




## MEMORANDUM

**DATE:** March 17, 2025

**TO:** Alameda County Planning Commission

**FROM:** Daniel Woldesenbet, Public Works Director 

**SUBJECT:** The Resurfacing and Restriping of Castro Valley Blvd

### Project Overview

Castro Valley Boulevard / East Castro Valley Boulevard (CVB) was resurfaced from Redwood Road to Five Canyons Parkway. As with any project requiring re-striping, we evaluated opportunities to implement recommendations from the Bicycle and Pedestrian Master Plan. The plan recommends a Class II bike facility along CVB, which consists of striped bike lanes that provide a dedicated space for cyclists. Given this recommendation, a feasibility assessment was conducted to determine the impact of restriping CVB to accommodate Class II bike lanes while minimizing disruptions to existing parking.

Attached, please find the before and after parking arrangements along CVB within the project limit.

### Key Considerations for Restriping

The primary goal was to balance bicycle safety with minimal loss of on-street parking. The following factors were considered:

1. **Availability of Adequate Off-Street Parking** – Evaluate that areas where on-street parking is impacted have alternative parking options nearby.
2. **Preservation of On-Street Parking Where Possible** – Maintain as much existing parking as feasible while implementing the bike lane.
3. **Adequacy of the Right of Way** – Confirming sufficient roadway width to safely accommodate Class II bike lanes.
4. **Sight Distance & Driveway Safety** – Making sure there is adequate visibility for vehicles entering or exiting driveways.
5. **Compliance with the Daylighting Law (AB 413)** – Consider legal requirements that improve visibility at intersections and crosswalks by keeping key areas clear of parked vehicles.
6. **Retention of Existing Red Zones** – Maintaining existing no-parking designated areas.

7. **Fire Hydrant Access** – Ensuring that fire hydrants remain accessible for emergency services.
8. **Unobstructed Bus Stops** – Keeping designated bus stops unobstructed for public transportation.

### **On-Street Parking Impact Assessment**

After considerations of all stated factors, the bike lane striping was deemed possible with some on-street parking impacts.

#### **North Side -- # of on-street parking spaces impacted**

- Redwood Road to Forest Ave: **0**
- Forest Ave to Marshall Ave: **12** with 9 of the 12 in front of Rite Aid, off-street parking readily available.
- Marshall Ave to Center Street: **0**
- Center Street to Five Canyons Parkway: **0**

#### **South Side-- # of on-street parking spaces impacted**

- Redwood Road to Yeandle Ave: **7** with several off-street parking spaces readily available.
- Yeandle Ave to Norbridge Ave): **10** with 6 of the 10 in front of KB Homes Development site and additional off-street parking along Norbridge Ave readily available.
- Norbridge Ave to Marshall Street: **5** with several off-street parking spaces readily available
- Marshall Street to Center Street: **0**
- Center Street to Five Canyons Parkway): **0**

All the affected parking areas are deemed to have **sufficient off-street alternatives**.

Certain vehicles and RVs frequently park illegally along CVB. The restriping will help deter this by discouraging parking along the corridor.

### **Conditions of Approval for KB Homes Development**

The conditions of approval (COP) for the KB Homes development at the corner of CVB and Norbridge Avenue were reviewed to determine whether on-street parking along CVB was included in the project's parking calculations. The COP does not require on-street parking along CVB as part of the approval of the project. On the other hand, the COP required 13 on-street parking and the construction of a bike lane along Norbridge Avenue.

### **Conclusion**

The installation of a continuous Class II bike lane is expected to improve safety for bicyclists along Castro Valley Blvd by reducing conflicts with motor vehicles. With sufficient off-street parking available, the restriping of CVB has created an opportunity to establish a seamless and connected bike network. This trade-off is a practical and valuable enhancement to the corridor.

# The Resurfacing & Restriping of Castro Valley Boulevard

From Redwood Road to Jensen Road / Five Canyons Parkway

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Alameda County Planning Commission  
Monday, March 17, 2025



Public Works Agency  
— Alameda County —

# Location Map





# E Castro Valley Blvd –Jensen Rd to Center St (no change)





# Castro Valley Blvd – Center St to Redwood Rd

(before)



(after)







# = number of impacted on-street parking  
 P = available off-street parking



- Eastbound Castro Valley Boulevard between Redwood Road and KFC. (7 spaces)
- Off-street parking available







- Eastbound Castro Valley Boulevard at Cato Ct. (4 spaces)
- Off-street parking available



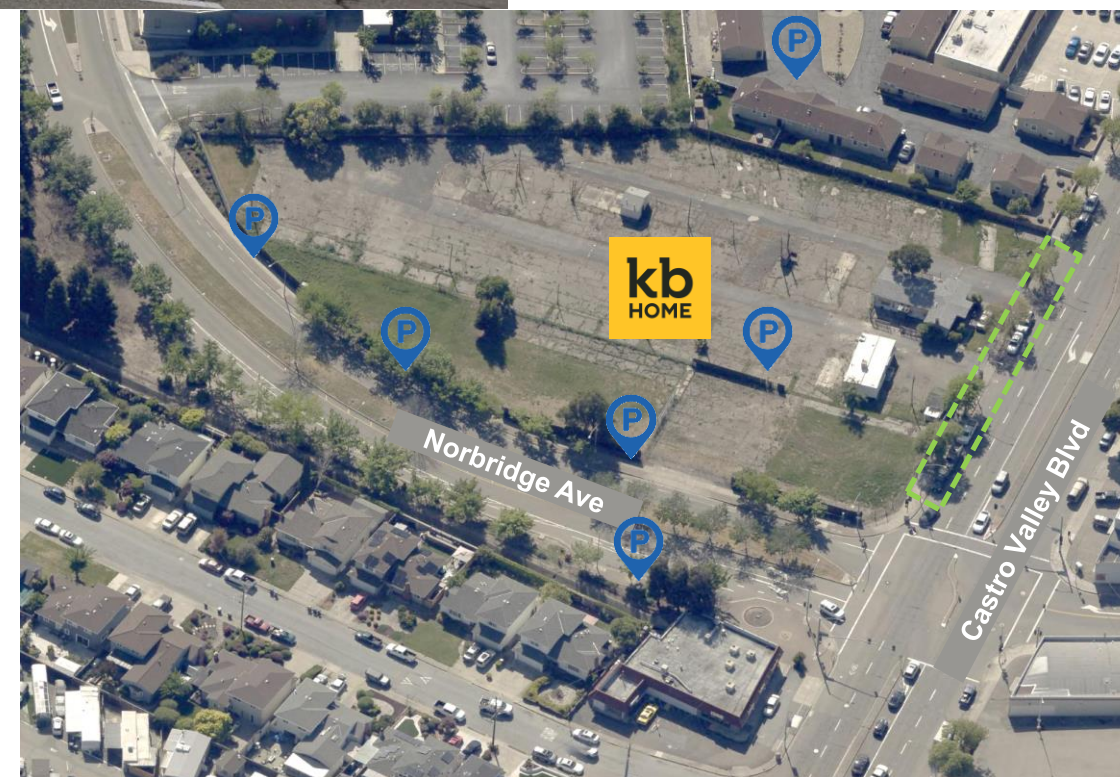
# = number of impacted on-street parking  
 P = available off-street parking



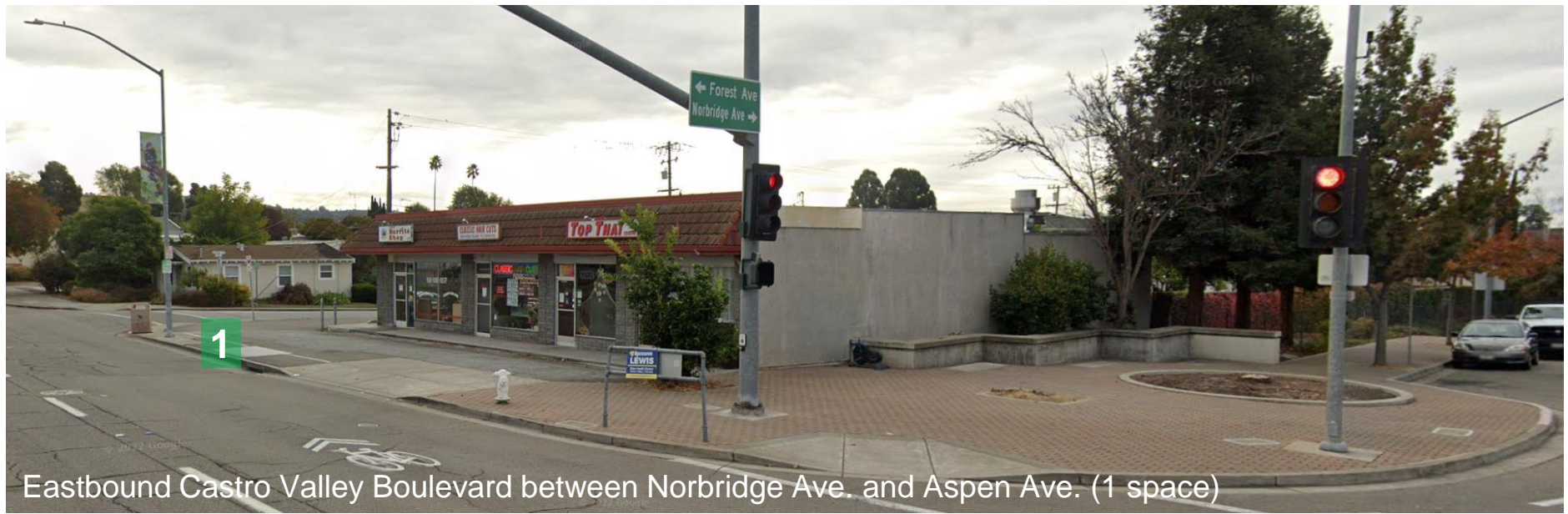


- Eastbound Castro Valley Boulevard near Norbridge Ave. (6 spaces)
- Off-street parking will be available at The Chapter by KB Home and along Norbridge Ave.

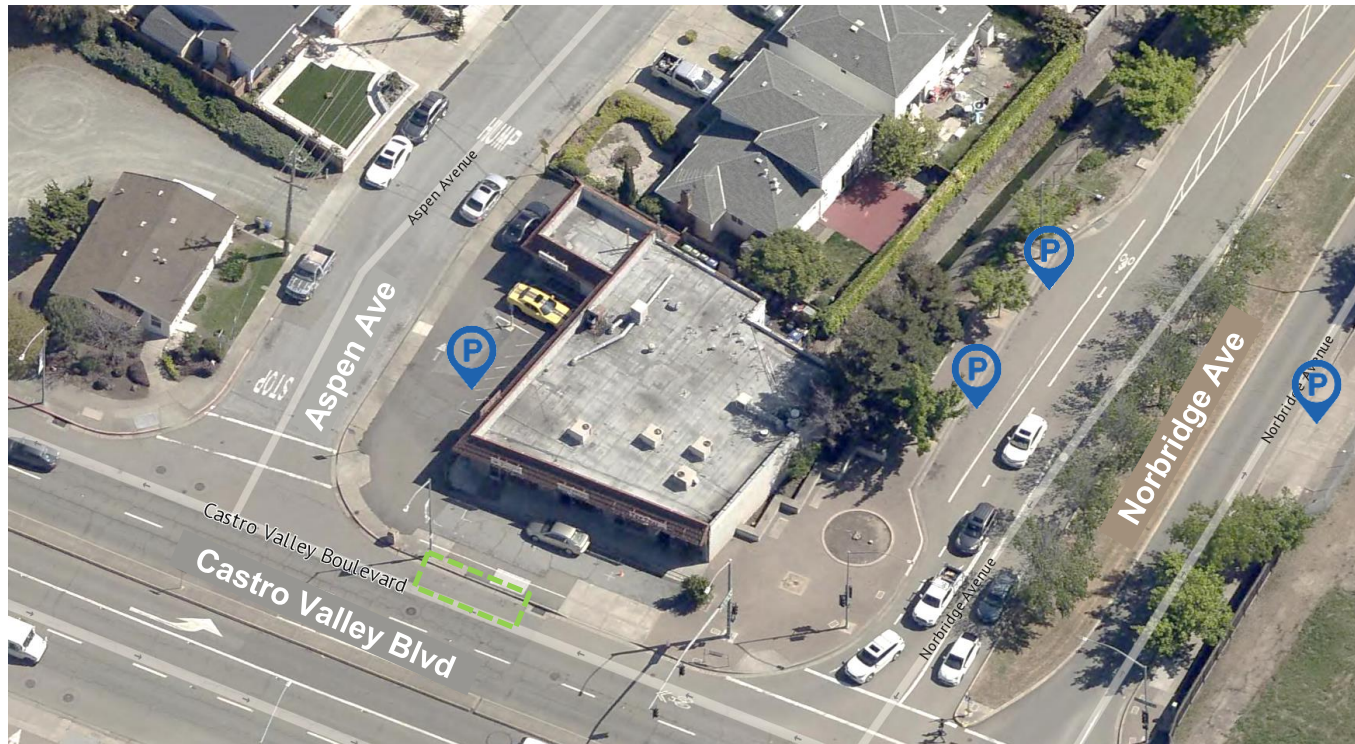
# = number of impacted on-street parking  
 P = available off-street parking







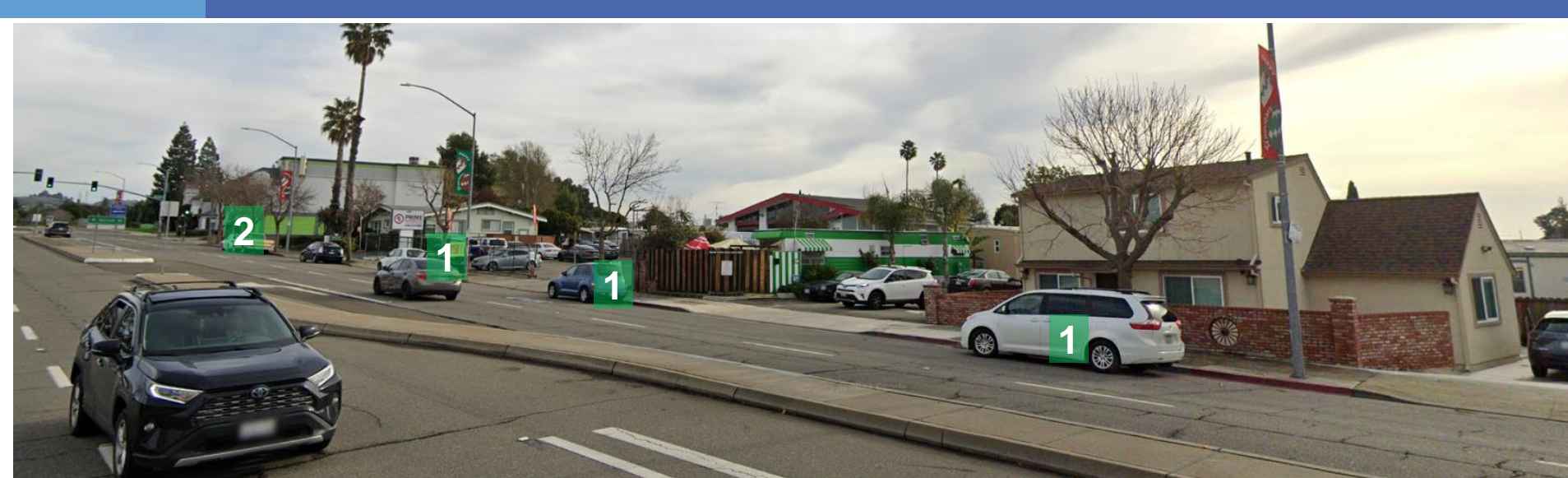
Eastbound Castro Valley Boulevard between Norbridge Ave. and Aspen Ave. (1 space)



- Off-street parking available
- Side street parking available


# = number of impacted on-street parking  
 P = available off-street parking

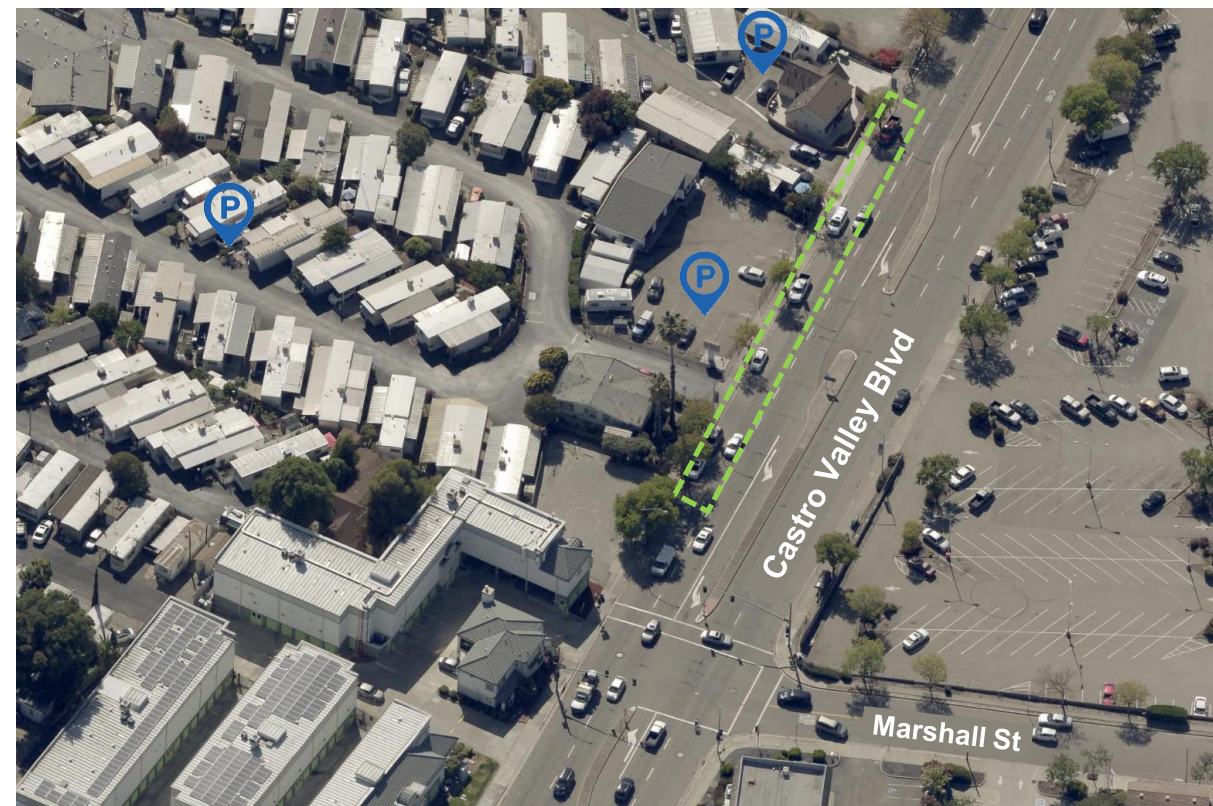




Eastbound Castro Valley Boulevard between Aspen Ave. and Marshall St.  
(5 spaces)

- Off-street parking available
- Side street parking available

# = number of impacted on-street parking  
 = available off-street parking











Westbound CVB near Marshall Street. (9 spaces)

- Off-street parking available
- Side street parking available



# *Thank you*

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