Chapter 7

Environmental Hazards
7.1 INTRODUCTION

This chapter addresses the protection of life and property from environmental hazards in Fairview. It includes policies and standards intended to reduce casualties and property damage related to earthquakes, landslides, floods, wildfires, and hazardous material incidents. It also addresses hazards related to noise.

The need for clear, enforceable standards to mitigate environmental hazards has been made more evident and urgent by recent catastrophic wildfires in the California Wine Country (2017) and Butte County (2018). Fairview’s development pattern is similar to these areas, with urban-wildland interface conditions in much of the community, low density residential development, abundant tree cover, and narrow dead-end streets providing access to many homes. Fairview also sits alongside the Hayward Fault, considered the greatest seismic hazard in the Bay Area at this time. It is also traversed by creeks with the potential for damaging flooding. Effective hazard mitigation can reduce losses of life and property for both new and existing development.

As in the other chapters of the Specific Plan, this chapter begins with an overview of environmental hazards in Fairview. It presents guiding policies to inform future planning decisions. This is followed by development standards and guidelines aimed at improving community safety. The policies, standards, and guidelines in this chapter are consistent with and help implement the Safety Element of the Alameda County General Plan, the Alameda County Community Wildfire Protection Plan, and the 2016 Countywide Local Hazard Mitigation Plan (LHMP).

7.2 BACKGROUND

Chart 7-1 provides a summary of the percentage of Fairview’s population that is considered vulnerable to various categories of natural disaster. The community’s location in a seismically active area susceptible to wildfire and landslides creates a high risk profile.

Although no earthquake fault zones cross Fairview, the community is located just one-half mile east of the Hayward Fault. The San Andreas Fault is 19 miles to the west and the Calaveras Fault is 7 miles to the east. Movement along any of these faults could generate violent to very strong ground shaking, as well as landslides, liquefaction, and other seismic hazards. The 2016 Alameda County LHMP indicates that 44 percent of Fairview is susceptible to “violent” ground shaking, while the remainder is susceptible to “very strong” shaking.
Chart 7-1: Percent of Fairview’s Population Vulnerable to Environmental Hazards

Parts of Fairview are susceptible to landslides, although the hazard level is considered low in most of the community. Landslides result when the weight placed on a slope is greater than the slope’s natural resisting forces. Many other factors affect slope stability, including height and steepness, type of materials, material strength, structural geologic relationships, ground water level and seismic activity. Landslide hazard zones exist along San Lorenzo Creek and its tributaries, and on steep hillsides throughout Fairview.

Flooding may occur along streams and creeks and in low-lying areas with poor drainage. The primary hazard is San Lorenzo Creek, but upstream tributaries also experience overbank flooding and erosion during heavy rains. Standing water may occur when storm drains and culverts are inadequate to handle runoff volume or are clogged by debris. Flood hazards can be exacerbated by development, since the reduction in permeable surfaces can increase the rate and volume of runoff. Parts of Fairview also have the potential to be flooded in the event of dam failure at Don Castro Reservoir or upstream at the Cull Canyon Dam.

Probably the greatest hazard facing Fairview is wildfire. According the Alameda County Local Hazard Mitigation Plan, nearly 80 percent of Fairview’s population is at “very high” risk of wildfire. This compares to 24 percent in Castro Valley and less than one percent in Ashland and San Lorenzo. According to hazard maps prepared by the Association of Bay Area Governments (ABAG), almost all of Fairview has been designated an Urban-Wildland interface fire threat area.
Wildfire hazards have always been present in coastal California, but have been heightened by prolonged fire suppression activities, the introduction of invasive species such as eucalyptus, and semi-rural and exurban development in fire-prone landscapes. The possibility of warmer weather and more prolonged future drought, both effects of global climate change, may exacerbate this hazard in the future. Wildfire resilience must be an essential part of planning in Fairview.

Most of the measures to reduce wildfire hazards address vegetation management, including the removal or thinning of highly flammable trees such as eucalyptus, and the creation of defensible space (areas with limited flammable vegetation) around residences. Emergency access improvements and access to fire-fighting water supplies also are important. Building codes include requirements for fire-resistant materials and sprinklers in certain circumstances. In addition to fire prevention strategies, provisions for evacuation, rescue, temporary shelter, and disaster recovery and rebuilding, are also essential.

Fairview is also susceptible to hazards related to global climate change. These hazards include poor air quality, excessive heat, more severe and extended drought, and increased storm intensity. Alameda County has adopted a Climate Action Plan (CAP) to address the root causes of climate change. Its intent is to reduce greenhouse gas emissions through the ways we live, build, travel, dispose of waste, and consume energy. Additional work is needed to address adaptation to the challenges and hazards of a warming planet.
Hazardous materials are another category of environmental hazard. The State Department of Toxic Substances (DTSC) data base indicates two closed Leaking Underground Fuel Tanks sites and one voluntary clean-up site within the Fairview Plan Area boundary. Hazards at these three sites have been fully remediated. Given Fairview’s residential character and lack of transportation through-routes, the major issues relate to past agricultural uses of properties (e.g., pesticides and herbicides) and the safe disposal of household hazardous waste (cleaning products, motor oil, solvents, etc.). The Alameda County Department of Environmental Health has primary responsibility for enforcing most regulations pertaining to hazardous materials in Fairview.

Noise is also an environmental hazard. The primary sources of noise in Fairview are transportation-related, including noise from Interstate 580, vehicles on local roads, and passing aircraft. The community is also subject to noise from domestic sources such as leaf blowers, sirens, and construction equipment. Because noise levels are low, even small increases have the potential to be noticeable or create a nuisance. Alameda County has adopted regulations to manage noise and maintain quiet conditions in residential and open space areas. This Specific Plan includes measures addressing construction noise, limits on noise-generating activities, and land use and building design controls that consider ambient noise levels as a planning factor.

The two DTSC clean-up sites in Fairview are at 24200 Fairview Avenue (Fire Station) and 2701 East Ave (vacant former gas station). Both have been remediated and the cases have been closed. Highland Trails (25329 2nd Street) is noted as a voluntary clean-up site due to past agricultural activities, and no further action is required there.
7.3 GUIDING POLICIES FOR ENVIRONMENTAL HAZARDS

The following guiding policies represent a composite of policies in the Eden and Castro Valley General Plans, the previous Fairview Specific Plan, and new policies based on best practices and community feedback during the Specific Plan Update.

GOAL EH-1 Minimize risks to life, property, and the environment from natural hazards, including earthquakes, landslides, wildfires, and floods.

Policies

EH-1.1 Enforce all State and County Building Code and Subdivision Code requirements related to seismic hazards, landslides, flooding, erosion, and wildfire.

EH-1.2 Ensure that all buildings are designed and constructed to withstand the ground-shaking forces of a major earthquake. Critical facilities such as schools and fire stations shall be designed and constructed to remain standing and functional after such an event.

EH-1.3 Design major infrastructure, including roads, pipelines, water lines, gas mains, and communication facilities, to minimize damage and service disruptions during and after an earthquake.

EH-1.4 Encourage the retrofitting of existing structures, particularly those that are potentially seismically unsafe, to withstand earthquake ground shaking.

EH-1.5 Require that any construction on landslide-prone or potentially unstable slopes includes drainage and erosion control provisions to avoid slope failure. Construction should only be permitted if the County can determine that feasible measures can be implemented to reduce the potential risk to acceptable levels, based on site-specific analysis.

EH-1.6 Prevent the construction of barriers that would result in the diversion or flood waters or otherwise increase flooding potential along local creeks and streams.
EH-1.7 Minimize the potential for damage, injury, or loss of life due to wildfire. This should be accomplished through a strategy that includes vegetation management and fuel reduction, maintenance of defensible space around structures, ensuring adequate water supply and pressure in developed areas, and enforcing building and design standards that reduce fire risks.

EH-1.8 Maintain the Fire Department’s authority to deny or modify proposed development projects, particularly projects in urban-wildland interface areas. Proposed projects in such areas should be designed to reduce the risk of bodily harm, loss of life, property damage, and environmental degradation.

EH-1.9 Create and maintain effective fire breaks that provide protection from wildfire hazards.

EH-1.10 Implement the Alameda County Community Wildfire Protection Plan, which mitigates fire hazards in Fairview and other parts of unincorporated Alameda County.

GOAL EH-2 Minimize risks associated with the production, use, storage and transportation of hazardous materials.

EH-2.1 Minimize risks of exposure or contamination by hazardous materials through public education, performance standards for uses that involve hazardous materials, development review, and monitoring and enforcement programs.

EH-2.2 Require that developers conduct the necessary level of environmental investigation to ensure that soil and groundwater affected by hazardous material releases from prior land uses and lead or asbestos from prior building materials will not have a negative impact on the natural environment or safety of future property owners or users.

EH-2.3 Limit the transport of hazardous materials on Fairview streets. Because Fairview does not have arterial streets, direct freeway access, or land uses associated with hazardous materials, its streets should not be used for the transport of such materials. Applicable County regulations for commercial trucks should be fully enforced.
GOAL EH-3  Improve emergency preparedness to reduce casualties and improve recovery in the event of a natural or manmade disaster.

EH-3.1  Work with Alameda County, the Fairview Fire Protection District, and emergency response agencies in adjacent jurisdictions to prepare for disasters.

EH-3.2  Ensure that adequate emergency water flow, emergency vehicle access, and evacuation routes are incorporated into any new development prior to project approval.

EH-3.3  Ensure that proposed road improvements, including traffic calming, bicycle trails, and pedestrian amenities, do not impede evacuation capacity or the ability of law enforcement and fire personnel to quickly respond to an emergency.

EH-3.4  Continue public education and outreach to improve disaster readiness and post-disaster recovery.

GOAL EH-4:  Maintain the peace and quiet of Fairview’s neighborhoods.

EH-4.1  Design new development in a way that reduces the potential for residents to be exposed to high levels of noise. Appropriate construction methods and materials should be used to reduce interior noise levels.

EH-4.2  Avoid siting new noise-sensitive uses in areas with existing or projected noise levels that exceed the standards established by this Specific Plan. Where such uses are permitted, require mitigation measures to ensure that interior noise levels are reduced to acceptable levels.

EH-4.3  In cases where new development has the potential to increase noise levels on adjacent properties, require the reduction of such impacts through site planning, building orientation, landscaping, acoustical barriers, and similar measures.

EH-4.4  Establish traffic speed limits that result in noise levels that do not exceed adopted standards.

EH-4.5  Incorporate measures to reduce construction-related noise when approving development projects and/or issuing building permits.
Eucalyptus thinning along a Fairview creek

7.4 DEVELOPMENT STANDARDS

7.4.1 Seismic and Geologic Hazards

(a) Site Specific Geologic Hazard Assessments. Site specific geologic hazard assessments, conducted by a licensed geologist, shall be completed prior to development approval in areas with landslide or liquefaction hazards. Soils and Geotechnical reports should be consistent with the requirements of Section 15.36.320 of the Alameda County Building Code. Hazards to be identified and mapped include seismic features, landslide potential, and liquefaction potential. Mitigation measures needed to reduce the risk to life and property from earthquake induced hazards should be identified and incorporated into the project.

(b) Soils Report for Tentative Map Filing. A Soils and Geotechnical Report shall be submitted for review for all tentative tract map applications.

(c) Fault Lines. New structures may not be built over any known trace of an active fault.

(d) Building Design. New structures or substantial alterations in areas prone to geologic or seismic hazards are required to incorporate design elements to reduce building failures. All new or substantially altered structures are to be located, designed, and constructed to withstand ground movement from a minor earthquake without damage; from a moderate earthquake without structural damage; and from a major earthquake without collapse.
(e) **Critical and Sensitive Land Uses.** High risk land uses and critical public facilities, such as schools, utility installations, and communications centers shall not be located in fault zones or other areas of special geologic risk, including landslide and seismic hazards.

(f) **Mitigation of Hazardous Structures.** Existing structures that are highly susceptible to seismic damage should be rehabilitated or demolished. Priority for abatement should be based on the type of occupancy and the severity of risk.

(g) **Limitations on Development.** New development is not to be permitted in areas of severe environmental hazard if such development would:

1. Subject residents to unnecessary and unacceptable risk;

2. Aggravate existing hazards;

3. Entail excessive public expenditures for the installation and/or maintenance of facilities and service; or

4. Impede the ability to provide emergency services in event of a natural catastrophe.

Hillside development in Fairview often requires graded building sites.
7.4.2 Erosion and Sedimentation

(a) Minimizing Erosion. Erosion shall be minimized by following best management practices for drainage, grading, planting, and vegetation maintenance, as prescribed by the Alameda County Code and the County’s engineering standards and guidelines.

(b) Minimizing Sedimentation. New public or private projects are to be designed so that they do not cause increases in erosion or sedimentation that exceed natural rates. Sedimentation shall be held to levels that ensure the long-term preservation of creeks, ponds, and other water bodies in Fairview and downstream. In the event sedimentation has occurred or occurs in the future, restoration of the water body shall be pursued.

(c) Avoiding Erosion Prone Areas. Avoid construction on streambanks, steep slopes, and other areas that are particularly prone to erosion and soil loss.

(d) Water Quality Protection. Ensure compliance with County Clean Water Program requirements, including integration of stormwater quality protection into construction and post-construction activities.

Stormwater management at Highland Trails
7.4.3 Flooding

(a) Limits on Flood-prone or Flood-inducing Structures. New structures that will be endangered by or restrict the flow of flood waters of a 100-year storm are prohibited.

(b) Adequacy of Downstream Drainage Facilities. New development that would exceed the capacity of downstream drainage facilities is not to be approved unless those downstream facilities are upgraded to handle the increased runoff.

(c) Runoff Reduction Measures. Surface runoff from new development shall be controlled by the provisions of the Alameda County Watercourse Protection Ordinance and the Alameda County Clean Water Program, including the requirements of the Municipal Regional Stormwater Permit (MRP). Best management practices shall be followed so that permanent features are included in each project to reduce pollutants in stormwater and erosive flows once the project is completed. These measures include low impact development (LID), which preserve and re-create natural features, minimize impervious surfaces, and use stormwater as a resource rather than a waste product. As needed, the County may apply restrictions on grading, vegetation removal, creation of impervious surfaces, and construction periods to avoid the creation of downstream flood hazards related to new development.

(d) San Lorenzo Creek. Any changes to the San Lorenzo Creek drainage channel should ensure the creek’s continued ability to accommodate runoff from storms and should not expand the area within the 100-year flood zone.

7.4.4 Air Quality

Land uses producing toxic air contaminants or air pollution levels that result in unacceptable health conditions are prohibited.
7.4.5 Wildfire Prevention and Response

(a) Fire Protection Plan Requirements. New development bordering an urban/wildland interface shall implement a wildfire protection plan, to be approved by the County after consultation with the Fairview Fire Protection District and Hayward Fire Department. New development under this paragraph does not include existing residential structures which are to be remodeled or enlarged. The Plan shall address brush clearing, limb pruning, grazing, limiting access to high hazard areas, the location of graded emergency access roads into open space areas, and other techniques to minimize wildfire hazards. It shall also include recommendations for building and roof materials, provision for fire breaks, and open space access requirements for fire protection purposes.

(b) Fire Department Review. Establish clearly in County zoning and other ordinances that the Fire Department may require the use of appropriate fire-resistant building materials, installation of fire sprinklers, and/or vegetation management, and that such requirements shall be based on a property’s access, slope, water pressure, and proximity to wildland areas. Such requirements shall apply particularly to projects proposed within urban-wildland interface area but also may apply to other properties where access for emergency vehicles does not fully comply with adopted standards.

(c) Interdepartmental Coordination. Establish and maintain an interdepartmental review process for proposed projects where the Fairview Fire District, Alameda County Public Works Agency, Planning Department, and other County Departments consult and establish reasonable and consistent requirements for streets, driveways, and emergency access prior to approving projects in urban-wildland interface areas.

(d) Adequacy of Fire Fighting Capacity. All proposed development projects shall address:

1. The adequacy of water pressure for fire hydrants and fire flows for fire suppression purposes;

2. The adequacy of the roadway serving the project for emergency vehicle access; and

3. Any access improvements needed to ensure the safety of future occupants, such as roadway widening or additional off-street parking.

(e) Fire Hydrants. Upgrade and standardize fire hydrants as necessary to accept equipment from neighboring fire districts so that the County can accept assistance through mutual aid requests during an emergency.
(f) **Private Street Standards.** Apply consistent standards for private streets depending on the number of units that the street will serve, the number of required parking spaces per unit, and reasonable access requirements and operational needs of emergency access vehicles and garbage trucks. Safety standards should include:

1. Minimum paved roadway width requirements;
2. Turnaround requirements; and
3. Red curbs and signage for no parking zones.

(g) **Emergency Access Requirements for Hillside Areas.** In hillside areas where street widths are substantially below the minimum 20-foot width standard required for emergency access, one or more of the following requirements should be imposed to ensure adequate emergency access:

1. Sprinklers;
2. Turnouts along the paved roadway;
3. Additional on-site parking;
4. Increased roadway width along the front of the property; and
5. Parking Restrictions.
7.4.6 Hazardous Materials

(a) Environmental Investigation. Developers shall be required to conduct the necessary level of environmental investigation to ensure that soil, groundwater and buildings affected by hazardous material releases from prior land uses and lead or asbestos in building materials will not have a negative impact on the natural environment or health and safety of future property owners or users.

(b) Soil and Groundwater Assessments. Where there is evidence of contamination due to prior activities, including agriculture, soil and groundwater assessments shall be conducted in accordance with regulatory agency testing standards.

(c) Remediation. If contamination exceeds regulatory action levels, the project applicant shall be required to undertake remediation procedures prior to grading and development under the supervision of appropriate agencies, such as the Alameda County Department of Environmental Health, the Department of Toxic Substances Control, and the Regional Water Quality Control Board.

7.4.7 Emergency Preparedness

The Alameda County Office of Emergency Services, Alameda County Fire Department, Hayward Fire Department, and Fairview Fire Protection District should work collaboratively to regularly update emergency management plans for Fairview, and to engage and educate Fairview residents in emergency preparedness and response.
7.4.8 Noise

(a) **Interior Standard.** All new residential land uses, schools, hospitals, convalescent homes, and similar noise-sensitive land uses shall be designed to maintain a standard of 45 dB Ldn maximum in building interiors.

(b) **Exterior Standard.** New residential development shall maintain a noise level standard of 60 dB Ldn maximum for exterior private use areas. Noise standards for other uses shall be consistent with the Alameda County Noise Ordinance, Alameda County Building Code, and Title 24 of the California Health and Safety Code.

(c) **Acoustical Study Requirements.** Acoustical studies shall be required for residential developments proposed within areas with noise levels exceeding 60 db Ldn and projects that may result in potentially significant noise impacts to nearby noise-sensitive land uses. The acoustical study shall determine current noise levels, estimated future noise levels with the project, and recommendations to mitigate any significant noise impacts. This requirement does not apply to alterations or remodels of existing single family homes.

(d) **Noise Mitigation Measures.** Measures to mitigate noise impacts may include but are not limited to: building placement, landscaping, berms, insulation, orientation of less noise-sensitive activities between noise sources and the sensitive receptors, and the use of low-noise or noise-muffling equipment. Sound walls along roads and property lines are discouraged.

(e) **Construction Noise.** All construction in the vicinity of noise sensitive land uses, including residences, hospitals or convalescent homes, shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, and to 8:00 a.m. to 5:00 p.m. Saturday and Sunday. These noise source standards may be exceeded as specified in the Alameda County Noise Ordinance in order to allow for temporary construction, demolition or maintenance noise and other necessary short-term noise events.
Chapter 8

Community Services and Infrastructure
8.1 INTRODUCTION

This chapter addresses parks, schools, libraries, law enforcement, fire protection and related public facilities serving Fairview. It also covers infrastructure including water, sewer, storm drainage, solid waste, energy, and telecommunication facilities.

Community services and facilities are an important part of Fairview’s identity and quality of life. Local services such as fire protection and public education create a common bond among residents and build a sense of community. Facilities such as parks and schools are public gathering places and provide shared space for local residents. Because Fairview is unincorporated, residents must travel to other communities for some services and rely on other agencies for facilities like libraries and senior centers. The Specific Plan is an important tool to give voice to Fairview residents and express local priorities for future service delivery.

8.2 BACKGROUND

Figure 8-1 shows parks, schools, and public safety facilities in the Fairview Planning Area. Some of the public facilities serving Fairview are located in adjacent communities such as Castro Valley and Hayward.

8.2.1 Parks and Trails

Table 8-1 lists Fairview’s parks and identifies the major amenities in each park. There are 53 acres of local parkland and 95 acres of regional parkland in the community. The local parks are managed by the Hayward Area Recreation District (HARD). The regional park acreage is associated with Don Castro Regional Park, which is managed by East Bay Regional Park District (EBRPD). Parks represent about 8 percent of Fairview’s land area.

Don Castro is Fairview’s largest park. It features a fishing lake, a swimming lagoon, picnic areas, and hiking trails. HARD facilities include East Avenue Park and San Felipe Park, both of which include picnic areas, basketball courts, play equipment, and large lawns. San Felipe Park also includes a community center with meeting space, restrooms, and classrooms for recreation programs. Nearby, Sulfur Creek Park includes a nature center with educational programs for youth, rehabilitation facilities for rescued wildlife, and picnic areas. Other parks include Lakeridge and Fairview. The community’s parks are supplemented by Hayward Unified School District facilities at Fairview and East Avenue Elementary Schools.
Figure 8-1
Parks and Community Facilities
### Table 8-1: Fairview’s Parks

<table>
<thead>
<tr>
<th>Park Name</th>
<th>Owner</th>
<th>Type</th>
<th>Acreage</th>
<th>Facilities</th>
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</thead>
<tbody>
<tr>
<td><strong>Local Parkland</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>East Avenue</td>
<td>Hayward Area Recreation District (HARD)</td>
<td>Local and Community</td>
<td>26.87</td>
<td>Picnic Tables, Barbecues, Play Area, Hiking/Riding Trails, Parking Lot, Basketball Courts, Horseshoe Courts, Restrooms, Open Lawn Area, Amphitheatre</td>
</tr>
<tr>
<td>Lakeridge</td>
<td>HARD</td>
<td>Local</td>
<td>5.64</td>
<td>Picnic Tables, Barbecues, Play Area, Half Basketball Court, Open Lawn Area</td>
</tr>
<tr>
<td>Fairview</td>
<td>HARD</td>
<td>Local and Special Use</td>
<td>1.00</td>
<td>Play Area, Day Care Building, Restrooms, Open Lawn Area</td>
</tr>
<tr>
<td>San Felipe</td>
<td>HARD</td>
<td>Local and Community</td>
<td>10.75</td>
<td>Picnic Tables, Group Picnic Area, Barbecues, Play Area, Parking Lot, Basketball Courts, Community Center Building, Meeting Rooms, Restrooms, Open Lawn Area</td>
</tr>
<tr>
<td>Sulfur Creek Nature Center</td>
<td>HARD</td>
<td>Special Use</td>
<td>8.64</td>
<td>Picnic Tables, Barbecues, Parking Lot, Restrooms, Open Lawn Area, Nature Center</td>
</tr>
<tr>
<td><strong>Total Local Parkland</strong></td>
<td></td>
<td></td>
<td>52.90</td>
<td></td>
</tr>
<tr>
<td><strong>Regional Parkland</strong></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Don Castro</td>
<td>East Bay Regional Park District (EBRPD)</td>
<td>Regional</td>
<td>95.49</td>
<td>Picnic Tables, Barbecues, Parking Lot, Restrooms, Swimming Beach, Fishing, Trails, Open Space</td>
</tr>
<tr>
<td><strong>Total Local and Regional Parkland</strong></td>
<td></td>
<td></td>
<td>148.39</td>
<td></td>
</tr>
</tbody>
</table>

Sources: HARD Master Plan, 2004; Alameda County Assessor Data, 2017
Based on Fairview’s current population of 10,500, there are 14.1 acres of parkland per 1,000 residents. When the regional parkland is excluded, the ratio drops to 5.0 acres per 1,000 residents. The latter standard is the one more traditionally used in park and open space planning, as Don Castro primarily consists of unimproved open space rather than recreational facilities. Subtracting Sulfur Creek Nature Center, which is considered a “special use” park due to its unique function, results in a further drop to 4.2 acres per 1,000 residents.

HARD has adopted benchmarks for determining the adequacy of park acreage in its service area. The service standard indicates that the cumulative total of local parks, school parks, and district parks should be at least 5 acres per 1,000 residents and ideally 9.0 acres per 1,000 residents. Fairview is at the bottom of this range and will experience a deficiency if population grows without additional parkland being acquired.

HARD is currently updating its Parks Master Plan, including specific recommendations for meeting future recreational needs. Like the previous (2005) Master Plan, the new Plan promotes health and fitness, conservation of natural resources, and adequate, equitable funding across the service area. The updated Master Plan recognizes the need to periodically adjust recreational programs and park facilities to meet changing demographics, recreational trends, and community preferences. Efficient management, sustained maintenance, cooperation with other park agencies, and community engagement are essential parts of long-range park planning.

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1 1-2 acres/1,000 local park, 1-2 acres/1,000 school park, 3-5 acres/1,000 for community parks, community centers, and special use facilities
Fairview is also served by several equestrian and recreational trails. There is an internal system of hiking trails at Don Castro Regional Park, and the Hayward Plunge Trail follows Ward Creek on the southern edge of the community. The Don Castro trail system includes a segment of the Garin to Chabot Regional Trail, which links Fairview to the larger network of wildland trails extending throughout the East Bay Hills and around the Bay. The Garin to Chabot Trail runs through Five Canyons Open Space, with trailheads at the end of Blackstone Court and in Five Canyons Park.

### 8.2.2 Schools and Libraries

Fairview is located within the Hayward Unified School District (HUSD). There are two K-6 elementary school campuses in the community. Fairview Elementary is located at 23515 Maud Avenue (near D Street) and East Avenue Elementary is located at 2424 East Avenue (near Hansen). Beyond 6th grade, Fairview public school students attend middle and high schools in the City of Hayward. Bret Harte Middle School (1047 E Street) is a few blocks west of Fairview while Hayward High School (1633 East Avenue) abuts Fairview’s southwest border.

In 2017-18, there were 597 students at Fairview Elementary and 576 students at East Avenue Elementary. While both schools draw most of their enrollment from Fairview, they also serve adjacent areas in Hayward and other parts of unincorporated Alameda County. A small number of Fairview students attend Stonebrae Elementary in the Hayward Hills.

![](East_Avenue_Elementary_School.png)

**East Avenue Elementary School**
According to HUSD forecasts, enrollment at Fairview Elementary is projected to increase by 23 percent over the next 7 years, while enrollment at East Avenue Elementary is projected to decline by 12.9 percent. Both schools have the capacity to absorb these increases.

Fairview does not have its own public library. Residents support the Alameda County Library System through property taxes and may use library branches located throughout Alameda County. The closest facility to Fairview is the Castro Valley Library, located on Norbridge Avenue about two miles to the northwest. The Library opened in 2009 and is the second largest in the County system. Continued investment in the facility will be required as Castro Valley, Ashland-Cherryland, and Fairview grow and library services evolve.

Fairview residents also have access to libraries not operated by Alameda County, including those operated by the City of Hayward. The new $65 million Hayward Central Library opened in 2019 and is located less than two miles from Fairview.

8.2.3 Public Safety Services

Law enforcement services are provided to Fairview by the Alameda County Sheriff’s Office. The Sheriff’s Office also operates County jails, the Coroner’s Bureau, Animal Control, and other services that are provided to all Alameda County residents, including those in the incorporated cities. Residents in unincorporated Alameda County pay a supplemental property tax to cover the service costs associated with day to day law enforcement activities. Services to Fairview residents are delivered from the Eden Township Substation located at 15001 Foothill Boulevard just east of San Leandro. Motor vehicle laws, including those relating to speeding and moving violations, are enforced by the California Highway Patrol (CHP).

Fire and emergency medical services are provided to Fairview by the City of Hayward through a contract with the Fairview Fire Protection District (FFPD) (see text box). The community’s original fire station at 24200 Fairview Avenue is now used for equipment storage and training only. In 2001, a new fire station (known as Station 8) was constructed at 25862 Five Canyons Parkway as part of the Five Canyons development. A second fire station (Station 9) is located within Fairview’s boundaries at 24912 Second Street. Both Stations 8 and 9 serve areas outside of Fairview as well as areas within the FFPD boundary.

The location of Fairview’s fire stations provides good coverage across the community. Each station has a minimum of three firefighters at all times, with at least one also being an accredited paramedic. Stations 8 and 9 each have two fire engines, including one engine each with the capacity for fighting wildland fires. Back-up is provided by Station 1 in Downtown Hayward, with an additional engine company, truck company, and Battalion Chief.
8.2.4 Infrastructure

Fairview’s infrastructure includes water storage tanks and distribution lines, sanitary sewer collection lines and lift stations, stormwater drainage facilities, and privately-operated energy and telecommunication systems. The community is also dependent on infrastructure in other communities, such as wastewater treatment facilities, landfills, and reservoirs. Although Fairview is not anticipating substantial growth, the maintenance and upkeep of its infrastructure is essential to sustain the quality of life, respond to emergencies, and ensure public health and safety.
Most Fairview residents receive their water from East Bay Municipal Utility District (EBMUD). Water is supplied primarily from the melting snowpack of the Sierra Nevada and runoff from protected watershed lands and reservoirs in the Mokelumne River watershed and the East Bay Hills. EBMUD distributes water to the 1.4 million residents in its service area via aqueducts, treatment facilities, pumping plants, reservoirs and tanks, and distribution lines. A number of EBMUD water storage tanks are located in Fairview. The Castle Homes area in southeast Fairview receives water from the City of Hayward. Hayward receives its water from the San Francisco Public Utilities Commission, with water transported from the Sierra Nevada by the Hetch Hetchy Aqueduct.

Alameda County and EBMUD have both undertaken programs to conserve water and reduce the need for new water supply facilities. These programs include public education and information, economic and financial incentives, and a variety of best management practices (BMPs) such as water saving plumbing fixtures and drought tolerant landscaping. In 2016, EBMUD adopted a updated long-term Urban Water Management Program (UWMP). The UWMP, which is updated every five years, serves as a water supply planning guide through the year 2040. Fairview’s growth been taken into consideration in EBMUD’s forecasts and its water supply and facilities planning.

The Oro Loma Sanitary District provides wastewater collection and treatment services to over 90 percent of Fairview households. The remaining 10 percent are in the Castle Homes area of southeast Fairview and are served by private septic systems.

Oro Loma serves over 114,000 residents in Central Alameda County, including Fairview, San Lorenzo, Ashland, Cherryland, Castro Valley, and parts of San Leandro and Hayward. Most of the sewer lines in Fairview are six-inch vitrified clay pipes. The pipes are being systematically replaced and upgraded to reduce infiltration and outflow of wastewater during heavy rains.

Wastewater from Fairview is transported to a Water Pollution Control Plant located at the west end of Grant Road in San Lorenzo that is jointly owned by Oro Loma and the Castro Valley Sanitary District (CVSD). Most of the treated effluent is transported to a de-chlorination facility near the San Leandro Marina and is discharged via a 7-mile pipe to the deep waters of San Francisco Bay. Some of the treated effluent is used for golf course irrigation in Hayward.

Stenciled storm drain along Maud Avenue
Oro Loma is also the solid waste service manager for Fairview. The District contracts with Waste Management, Inc. of Alameda County to provide collection and disposal services. Solid waste is disposed at the Altamont Landfill and Resource Recovery Facility in eastern Alameda County. A growing proportion of the waste stream is composted or recycled. Countywide, the percent of total waste diverted from landfills rose from 56 percent in 1995 to 83 percent in 2016.

The Alameda County Public Works Agency operates and maintains Fairview’s most of storm drains. Catch basins and conduits are periodically cleaned, and crews inspect storm drain inlets to clear debris and minimize blockages. Public Works also maintains standards for the design of stormwater drainage systems in new development, as well as Engineering Design Guidelines addressing drainage calculations, storm drain pipe locations and materials, slope and velocity, surface and gutter flow, storm drain structures, detention basin requirements, and similar attributes.

Stormwater is conveyed to local drainageways and creeks, and ultimately to flood control channels and San Francisco Bay. The flood control channels are managed by the Alameda County Flood Control and Water Conservation District. The flood control system includes levees, pump stations, erosion control devices, and culverts in the urbanized areas west of Fairview. A variety of measures are being taken to improve the quality of urban runoff and reduce stormwater pollution in the Bay. Components of the system are also being improved to reduce flood hazards and respond to the effects of sea level rise.

Other infrastructure in Fairview includes gas and electric lines and telecommunication cables. Gas and electric services are provided by Pacific Gas and Electric (PG&E) while a variety of businesses operate and maintain the infrastructure needed for telephone (land line), cable TV, internet, and cellular phone service.
The following guiding policies represent a composite of policies in the Eden and Castro Valley General Plans, the previous Fairview Specific Plan, and new policies based on best practices and community feedback during the Specific Plan Update. These policies provide a framework for the standards in Section 8.4.

GOAL CS-1  Provide a full range of park and recreational facilities that benefit Fairview residents of all ages and abilities.

Policies

CS-1.1  Maintain and invest in Fairview’s existing parks to ensure continued public use and enjoyment, enhance public safety, and prevent deterioration.

CS-1.2  Use a ratio of 5 acres of local and community parkland per 1,000 residents as the benchmark for long-range planning, including evaluations of park adequacy and requirements for park dedication or in lieu fees for new development. This ratio excludes regional parks and passive open space that is used purely for resource conservation.
CS-1.3 Work with the Hayward Area Recreation District (HARD) to identify appropriately located land to meet the park standards identified in HARD’s Master Plan, including expansion sites for existing parks and new neighborhood-serving parks. To the extent feasible, investment in parks should be focused on neighborhoods that are currently the least served. Every Fairview resident should be able to walk or bicycle to a community, neighborhood, or regional park within a half-mile of their home.

CS-1.4 Provide a range of quality recreational programs that meet the needs of Fairview residents at the San Felipe Community Center, the Sulfur Creek Nature Center, and other parks located in and around Fairview.

CS-1.5 Ensure that the design of existing and planned parks accommodates the amenities needed and desired by the community, avoids conflicts with sensitive natural resources and adjacent land uses, and maximizes access for pedestrians and bicycles.

CS-1.6 Expand Fairview’s park and recreational resources through joint use agreements with the Hayward Unified School District.
GOAL CS-2  Provide safe, modern, well-maintained schools and community facilities that meet the educational, civic, social needs of Fairview residents.

CS-2.1  Work with the Hayward Unified School District to provide quality school campuses and excellent educational services that are available to all students in the Fairview Area.

CD-2.2  Work with the HUSD to address facility planning and capital improvements at East Avenue and Fairview Elementary Schools.

CS-2.3  Engage HUSD in the review of proposed residential developments to ensure they may provide feedback on the need for additional facilities.

CD-2.4  Improve the safety of students walking and bicycling to Fairview’s schools through sidewalks, crossing improvements, bike lanes, enforcement of traffic laws, and other methods.

CD-2.5  Ensure that the needs of Fairview residents are considered in the planning and delivery of County Library services.

CD-2.6  In the event that future County-operated facilities are located in Fairview, pursue opportunities to incorporate meeting rooms and other amenities that enable the facility to serve as a community gathering place.

CD-2.7  Require use permits for private schools and enforce approval conditions so that impacts on traffic, parking, noise, and nearby uses are mitigated to the greatest extent possible.

GOAL CS-3  Provide professional, responsive, and effective law enforcement, fire, and emergency medical services to Fairview residents.

CS-3.1  Strive to continuously improve performance and efficiency in the Alameda County Sheriff's Office.

CS-3.2  Maintain law enforcement staffing, performance levels, and County Sheriff's Department facilities that adequately serve Fairview's existing and projected future population. Standards for Fairview should meet or exceed the standards adopted by incorporated cities in Alameda County.
CS-3.3 Provide neighborhood security and crime prevention information and training to citizens, neighborhood groups, and homeowners associations, and work with the community in establishing Neighborhood Watch and other crime prevention programs.

CS-3.4 Ensure that Fairview’s fire and emergency response facilities and personnel are adequate to meet existing and projected needs.

CS-3.5 Engage appropriate City and County public safety personnel in the review of proposed development applications to ensure that security, emergency access, and fire prevention and response are adequately addressed and mitigated.

CS-3.6 Ensure that disaster preparedness and emergency response plans covering Fairview are regularly updated, and that residents and businesses are kept informed of such plans and procedures.

GOAL CS-4 Ensure that water, sanitary sewer, storm drainage, and solid waste services are provided to Fairview residents in an efficient, environmentally responsible, financially sound manner.

CS-4.1 Prioritize infrastructure improvements to locations where deficiencies constitute a health and safety hazard or where current service levels do not meet adopted standards.
CS-4.2 Coordinate with water and sewer service providers to ensure they continue to have the capacity available to serve present and future residents.

CS-4.3 Approve development only upon determining that water supply and distribution facilities, and wastewater collection and treatment facilities, are sufficient to serve the project, as determined by the appropriate service provider.

CS-4.4 Support the efficient use of water through conservation, drought-resistant landscaping, rain gardens and rainwater retention facilities, and the use of graywater or reclaimed water for irrigation.

CS-4.5 Coordinate infrastructure projects among service providers to minimize costs, disruption of traffic, and disturbance to neighbors.

CS-4.6 Require hydraulic and drainage studies as necessary to meet County stormwater management requirements, avoid downstream flooding and the need for downstream improvements, and protect water quality.

CS-4.7 Encourage a high level of maintenance for water, sewer, and storm drainage systems.

CD-4.8 Design new development to reduce impervious surfaces and take other measures that reduce runoff and other stormwater-related impacts.

CD-4.9 Ensure that drainage improvements are designed to respect and preserve Fairview's natural features, particularly creeks and drainageways.

CD-4.10 Work with Alameda County Waste Management Authority, the Oro Loma Sanitary District, and solid waste service providers to reduce the volume of solid waste generated in Fairview.

CD-4.11 Encourage, and where appropriate require, the salvage and reuse of demolition materials and debris at construction sites, consistent with County ordinances.

CD-4.12 Work with PG&E to reduce safety and fire hazards around transmission and distribution lines, and to pursue additional undergrounding of overhead wires.
8.4 DEVELOPMENT STANDARDS

8.4.1 Parks

(a) Parkland Dedication. Continue to require parkland dedication equivalent to 5 acres per 1,000 residents – or the collection of an in-lieu fee that is banked to acquire and improve neighborhood parkland in Fairview.

1. To the greatest extent feasible, park in-lieu fees collected from development projects in Fairview should be spent on improvements in Fairview.

2. The County’s park in-lieu fee should be periodically updated to ensure that new development is paying its fair share to meet the demand it creates for parks and recreational facilities.

(b) Acquisition. Work with East Bay Regional Park District (EBRPD) and the Hayward Area Recreation District (HARD) to identify opportunities to acquire open space and parkland in and around Fairview in a manner consistent with the intent of this Plan. The priority for acquisition should be as follows (not in ranked order):

1. Natural riparian areas, creeks, scenic hillsides, and rural landscape features that define the character of the community, particularly where such land would otherwise be vulnerable to development.

2. Sites that are adjacent to existing parks, thereby allowing that park to be “expanded.”

3. Excess public lands that may become available from State, County or school districts and that can satisfy area park needs.

4. Given Fairview’s low-density character, small pocket parks (“mini-parks”) of less than 10,000 square feet are generally not appropriate. However, such facilities may be permitted within private development in accordance with parkland dedication requirements when they primarily serve the residents of that development.

East Avenue Park
(c) **Facility Deficiencies.** Fairview is presently deficient in athletic facilities, including soccer fields, baseball fields, and other multi-use fields for organized sports. It also lacks many of the recreational amenities that one might expect in a community of over 10,000 residents, such as tennis courts, a skate park, and a fenced dog play area. As master plans are prepared for existing parks in Fairview, opportunities for such amenities and facilities should be pursued. Specific improvements to be considered include:

1. Renovate and upgrade the San Felipe Community Center to accommodate a wider range of indoor sports and meet changes in population and recreational needs in the surrounding community.

2. Consider opportunities for additional recreational facilities in East Avenue Park, given its large size and designation by HARD as a community park.

(d) **Maintenance Funding.** Identify potential supplemental funding sources to ensure adequate maintenance of existing park and recreational facilities in Fairview.

(e) **Joint Use Agreements.** The County will encourage and support collaborative partnerships and joint use agreements between the Hayward Unified School District and the Hayward Area Recreation District to provide and expand public access to facilities, including the soccer field at East Avenue Elementary School.

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*Lakeridge Park*
(f) **Access Improvements.** Seek measures to improve access to local parks from Fairview neighborhoods, such as bike lanes, sidewalks, and pedestrian connections between “dead-end” streets that reduce the distance from residences to parks. The special access needs of children, seniors, and those with mobility limitations should be considered in park planning.

(g) **Don Castro Regional Park.** Continue to work with East Bay Regional Park District to maintain and improve Don Castro Regional Park and ensure that it is safe and accessible to Fairview residents.

(h) **Hiking and Equestrian Trails.** Work with HARD and EBRPD to improve hiking and equestrian access to the Bay Area Ridge Trail and to Don Castro, Five Canyons, Chabot, and Garin Regional Parks through localized trail improvements.

(i) **Planning and Programming.** Encourage HARD and EBRPD to conduct listening sessions, community meetings, and user surveys with Fairview residents to determine the needs of existing and potential park users. Community feedback should be considered in park planning and programming.

### 8.4.2 Schools and Libraries

(a) **Mitigating Growth Impacts.** Work with the Hayward Unified School District to address and mitigate the impacts of new development on school facility needs.

1. The County will collect impact fees for the benefit of HUSD to address the demand for additional facilities associated with new development. These fees may be periodically adjusted by the School District based on state laws, enrollment forecasts, and facility planning studies.

2. Enrollment forecasts and student generation rates should be periodically updated to ensure that development is “paying its way” to the greatest extent permitted by state law.\(^2\)

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\(^2\) Student generation rates refer to the number of students typically associated with multi-family and single family housing units the District. They are used as a benchmark to project the likely number of students when development takes place. In 2017, HUSD used a generation rate of 0.226 students per single family home, including 0.143 for Grades K-6, 0.033 for Grades 7-8, and 0.05 for Grades 9-12. In 2017, the fee was $2.97 per square foot for residential development and $0.47 per square foot for commercial development.
(b) Operations and Planning. The County will continue to work with HUSD to address operational and planning issues around its Fairview campuses. A priority shall be placed on improving the safety of students walking to and from school, including the implementation of Safe Routes to School measures at Fairview and East Avenue Elementary Schools.

(c) Cal State East Bay. Work with Cal State East Bay to address issues of mutual interest, such as traffic and access, housing needs, and facility planning.

(d) Libraries. Continue to support access from Fairview to public library services in Castro Valley and Hayward. This could include additional mobile and “pop-up” services, facilities in local public buildings and schools, new on-line or technology-based services, and other evolving service delivery methods.

8.4.3. Law Enforcement

(a) Facility Improvements. Support efforts to modernize the Alameda Sheriff’s facilities serving Fairview so that they can meet current and future needs and ensure rapid response to 911 calls.

(b) Staffing. Ensure that County public safety staffing levels remain adequate to meet local needs, and that the number of personnel assigned to Fairview increases as population grows.

(c) Development Review. Engage law enforcement personnel as needed when new development is proposed to ensure that projects are designed to reduce the potential for crime and ensure quick access.
8.4.4. Fire and Emergency Medical Services

(a) **Response Time Standard.** Maintain a Fire/EMS response time standard of 5 minutes 50 seconds for 90 percent of all calls, consistent with the standard adopted by the City of Hayward for the Hayward Fire Department. The current average response times in Fairview are 4 minutes 57 seconds at Station 8 and 4 minutes 23 seconds at Station 9.

(b) **Hazard Reduction.** Continue to implement wildfire hazard reduction measures, including the annual inspection program, wood chipping, and maintenance of defensible space.

(c) **Water Supply.** Work with East Bay Municipal Utility District and the City of Hayward to explore increasing fire flow capacity in Fairview, including the possibility of additional water storage facilities.

(d) **Road Design.** Continue to engage the Hayward Fire Department in the review of development proposals. New streets should meet Hayward Fire Department standards of 20 feet minimum width and a maximum grade of 10 percent.

(e) **Fairview Fire District Strategic Plan.** Continue implementation of the Fairview Fire Protection District Strategic Plan. Periodically update the Plan to ensure that fire and emergency medical services are provided to Fairview residents in the most effective manner possible.

(f) **Fire Flow.** Maintain a list of areas where fire flow is below the 1,000 gallon per minute standards adopted by the City of Hayward and identify funding sources to improve fire flow in those locations.

(g) **SEMS Plan.** Work with the City of Hayward, the Alameda County Fire Department, and public safety agencies in nearby communities to maintain a Standardized Emergency Management Systems Plan that covers Fairview.

(h) **Emergency Access Constraints.** Identify and categorize streets where public safety response and emergency access are deficient due to street width or lack of parking controls. Identify projects and funding sources to improve or mitigate the deficient conditions.

(i) **Evacuation Routes.** Improve public education and awareness of recommended evacuation routes in the event of an emergency.

*(see also the Environmental Hazards discussion of Wildfire Safety at Sec 7.4)*
8.4.5 Water Services

(a) *New Water Connections.* Ensure that EBMUD’s requirements for water service are implemented as new development takes place. This includes a stipulation that water service shall not be furnished or expanded until water efficiency requirements have been met at the applicant’s expense.

(b) *Water Conservation.* Implement water conservation practices to reduce potable water consumption. New development should meet the Landscape Water Conservation Guidelines adopted by the Alameda County Board of Supervisors as a condition of approval.

(c) *Water Pressure.* Work with EBMUD to achieve consistent water pressure in all parts of Fairview and to upgrade the water supply and distribution system serving Fairview.

(d) *Capital Projects.* Work with EBMUD in the completion of its capital improvement projects, including the rehabilitation of the Henry Regulator (Henry Lane north of Shawn Way) and water main replacement on Maud Avenue and Hansen Road.
8.4.6 Sanitary and Storm Sewer

(a) **Sewer Replacement.** Continue working with Oro Loma Sanitary District, the County Public Works Agency, and the County Health Care Services Agency in the replacement of aging or deficient sewer lines.

(b) **Limitations on Septic Systems.** Prohibit the development of new septic systems on substandard lots that are not served by public sewer systems.

(c) **Sanitary Sewer Extensions.** Continue working with property owners and local homeowner and community organizations to study the feasibility of providing public sewer services to homes currently relying on septic systems for wastewater disposal. Replacement of aging septic tank and leach fields with properly designed and monitored septic systems is also encouraged.

8.4.7 Drainage and Flood Control

(a) **Mitigating Drainage Problems.** Encourage further study and assessment of drainage needs and issues in Fairview by the Alameda County Public Works Agency and the Alameda County Flood Control and Water Conservation District.

(b) **Clean Water Program.** The County shall apply the Alameda County Clean Water Program's conditions of approval as development standards for new construction.

8.4.8 Energy and Communication Systems

(a) **Priorities for Undergrounding.** Pursue utility undergrounding along scenic routes and evacuation routes in Fairview, especially Kelly Street, Maud Avenue, D Street and Fairview Avenue.

(b) **Telecommunication Standards.** Continue to work with County staff to develop standards and guidelines to minimize the aesthetic, environmental, and safety impacts of telecommunications facilities and encourage co-location of such facilities on existing structures.
8.5 FUNDING AND ADMINISTRATION

8.5.1 Demonstration of Capacity

Prior to project approval, applicants for new development shall be required to provide evidence that utilities will be available to serve their projects.

8.5.2 Development-Related Costs

In the event that improvements to utilities and services are required to support new development, the project sponsor shall pay its fair share of the associated improvement costs. Development also should support ongoing operation and maintenance costs where they would exceed costs normally associated with serving other development in the community. Fees shall be proportionate to the new development’s impact.

8.5.3 Funding Mechanisms

As infrastructure needs arise, evaluate the feasibility of forming County Service Areas, Community Improvement Districts, or using other funding mechanisms to provide the necessary revenue to improve or replace inadequate infrastructure and public services.

8.5.4 Municipal Service Review

Regularly participate in the Alameda County LAFCO’s municipal services review processes to evaluate the adequacy and need for community facilities and services in Fairview relative to other places in Alameda County.
Chapter 9

Implementation
9.1 INTRODUCTION

This chapter describes the ways in which the Fairview Specific Plan will be implemented following its adoption. Because this is an update of an existing Plan, many of the implementation measures are ongoing activities that will be continued in the future. The policies and standards in this Plan will be applied to guide future development, subdivision applications, capital improvements, service delivery, transportation projects, and environmental management decisions in Fairview. Implementation also will occur through the continued application of County policies and procedures, including the Residential Design Guidelines and Standards and the Engineering Design Guidelines.

9.2 ADMINISTRATION

The Specific Plan will be adopted by resolution by the Alameda County Board of Supervisors. The County of Alameda will be responsible for its administration. Various County agencies, including Community Development, Public Works, Environmental Health, and Fire, will consult the Plan when making development-related decisions and capital improvement recommendations. Amendments to the Specific Plan will be subject to the procedures indicated in the Alameda County Code, including hearings before the Planning Commission and Board of Supervisors.

The Fairview Municipal Advisory Council (MAC) will have an important role in Specific Plan implementation. While the MAC is advisory to the Board of Supervisors, they provide a sounding board for local concerns and an opportunity for Fairview residents to weigh in on the issues addressed by the Specific Plan. The MAC should consider the Plan when making recommendations on proposed development and considering other long-range planning matters.
9.3 DEVELOPMENT REVIEW

New construction in Fairview must comply with the provisions of this Specific Plan, including the zoning and subdivision standards in Chapter 3. Plans and permit applications will be reviewed for their conformance to the development standards throughout this Plan, such as setbacks, lot coverage, height, floor area ratio, open space and parking. While most of the zoning standards are carried forward from the 1997 Fairview Plan, modifications have been made (for example, the addition of Floor Area Ratio standards and maximum house size) to better reflect the Guiding Principles of this document. The new standards supersede those in the 1997 Plan and become effective upon adoption of this Plan.

Adoption of this Specific Plan also will establish clear General Plan land use designations for all parcels in Fairview. A number of zoning map changes will be made concurrently with Plan adoption, ensuring that the General Plan and zoning maps are internally consistent, and reducing the number of instances where a single parcel has its own zoning district. The recommendations for Accessory Dwelling Units (ADU) in Chapter 3 should also be considered as the County transitions from interim regulations to final regulations for ADUs.

Projects in Fairview also will be subject to the County’s Residential Design Guidelines and Standards, as well as the design review procedures that are required throughout the unincorporated area. Building permits for new structures, alterations to existing structures, demolition, relocation, and other improvements subject to the California Building Standards Code will continue to be required, as they are today. Grading permits, encroachment permits, stormwater discharge and watercourse permits, tree permits, and drilling and well permits shall also continue be required where applicable.
9.4 ANIMAL KEEPING STANDARDS

Following adoption of this Plan, the County will update “Standards for the Keeping Animals in the Residential Zones of the Fairview Unincorporated Area of Alameda County” (Appendix A of this Plan). The standards are adopted by reference as part of this Plan and will continue to be a part of this Plan once they are amended. As noted in Chapter 4, the Ordinance revisions should consider changes to permit procedures, use permit requirements, inspections, enforcement, boarding stable regulations, bee keeping regulations, and determining the number of animals allowed.

9.5 TRANSPORTATION

The Specific Plan includes transportation measures that will require action and a commitment of future resources. This includes the addition of sidewalks and bike lanes on certain collector streets, as recommended in Chapter 4. The Plan calls for additional investment in traffic calming, particularly near schools and on wide residential streets where speeding is a problem. It recommends more consistent enforcement of speed limits and traffic laws, which would be achieved in partnership with the California Highway Patrol and Alameda County Sheriff’s Office. It also recommends that the feasibility of short pedestrian and/or bicycle connections between abutting dead-end streets be further studied, with potential capital projects to follow. Pedestrian connections between dead ends would improve walkability and facilitate evacuation in the event of a wildfire or other emergency.
Traffic studies will continue to be required for developments with the potential to impact traffic safety, intersection capacity, and road conditions. This requirement will be implemented collaboratively by the Community Development Department, the Public Works Agency, and the Alameda County Transportation Commission. Ongoing coordination with the City of Hayward is also recommended. Development in Hayward will impact the roads and intersections that Fairview residents use on a daily basis, including those within Fairview and those in adjacent communities.

9.6 CONSERVATION AND HAZARDS

The Conservation and Environmental Hazards chapters of this Specific Plan include policies and standards to conserve natural resources and mitigate environmental hazards such as wildfire, flooding, and landslides. Implementation of Plan policies will require ongoing programs and services provided by Alameda County Environmental Health, the County Fire Department, the County Sheriff's Office, the County Public Works Agency, and the County Community Development Agency. Many of these programs, such as the Clean Water Program and vegetation management, are already underway. Requirements for soils and geologic reports, biological resources assessments, landscape plans, grading plans, and similar submittals will continue to be required based on the guidance provided by this Plan.

The Fairview Specific Plan establishes a number of priorities that should be considered as County resources are allocated. This includes improvements to water pressure and delivery systems, emergency access provisions, vegetation management, and evacuation routes to improve wildfire preparedness. Wildfire protection, response, and recovery remain issues of significant concern that will require more focused attention and action in the coming years. Protection of creeks and riparian areas must remain a high priority. Fairview also will participate in Countywide initiatives to address climate change and sustainability, including energy and water conservation and measures, green building, and solid waste diversion and reduction.
9.7 CAPITAL PROJECTS

Although this Specific Plan does not include a capital improvement program or financing plan, improvements to infrastructure are anticipated over the lifetime of this Plan. Several of the Plan actions call for future studies of community water, sewer, drainage, and energy systems to identify where improvements may be needed.

It is anticipated that over the next 20 years, some combination of the following improvements will be needed in Fairview:

- Traffic calming (to reduce speed and make streets safer for all users)
- Intersection improvements (stop signs, changes to the existing traffic signal phasing at Maud/Kelly, and potentially additional roundabouts)
- Connectivity improvements (trails or emergency access connectors linking adjacent dead-end streets)
- Wayfinding and street sign improvements
- Street resurfacing and striping
- Sidewalk improvements, especially along collector streets
- Pedestrian crossing safety improvements, especially near schools and parks
- Bicycle improvements (sharrows and bike lanes)
- Public art and gateway signage
- Landscaping
- Street tree planting
- Creek improvements and conservation projects
- Erosion control projects
- Tree management and removal or thinning of hazardous or invasive trees
- Stormwater management and water quality projects
- Flood control and drainage improvements
- Water pressure and fire flow improvements
- Water supply and distribution system improvements, including seismic safety
- Sanitary sewer collection system and lift station improvements
- Utility undergrounding projects
- New parks or recreation improvements
- Street lighting and maintenance improvements

These improvements and enhancements should be planned with community input, including impacted landowners and utility customers. To the greatest extent possible, improvements should emphasize “green” infrastructure that minimizes environmental impacts, reduces greenhouse gas emissions, reduces fire hazards, and enhances natural resources. Public improvements should be supplemented by private utility improvements, including tree trimming and regular gas and electric system maintenance by PG&E.
A variety of funding sources will be explored to construct improvements, potentially including private funding, capital funds through the County’s Capital Improvement Program, grants, development impact fees, special assessments, and transportation funds through Measure BB and other County and regional improvement measures. As needed, tools such as Infrastructure Financing Districts and Community Facilities Districts could be considered to cover future infrastructure improvement costs. Impact fees will continue to be collected for new homes to offset the need for new capital facilities, and connection fees will continue to be required by water and sewer service providers.

9.8 ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) has been prepared for this Specific Plan. The MND assessed the environmental impacts of the Plan at a programmatic level. This means that the analysis did not consider the impacts of a specific development or changes on any one particular site. Rather, it addresses the incremental addition of about 300 single family homes on small scattered sites over a period of roughly 20 years. This forecast is reflective of the relatively large number of vacant lots in Fairview (over 200), as well as the large number of sites with the potential to be divided into two or three lots under current zoning. Adoption of this Specific Plan does not increase buildout capacity in Fairview—in other words, it does not “upzone” or increase the allowable number of units on any parcel. For the most part the Plan maintains existing zoning but adds new parameters so that future development is compatible with its surroundings, mitigates its impacts, and reduces impacts on the environment.

Ashwin Court
Future projects that are fully consistent with the Specific Plan may be considered with minimal new environmental analysis, or with environmental analysis that is focused on site-specific issues not addressed by the MND. For instance, such projects could be required to provide traffic studies or biological resource assessments but would not necessarily have to prepare a full Environmental Impact Report. The MND identifies required mitigation measures for impacts attributable to Specific Plan implementation, including the parties responsible for administering and monitoring these measures and when they will be required.

### 9.9 INTERGOVERNMENTAL COORDINATION

Because Fairview is an unincorporated community, implementation of this Specific Plan will require collaboration and communication with multiple agencies. In addition to County agencies, agencies potentially impacted by the Specific Plan include the Fairview Fire Protection District, the City of Hayward, the Hayward Unified School District, the East Bay Regional Park District, East Bay Municipal Utilities District, Oro Loma Sanitary District, Caltrans, Hayward Area Recreation District, AC Transit, the Alameda County Library System, and the Alameda County Transportation Commission, among others. Ongoing coordination between the Fairview Municipal Advisory Council, the Castro Valley Municipal Advisory Council, and the County Board of Supervisors should be strongly supported and encouraged moving forward.
Appendix A

Animal Keeping Standards

(adopted 1/1/2011)
The intent of these Standards is to address the unique issues related to the keeping of animals in the Fairview Community. The impact and efficacy of these Standards will be evaluated by the Sheriff before they are considered for application in other areas of the unincorporated County.

I. ANIMAL FANCIERS PERMIT:

A. Permit Required: Section 5.12.010 of the General Code states that "no person shall keep more than two dogs or keep more than two cats, or keep any livestock as accessory to any dwelling located in any R zoning district ... except in accordance with the provisions of a valid animal fanciers permit...."

B. Exemption: Any livestock in a combining L district owned by an individual who is a member of a nonprofit youth organization formed primarily for agricultural purposes (for example, 4-H or Future Farmers of America (FFA) and raised by that individual as part of the regular activities of the organization may be granted a waiver from the Animal Fanciers Permit for up to one (1) year and are exempt from paying the permit fee.

II. MINIMUM LOT SIZE AND MAXIMUM NUMBER OF ANIMALS:

A. For Horses, Steers and/or Cows:

1. Combining L District: On a minimum lot of 40,000 square feet, the combining L district allows one (1) cow, or one (1) horse, or one (1) other similar domestic animal, or any combination thereof, for each 20,000 square feet of lot area when accessory (subordinate and secondary) to the principal use of the parcel.

2. Residential (R) District: On a minimum lot of 40,000 square feet, the R district allows one (1) horse, one (1) cow, or one (1) other similar large domestic animal, or any combination thereof, for each 20,000 square feet of available space per animal.

B. For Sheep, Goats, Potbelly Pigs, Pygmy Goats, Llamas, Alpacas, or Similar Animals:

1. Combining L District: On a minimum lot of 40,000 square feet, the combining L district allows two (2) sheep, or two (2) goats, or two (2) similar domestic animals, or any combination thereof, for each 20,000 square feet of lot area when accessory (subordinate and secondary) to the principal use of the parcel.

2. Residential (R) District: On a minimum lot of 40,000 square feet, the R district allows two (2) sheep, or two (2) goats, or two (2) similar domestic animals for each twenty thousand (20,000) square feet of available space per animal.

C. For Fowl (chicken, duck, goose, turkey)

1. Combining L District: On a minimum lot of 40,000 square feet, the combining L district allows fifty (50) fowl (chicken, duck, goose, turkey) or similar birds when accessory (subordinate and secondary) to the principal use of the parcel.
2. Residential (R) District: With no minimum lot size, the R district allows one (1) fowl for each 200 square feet of available space up to a total of fifty (50) fowl (chicken, duck, geese, turkey or similar birds).

D. For Rabbits (or more than 5 Chinchillas or 5 Guinea Pigs) or Similar Small Animals:

1. Combining L District: On a minimum lot of 40,000 square feet, the combining L district allows fifty (50) rabbits, guinea pigs, or similar small animals when accessory (subordinate and secondary) to the principal use of the parcel.

2. Residential (R) District: With no minimum lot size, the R district allows one (1) adult rabbit or similar small animal for each 200 square feet of available space up to total of fifty (50) such small animals.

E. For Pigeons:

1. Combining L District: On a minimum lot of 40,000 square feet, the combining L district allows fifty (50) pigeons when accessory (subordinate and secondary) to the principal use of the parcel.

2. Residential (R) District: With no minimum lot size, the R district allows one (1) pigeon for each 50 square feet of available space up to a total of fifty (50) pigeons. During breeding season, an increase of 20% in the number of pigeons allowed on a given lot is allowable for a period not to exceed ninety (90) days.

F. For Bees:

1. Combining L District: With no minimum lot size, the combining L district allows one colony (one hive body) for each 10,000 square feet of space when accessory (subordinate and secondary) to the principal use of the parcel.

2. Residential (R) District: With no minimum lot size, the R district allows one colony (one hive body) for each 10,000 square feet of available space.

III. CONDITIONAL USE PERMITS:

A. Combining L District: The keeping of animals in a combining L district in excess of the number allowed in Section II (above) is permitted only if approved by the board of zoning adjustments in a conditional use permit (CUP).

B. Residential (R) District: The zoning ordinance does not allow a CUP to be used to authorize the keeping of additional animals in the R district.

IV. PERFORMANCE STANDARDS FOR THE KEEPING OF ANIMALS IN ALL RESIDENTIAL (“L” AND “R”) DISTRICTS

A. For Horses, Steers and/or Cows:

1. Any accessory structure used to shelter or enclose an animal (such as a corral or stable) must be located in a manner that complies with applicable zoning requirements. Accessory structures should be in the rear half of the lot and at least forty (40) feet from the front lot line. However, this restriction will not be applied to require the structure to be
more than seventy-five (75) feet from the front lot line. Accessory structures should be at least forty (40) feet from any dwelling on an adjacent lot.

2. Manure should be removed daily from corral, stable, paddock or other holding areas. Manure should be removed from pasture or grazing areas when necessary to prevent the production of flies or unreasonable odors. Manure not removed from the premises on a daily basis must be stored in fly-tight containers, cans or holding boxes and removed from the containers to an approved disposal site at least once each week.

3. Watering troughs must be constructed and located so that they do not overflow in the stall, corral or paddock area.

4. Hay must be stored in such a manner so as not to become a nesting place for rodents (for example, in rodent-resistant buildings or stored at least 6” off the floor on pallets and away from walls, other material or equipment).

5. Grain feeds shall be stored in rodent-resistant containers or buildings (for example, in metal cans or rodent-resistant feed cribs).

6. The entire area set aside for the animals, including exercise areas, shall be maintained clear of all rubbish and debris.

B. For Sheep. Goats. Potbelly Pigs. Pygmy Goats. Llamas. Alpacas, or Similar Animals:

1. Any structure used to shelter or enclose an animal (such as a corral or stable) must be located in a manner that complies with applicable zoning requirements. Accessory structures should be in the rear half of the lot and at least forty (40) feet from the front lot line. However, this restriction will not be applied to require the structure to be more than seventy-five (75) feet from the front lot line. Accessory structures should be at least forty (40) feet from any dwelling on an adjacent lot.

2. Manure should be removed daily from corral, stable, paddock or other holding areas. Manure should be removed from pasture or grazing areas when necessary to prevent the production of flies or unreasonable odors. Manure not removed from the premises on a daily basis must be stored in fly-tight containers, cans or holding boxes and removed from the containers to an approved disposal site at least once each week.

3. Watering troughs must be so constructed and located that they do not overflow in the stall, corral or paddock area.

4. Hay must be stored in such a manner so as not to become a nesting place for rodents (for example, in rodent-resistant buildings or stored at least 6” off the floor on pallets and away from walls, other material or equipment).

5. Grain feeds shall be stored in rodent-resistant containers or buildings (for example, in metal cans or rodent-resistant feed cribs).

6. The entire area set aside for the animals shall be maintained clear of all rubbish and debris.

7. No male sheep or goats shall be kept in a residential area unless castrated. Castrated animals (raised for food) may be kept for a period not to exceed seven (7) months.
C. For Rabbits (or more than five (5) Chinchillas or five (5) Guinea Pigs) or Similar Small Animals:
   1. Any accessory structure used to shelter or enclose the animals, such as a rabbit hutch, must be located in a manner that complies with applicable zoning requirements. Accessory structures should be in the rear half of the lot and at least forty (40) feet from the front lot line. However, this restriction will not be applied to require the structure to be more than seventy-five (75) feet from the front lot line. Accessory structures should be at least forty (40) feet from any dwelling on an adjacent lot.

   2. All hutches and the area under them should be cleaned on a regular basis so as not to create an odor or fly problem. Daily cleaning is mandatory if worm beds are not maintained under the hutches.

   3. All feed must be stored in vermin resistant containers.

   4. Litters may be kept for a period not to exceed ten (10) weeks after birth.

D. For Fowl (including Chickens, Turkeys, Guinea Fowl, Ducks and Geese):

   1. Any accessory structure used to shelter or enclose fowl, such as a pen or coop, must be located in a manner that complies with applicable zoning requirements. Accessory structures should be located on rear half of the parcel and at least forty (40) feet from the front lot line. However, this restriction will not be applied to require the structure to be more than seventy-five (75) feet from the front lot line. Accessory structures should be at least forty (40) feet from any dwelling on an adjacent lot.

   2. All feed must be stored in vermin resistant containers.

   3. The area under any roost must be cleaned daily with manure stored in flytight containers with disposal at an approved dump at least once a week.

   4. No roosters or gobblers may be kept in any residential zone.

E. For Pigeons:

   1. Any accessory structure used to shelter or enclose the pigeons, such as a pigeon loft, must be located in a manner that complies with applicable zoning requirements. Accessory structures should be located on rear half of the parcel and at least forty (40) feet from the front lot line. However, this restriction will not be applied to require the structure to be more than seventy-five (75) feet from the front lot line. Accessory structures should be at least forty (40) feet from any dwelling on an adjacent lot.

   2. Lofts must be cleaned daily with manure stored in fly-tight containers with disposal at an approved dump at least once a week.

   3. All feed must be stored in vermin resistant containers.

   4. Birds may be exercised a maximum of one (1) hour per day immediately prior to feeding.

F. For Bees:
1. All apiaries must be registered with the Alameda County Agricultural Commissioner in the manner required by Food and Agricultural Code sections 29040-29046.

2. No apiary shall be located:
   a. on any land without the written consent of the owner or person in possession of the land; or
   b. closer than eighty (80) feet from any public street, sidewalk or other public thoroughfare; or
   c. closer than forty (40) feet from any residence or property line unless the adjoining property owner gives their written consent to a lesser distance, but in no case shall the apiary (hive body) be closer than twenty-five (25) feet from any residence or property line.

3. If the person maintaining the apiary does not reside on the premises then the apiary must be identified by signage in the manner required by Food and Agricultural Code section 29046.

4. A water supply adequate in quantity for the apiary must be provided and maintained.

V. PROCEDURE FOR REMOVAL AND DISPOSAL OF ANIMAL WASTE. Manure shall be removed and disposed of in compliance with Alameda County General Code Section 5.12.100, unless the County Health Officer has approved an alternative removal or disposal procedure.

VI. DEFINITIONS:

The definitions contained in Section 5.04.010 of the General Code apply to these Standards and, unless it is plainly evident from the context that a different meaning is intended, certain additional terms used in these Standards are defined as follows:

"Adequate" means an amount necessary given the specific environmental circumstances and biological needs of an animal or insect.

"Apiary" includes bees, comb, hives, appliances, or colonies, wherever they are kept, located or found.

"Appliance" means any implement or other device used in handling or manipulating bees or comb, any container of bees or comb, or any other equipment used in the practice of apiculture.

"Available Space" means the net exterior square footage of a lot, which is calculated by reducing the gross exterior square footage of the lot by the footprint of all built-out space on the lot (including, for example, the residential structure, any attached or detached garage, swimming pools, and similar uses).

"Bees" means honey-producing insects of the genus Apis and includes all stages of the insects.

"Colony" means one hive and its contents, including bees, comb, and appliances.

"Comb" includes all materials which are normally deposited into hives by bees. It does not include extracted honey or royal jelly, trapped pollen, and processed beeswax.
"Corral" means an enclosure or pen for confining livestock.

"Hive" means any receptacle or container which is made or prepared for the use of bees, or which is inhabited by bees.

"Paddock" means a small field or fenced area usually near a stable, barn or house for grazing or pasturing livestock.

"Pasture" means land for grazing livestock.

"Stable" means a building in which livestock, especially horses, are kept and which may be divided into separate stalls for individual animals.

VII. KEEPING MULTIPLE SPECIES

A. Different species of animal may be combined on a given lot as long as they do not exceed the total number of animals allowed by the zoning district and these Standards.

1. Combining L District: For example, in the L district a 40,000 square foot lot would permit the following combinations of animals:
   - One horse OR one cow AND two sheep OR two goats
   - One cow AND one horse
   - One horse OR one cow AND one sheep AND one goat
   - Two horses OR two cows
   - Four sheep OR four goats
   - Two sheep AND two goats
   - One sheep AND three goats

   These examples do not show all possible combinations that may be allowed in the L district. In each example above, the L district zone would also allow up to fifty (50) fowl (which may consist of varying combinations of chickens, ducks, geese, turkeys) or rabbits, guinea pigs or similar small animals.

2. Residential (R) District: For example, in the R district a 40,000 square foot lot with 10,000 square feet of space being used for structures (houses, garages, etc.), leaving 30,000 square feet of available space for use by animals would permit the following combinations of animals:
   - One horse OR one cow
   - Two sheep OR two goats
   - Two potbelly pigs OR two pygmy goats
   - One horse, 25 rabbits AND 25 chickens
   - Two sheep AND one apiary
   - One sheep, one goat AND 50 chickens

   These examples do not show all possible combinations that may be allowed in the R district.

VIII. IMPLEMENTATION:
The holder of a current, valid Animal Fancier permit, or an applicant pending issuance of a renewed Animal Fancier permit, issued prior to the modification of these Standards on January 11, 2011, will have until January 11, 2014 to come into compliance with Article II of these Standards (Article II establishes the minimum lot size and maximum number of animals allowed on each lot or parcel). All new applicants for Animal Fancier permits must comply with these Standards as of July 31, 2011.