
- 3.1.2 Review and, as appropriate, revise service-related development fees and assessments to encourage development in areas where minimal improvements to infrastructure would be required. (Service Agencies, County Administrator) (E:GP/HE)

Principle

3.2 All new residential projects should be compatible with adjoining residential uses in terms of site planning and building design. (E:GP/HE.M:CVP-TSG)

Implementation

- 3.2.1 Enforce applicable provisions of the zoning ordinance (County Planning Department) (E:GP/HE)
- 3.2.2 Review development potential under current zoning, and revise zoning, where required, to ensure compatibility with existing uses. (County Planning Department) (E:GP/HE)
- 3.2.3 Utilize site development and planned development district review provisions. Review standards and revise, as required. (County Planning Department) (E:GP/HE)

Principle

3.3 Residential projects should utilize a variety of housing types, unit clustering, and special construction techniques where these will preserve natural topographic, landscape and scenic qualities. (E:GP/HE)

Implementation

- 3.3.1 Establish specific policies and guidelines for development in areas of significant environmental resources and hazards. (County Planning Department) (E:GP/HE)
- 3.3.2 Apply planned development district zoning to these areas. Review and, as required, revise development standards. (County Planning Department, County Building Inspection Department) (E:GP/HE)

Principle

3.4 The utilization of passive and active solar energy collection systems and other energy saving and water conservation measures should be encouraged in residential developments. (E:HE)

Implementation

- 3.4.1 Enforce requirements of the Subdivision Map Act and "Title 24" of the State Building Code and any other requirements providing for solar access and energy conservation. (County Planning Department, County Building Inspection Division) (E:HE)

Principle

3.5 All residential projects should be sited, designed and landscaped to: ensure privacy and adequate light, air and ventilation to units and residential open space areas; provide adequate and usable private indoor and outdoor spaces; and ensure adequate visual and acoustical buffering and/or separation between residential units and adjoining non-residential units and major transportation facilities. (E:GP/HE)

Implementation

- 3.5.1 Enforce applicable provisions of the zoning ordinance; review and revise as necessary. (County Planning Department) (E:GP/HE)

Principle

3.6 Secondary housing units (units which are subordinate in size and prominence to the principal single family residence on a residential property, and as otherwise specified by the County) should be permitted in predominantly single family residential

Implementation

- 3.6.1 Undertake studies of Castro Valley residential areas to identify and rezone (to the SU Combining District) those in which secondary housing units may be permitted, consistent with the provisions of the above Principle and of other principles of this Plan. (County Planning Department) (N)

areas where lot sizes, site improvements, public utilities, transportation facilities, and residential support systems are such that the density increases can be accommodated in a manner that will have minimal effects on desirable qualities of these residential areas. (N)

b. Rural Density Residential

Principle

3.7 Very large lot, rural density (typically one acre or more) single family residential uses should be located at the periphery of the Castro Valley Urban Area. (E:CVP)

Existing large lot residential uses should be maintained in rural areas outside the defined Castro Valley Urban Area. Within these areas, infill on existing vacant parcels may be permitted consistent with service and environmental constraints; further subdivision to create new residential building sites in rural locations should not be permitted. (M:GP/CVP)

Implementation

3.7.1 Review zoning and revise, as required. (County Planning Department) (E:GP)

3.7.2 Continue to regulate all parcel divisions in rural areas. (County Planning Department) (E:GP)

3.7.2 Implement provisions of the County Rural Residential Development Policy. (County Planning Department) (N)

c. Suburban And Low Density Residential

Principle

3.8 Suburban and low density residential development (see Glossary) should be permitted throughout the Urban Area with the exception of the central area and areas required for commercial and public uses. Within the central area, suburban and low density residential uses may be retained within areas where these are the predominant existing use. (M:CVP)

Implementation

3.8.1 Review zoning and revise, as required. (County Planning Department). (E:CVP)

Principle

3.9 Within predominantly single-family residential areas, the density of new suburban and low density residential development should be approximately the same as that of surrounding residential uses. (E:GP/CVP)

Implementation

3.9.1 Review zoning and revise, as required. (County Planning Department) (E:GP)

Principle

3.10 Outside of existing residential areas, the density of new suburban and low density residential development should reflect site conditions and service and facilities constraints, but should not exceed a density of one unit per five thousand square feet of project site area. (E:GP/CVP)

Implementation

3.10.1 Review zoning and revise, as required (County Planning Department). (E:GP)

3.10.2 In areas where significant amounts of new residential development would be permitted by this principle, require the preparation of studies to evaluate the cumulative service and environmental effects of such development, and of measures to mitigate these effects. Such studies should be

prepared prior to the approval of development requests, and at no cost to the County. On the basis of these studies, adopt specific plans and/or planned development district zoning to govern development in these areas, consistent with local and areawide service, environmental and fiscal constraints and with the policies of this Plan (County Planning Department) (N)

Principle

3.11 Suburban and low density residential projects may include attached and/or detached residential units, provided that the development is otherwise compatible, in scale, bulk, and siting with surrounding residential uses. Attached and semi-attached unit development is encouraged in areas where unit clustering will allow significant natural or man-made features to be preserved (ED:GP/CVP)

Implementation

- 3.11.1 Review zoning and revise, as required. (County Planning Department) (E:GP)
- 3.11.2 Require environmental assessment of projects proposed in areas of significant environmental resources or hazards. (County Planning Department) (E:GP)

Principle

3.12 All suburban and low density residential projects should provide adequate, usable open space directly accessible to each unit at ground level. (E:CVP/GP)

Implementation

- 3.12.1 Review zoning and revise, as required. (County Planning Department) (E:GP)

d. Medium and High Density Residential

Principle

3.13 Medium and high density residential uses (see Glossary) may be located in any of the following four areas:

Implementation

- a. In the central area, but outside areas where single family residential is the predominant use;
- b. In the central area, and within intensive commercial and office commercial areas, if the residential use is an integrated part of a commercial project and if the residential use does not preclude commercial development or otherwise interfere with the effective functioning of commercial uses in the area;
- c. Outside of the central area on sites located on, or which have their principal access to a major street, and which are within walking distance (one-quarter mile or less) of existing convenience commercial uses, park facilities, and existing or proposed public transit routes; and

- 3.13.1 Review zoning and revise, as required. (County Planning Department) (E:CVP)
- 3.13.2 Implement provisions of the Castro Valley Central Business District Specific Plan (County Planning Department)

-
- d. As infill within other areas where there are existing concentrations of medium and high density residential uses. (M:CVP)

Principle

- 3.14 The density of new multi-unit residential projects should normally be consistent with that of surrounding multi-unit residential uses, and/or appropriate to site and area service and environmental conditions. (E:GP/CVP)

Implementation

- 3.14.1 Review zoning and revise, as required. (County Planning Department) (E:GP)
- 3.14.2 Utilize site development and planned development review. (County Planning Department) (E:GP)

e. **Housing for the Elderly**

Principle

- 3.15 Special housing for the elderly should be located in medium and high density residential areas. Such housing for the elderly should be within a safe and convenient walking distance (one-eighth mile or less) of existing convenience commercial uses, parks, and public transit stops. (E:CVP/GP)

Implementation

- 3.15.1 Utilize site development review. (County Planning Department) (E:GP)
- 3.15.2 Review zoning, and revise as required. (County Planning Department) (E:GP)

f. **Mobile Home Facilities**

Principle

- 3.16 Existing mobile home facilities may be retained. They should be upgraded as required to provide safe and attractive residential environments. In general, expansion of mobilehome facilities in commercial or single family residential areas should be discouraged. (M:CVP)

Implementation

- 3.16.1 Continue to regulate health and safety aspects of mobile home facilities in accord with state regulations. (County Health Care Services Agency-Environmental Health Division) (M:CVP-TSG/ACPD)
- 3.16.2 Encourage operators/owners and residents of mobile home facilities to implement programs to improve the appearance of these facilities. (County Planning Department) (N)

Principle

- 3.17 Modular homes and mobile homes built since 1976 and placed on a permanent foundation, subject to applicable building and zoning regulations, shall be permitted on any site on which conventional dwelling is permitted. (E:HE)

Implementation

- 3.17.1 Enforce provisions of the County Zoning Ordinance and the County Building Code which, since 1981, permit the placement of modular homes and mobile homes built since 1976 and placed on a permanent foundation to be located on any site on which a conventional dwelling unit is permitted. (County Planning Department, County Building Inspection Division) (E:HE)

appendices

- **Alquist-Priolo Special Study Zone:** Zones delineated by the California State Geologist to encompass potentially hazardous faults. The Alquist-Priolo Geologic Hazards Zones Act is intended to provide policies and criteria to assist local and state agencies in providing public safety in hazardous fault zones.
 - **Arterial:** A roadway designed or intended to move traffic rapidly from adjoining properties and collector streets to major traffic generation points and to the freeway system.
 - **Automobile-Oriented Commercial:** (referred to as Heavy, Secondary, Low-Volume and Predominantly Automobile Oriented Commercial in the 1978 Castro Valley Plan) Uses which do not require pedestrian proximity to other businesses, including: commercial and light manufacturing or wholesaling uses requiring indoor and/or outdoor areas for storage of materials and vehicles; drive-in uses, including service stations; auto supply and building supply establishments.
 - **"C" Level of Service:** That level at which traffic on a roadway travels at a stable flow, although speeds and maneuverability are closely controlled by the volume of traffic. Most drivers would be restricted in their freedom to select their own speed, change lanes, or pass. However, a relatively satisfactory operating speed is maintained.
 - **Castro Valley Central Business District Specific Plan:** A comprehensive plan, adopted by the Board of Supervisors in August, 1983, for actions within the Castro Valley central business district (Central Commercial Area, as defined herein). The plan serves to implement more general guidelines of the Castro Valley Plan, and establishes policies and regulations regarding development, land use, and infrastructure within the area, providing a basis for further programs and measures.
 - **Central Area, or Castro Valley Central Area:** The area of Castro Valley north and south of Castro Valley Boulevard, generally bounded on the west by the church property and Stanton Avenue, on the north by Somerset Avenue, on the east by the rear lot line of properties fronting on Redwood Road and Castro Valley Boulevard, and on the south by Interstate 580.
 - **Central Commercial Area:** All commercially zoned properties bounding either side of Castro Valley Boulevard between Interstate 580 on the west and Center Street on the east, either side of Redwood Road from Interstate 580 on the south to Jamison Way on the north, either side of Lake Chabot Road from Castro Valley Boulevard on the south to Eden Hospital on the north, either side of San Carlos Avenue, and either side of Park Way from Castro Valley Boulevard on the south to Congress Way on the north. (N)
 - **Collector Street:** A roadway designed or intended to channel traffic from adjoining properties and local streets to major arterials.
 - **Community Park:** A park with sufficient space and outdoor areas and indoor facilities to satisfy the more diverse and specialized needs in a community.
 - **Convenience Commercial or Neighborhood Commercial:** Commercial establishments which serve immediate, daily and weekly needs of residents. Uses include grocery stores, barber and beauty shops, cleaning or laundry services, self-service laundries, restaurants, gas stations, automatic teller machines, and other businesses retailing drugs, food, flowers, and packaged liquor.
 - **"D" Level of Service:** That at which traffic on a roadway approaches an unstable flow; maneuverability is severely limited during short periods due to temporary backups.
 - **Flood Fringe:** That portion of a 100 year flood plain which is outside of the floodway.
 - **Floodway:** The channel of a stream and portion of a flood plain required to carry flood flows of a 100 year flood without significantly raising the level of the flood waters.
 - **Goal:** The general statement of a community objective. As ideals, individual goals may conflict with each other. Such apparent conflicts do not invalidate any individual goal, but rather indicate the need for programs to provide an acceptable balance among the many interests and concerns represented in the community.
 - **Intensive Commercial:** (referred to as Comparison and Customer Intensive Commercial in the 1978 Castro Valley Plan) Retail and service commercial establishments which require or benefit from clustering with other businesses into centers or areas where it is possible for shoppers to easily walk from one business to another. Examples of such uses include clothing, book, department and small specialty stores.
 - **ISO:** The Insurance Service Office, a national organization responsible for setting fire
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- insurance class ratings. Ratings are based on such variables as type of water service available (public versus private), the availability and location of fire hydrants, location of fire stations, etc.
- **Large Lot Residential:** Residential properties located and of sufficient size to allow for the permanent boarding of large animals, such as horses.
 - **Local Parks:** Areas, usually owned or leased by a public park agency, providing for the recurring and specialized recreation needs of residents.
 - **Local Streets:** Roadways intended primarily to provide access to adjoining properties.
 - **Major Open Space:** Undeveloped lands within the Castro Valley Planning Area which are, for the most part, outside the defined Castro Valley Urban Area. These include public lands (East Bay Regional Park District and East Bay Municipal Utility District) to the north of the Urban Area, as well as private agricultural/grazing lands, to the northeast and southeast of the Urban Area.
 - **Major Street:** A collector or arterial.
 - **Medical Office:** Offices, clinics and smaller laboratories of dentists, optometrists, osteopaths, physicians, and other medical professionals.
 - **Medium and High Density Residential:** Residential uses and developments with a density of 6.7 units per gross acre (sites and adjoining local streets) or more.
 - **Municipal Advisory Council:** A council appointed by the County Board of Supervisors to review and advise on planning and other community development matters within an unincorporated community.
 - **Neighborhood Park:** A local park with sufficient space and outdoor area and indoor facilities to serve frequently occurring recreation needs of all age groups within a convenient walking distance of the park.
 - **Office Commercial:** Administrative offices, professional offices, and other such businesses characterized by a low volume of customer contact.
 - **Planning Area:** That area shown in Figures 1 and 2 of this Plan.
 - **Principle:** General guidelines governing the amount, extent, and character of development within the Planning Area, and public and private actions to achieve certain community and County goals and objectives.
 - **Rural Residential:** Large lot residential uses which are normally served by septic tank systems and, often, by private wells. Typically the density of rural residential areas is one unit per five acres.
 - **Rule 20a:** provides that utility companies (e.g., PG&E) shall, at their own expense, underground utilities along public roads, on public lands, and within rights-of-way on private land. The allotment of funds is made by service subareas.
 - **Specific Plan:** A plan for the systematic execution of the general plan. A specific plan may apply to the entire area covered by the general plan or to any subarea. It includes all detailed regulations, conditions, programs and proposed legislation necessary to implement the general plan.
 - **Strip Commercial:** A continuous ribbon of commercial establishments normally on both sides of a roadway and varied as to type and quality.
 - **Suburban and Low Density Residential:** Residential uses, developments or subdivisions with a density of greater than 1.0 units per gross acre (including residential sites and adjoining local streets) and usually less than 6.6 units per gross acre.
 - **Title 24:** Sets state standards for energy conservation in new residential units, and prescribes alternative methods for complying with these. These standards are enforced by local building inspection departments as a part of building plan checking procedures. Additions and alterations must also meet Title 24 standards if they increase the heated or cooled floor areas of a building.
 - **Urban Area or Castro Valley Urban Area:** That area shown in Figures 1 and 2 of this Plan.
 - **Urban Development:** Existing or proposed public, commercial, and/or residential uses, which typically require a range of municipal services, including public water supply, sanitary sewer service, fire and police protection services.
 - **Urban Services:** Utilities, facilities and services typically required by residents and businesses in a community.
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appendix B

**Appendix B: Initial Study and Negative Declaration
(under separate cover)**

appendix C

THE COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY
HAYWARD, CALIFORNIA

RESOLUTION NO.85-2 AT MEETING HELD FEBRUARY 4, 1985

Introduced by Commissioner Bernhardt
Seconded by Commissioner Tully

WHEREAS, pursuant to the provisions of the Planning Law (Title 7 of the Government Code) it is the function and duty of the County Planning Commission of Alameda County, California, to prepare and maintain a comprehensive long-term general plan for the physical development of the County, such plan to be known as the General Plan, and of the Board of Supervisors to adopt all or any part of said General Plan or any subject thereof for all or any part of the County; and

WHEREAS, the County of Alameda has an official General Plan entitled GENERAL PLAN, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, adopted by the Board of Supervisors on May 26, 1966 and amended periodically through August 2, 1984; and

WHEREAS, the Board of Supervisors did, on August 8, 1978, adopt the CASTRO VALLEY PLAN, being a part of the General Plan of the County of Alameda; and

WHEREAS, said Planning Law provides that the Commission may approve and recommend adoption by the Board of Supervisors amendments to all or any part of the General Plan when the Commission deems it necessary because of changed conditions or further studies; and

WHEREAS, changed conditions and further studies require this Planning Commission to consider amendments to said General Plan and to the Castro Valley Plan; and

WHEREAS, this Commission did announce its intent to consider amendments to said General Plan and to the Castro Valley Plan; and

WHEREAS, duly noticed public hearings were held to consider said amendments on October 22, November 5, and December 17, 1984, and January 22, and February 4, 1985; and

WHEREAS, in accordance with the California Environmental Quality Act and with State and County guidelines, an initial study was conducted which determined that there were no significant impacts which would or would be likely to result from approval or conditional approval of said amendments; and

WHEREAS, a Negative Declaration for said plan amendments was prepared after due notice and is hereby approved by this Commission; Now Therefore

BE IT RESOLVED that this Commission does hereby approve said amendments entitled "Castro Valley Plan" and dated February 4, 1985, and does recommend adoption by the Board of Supervisors of said amendments.

ADOPTED BY THE FOLLOWING VOTE:

AYES: Bernhardt, Douglas, Pappas, Tully

NOES:

ABSENT: Spiliotopoulos

ABSTAINED:

WILLIAM H. FRALEY - PLANNING DIRECTOR AND SECRETARY
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY

appendix D

Approved as to Form
RICHARD J. MOORE, County Counsel

By.....Deputy

THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA

On motion of Supervisor.....Knox....., Seconded by Supervisor.....Cooper.....,
and approved by the following vote,
Ayes: Supervisors.....Campbell, Cooper, George, Knox and Chairman Santana - 5.....
Noes: Supervisors.....None.....
Excused or Absent: Supervisors.....None.....

THE FOLLOWING RESOLUTION WAS ADOPTED: APRIL 4, 1985 NUMBER R-85-258.....

ADOPT CASTRO VALLEY PLAN, A PART OF THE COUNTY OF ALAMEDA GENERAL PLAN

WHEREAS, this Board of Supervisors did receive Resolution No. 85-2 from the County Planning Commission which contained approval of and recommendation to this board for adoption of amendments to the Castro Valley Plan, a part of the County of Alameda General Plan; and

WHEREAS, pursuant to provisions of the Planning Law (Title 7 of the Government Code of the State of California), this board held public hearings to consider said amendments to said Castro Valley Plan on March 7 and April 4, 1985; and

WHEREAS, this Board did consider the Negative Declaration and related documents in said amendments to said Castro Valley Plan; NOW THEREFORE

BE IT RESOLVED that this Board of Supervisors does and hereby adopts said amendments to the Castro Valley Plan, a part of the County of Alameda General Plan; and

BE IT FURTHER RESOLVED that this Board of Supervisors approves said Negative Declaration.

project staff

Planning Director: William H. Fraley

Project Director: Betty Croly, Assistant Planning Director

Research and Text: William D. Allin, Planner III
Richard Edminster, Planner II
Michael Munk, Planner III
Leslie Robin, Planner III
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