



**EDEN AREA  
LIVABILITY  
INITIATIVE**

**INTEGRATED STRATEGIC VISION & PLAN**

**COMMUNITY ANALYSIS**

DRAFT

Prepared by the Office of Supervisor Nate Miley, District 4, Alameda County Board of Supervisors

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## **Forward**

Alameda County Supervisor Nate Miley

The Unincorporated Area, with its diverse neighborhoods and interests, is a dynamic region with tremendous potential to realize the needs and dreams of all its residents. I am committed to working towards this vision and welcome wide participation. A successful strategic vision for the Eden Area is dependent on the engagement of a broad group of stakeholders.

### **Why Do We Need an Eden Area Strategic Vision?**

As many who are reading this know, the urban unincorporated area of Alameda County is one of the largest jurisdictions in the County. The combined population of the communities of Ashland, Castro Valley, Cherryland, El Portal Ridge, Fairmont Terrace, Fairview, Hayward Acres, Hillcrest Knolls, Mt. Eden, and San Lorenzo is 140,000. If these communities were a city, it would be the fourth largest in Alameda County behind only Oakland, Fremont, and Hayward.

The vast majority of this area is in Alameda County District 4, which I have had the honor of representing as your County Supervisor since 2001. From the beginning of my first term, it has been clear to me that residents are proud of the unique characteristics and histories of the individual unincorporated communities and want to retain their individual identities. At the same time, the geographically under-resourced nature of most of these communities creates some disadvantages compared to neighboring cities when competing for economic and community development, creating and implementing desirable land-use policy, and in other ways that determine "optimum livability."

The area's identity is obscured, in part, because it has no collective name. In a sense, it is defined by what it is not: a municipality. Equally, because the area is served by many jurisdictions. Some of these include a number of County agencies, several local districts, two transportation agencies, a hospital district, several fire departments, and other districts as well as a parks and recreation district. While each of these public agencies is committed to the betterment of its constituents, each agency's vision will always be too narrow to address the broad needs and desires of 140,000 residents. In addition, while some residents are actively engaged in a broad range of issues impacting individual communities, broader community participation is ideal and necessary to reach meaningful consensus for a community-wide vision.

Like many jurisdictions, Unincorporated Alameda County lacks coordination among the public and quasi-public agencies that serve this area. As a result, services may be duplicative or suffer from gaps. Also, residents may have to take their concerns to numerous bodies. Additionally, a lack of coordination can result in missed opportunities to partner and leverage funds in an already underserved area. Equally important is our desire to fully engage community residents and other stakeholders in the overall planning process. Community members should have an opportunity to engage in this process at multiple levels, from more long-term positions of leadership to sharing their views at a single event.

The end results of this process should be one or more identified catalyst projects that best support the community's identified needs, sense of itself and promotes a greater range of mobility. Beyond that grant-driven goal is our desire to develop a more cohesive community-driven vision of a livable community as well as to identify and develop the leaders of this community to continue to advocate for community needs well beyond the funding and project duration.

# INTRODUCTION

The **Eden Area Livability Initiative** is an integrated partnership between the community, the county and the non-county public sector jurisdictions that have a stake in the unincorporated urban areas of Alameda County. The Livability Initiative is the **strategic development of a shared vision and plan and builds pride** for the unincorporated urban areas of Alameda County.

## **Mission:**

*To create, strengthen and sustain a livable community in the urban unincorporated areas of Alameda County.*

## **Goals:**

- To encourage planning and action across disciplines and interest areas
- To engage the community in a significant way
- To call for County Agencies to collaborate in new ways
- To build stronger partnerships between the County, other jurisdictions and the community.

## **Objectives**

- To increase community participation in decisions that affect the community
- To find a shared community vision
- To ensure coordination and implementation of this vision and plan between the County government and the community
- To strengthen relationships between government and the community
- To ensure appropriate policy formation and implementation
- To make the unincorporated communities of Alameda County a great place to live, work, and play!

## **BACKGROUND**

The western part of Unincorporated Alameda County includes seven communities: Ashland, Cherryland, Castro Valley, Fairview, Fairmont Terrace, Hillcrest Knolls, and San Lorenzo. These communities are located with very close proximity of each other, share borders and contain approximately 125,000 residents.

Alameda County launched the Eden Area Livability Initiative (EALI) in December of 2004, spearheaded by Alameda County Supervisor Nate Miley, with the goal of improving the livability of the community of the unincorporated urban areas of Alameda County (referred to hereafter as the "Eden Area"). EALI developed from the formulation of the Livability Principles (*Attachment 2*), based on the Ahwahnee Principles, which identify regional and local beliefs that will be used to guide the development of an integrated approach for future planning, development, land use and all aspects of service delivery (including education, infrastructure, fire, recreation, public health, public safety, and public works) decisions within the Eden Area. It is anticipated that these Livability Principles will serve to encourage integration throughout the departments of Alameda County governed by the Board of Supervisors, and as a basis to improve cross-jurisdictional coordination among the various agencies serving the residents of the unincorporated area, but not governed by the Board of Supervisors.

EALI is an integrated partnership between the community, the County and the non-county jurisdictions that have a stake in the future of the Eden Area. EALI is the development of a shared vision, strategic plan and the building of pride for the Eden Area. This Initiative encourages planning and action across disciplines, interest areas and geographical areas, engages the community in a significant way, calls for county agencies to collaborate in new ways and builds stronger partnerships between the County, other jurisdictions and the community.

## **PURPOSE of EALI**

The goal of EALI is to develop an integrated strategic plan that formulates a unified vision for the Eden Area that is consistent with the Livability Principles and expresses the interests and concerns of the

community. The initiative also aims to increase community participation in the decision-making process and to engage parties which have long been under-represented--in part due to a lack of coordination.

Alameda County and a broad range of community members wish to increase county efficiency and develop an expanded view of the relationships between the numerous disciplines, such as transportation, public health, social services, economic development, public safety and land use planning, which play a role in creating a livable community for the Eden Area.

Alameda County wishes to build coordination among the range of agencies within the County in order to better meet the needs of underserved communities and ensure coordination of the shared vision within county government, other jurisdictions and the community.

Another facet is to understand the context of the unincorporated urban areas of Alameda County and create a relationship among government and non-governmental agencies that will facilitate coordination of planning and implementation at a broader and more inclusive level. To address these outcomes, a key focus would be to develop the coordination infrastructure that currently does not exist. Under the policy direction of the Board of Supervisors, five county departments and agencies have primary responsibility for the provision of municipal programs and services throughout the Eden Area. They are the Community Development Agency, Fire Department, County Library, Public Works Agency and the Sheriff's Department. Other agencies providing services to the residents include California Highway Patrol, AC Transit, Bay Area Rapid Transit (BART), the East Bay Regional Park District, the Hayward Area Recreation and Park District, along with three Sanitary Districts, three School Districts and a variety of other non-County jurisdictional agencies and non-profit organizations. *(Please see Attachment 4)*

## **STRUCTURE**

EALI was spearheaded by Alameda County Supervisor Nate Miley; it is co-sponsored by Alameda County Supervisors Nate Miley and Alice Lai-Bitker. EALI will be managed by the Office of Alameda County Supervisor Nate Miley, District Four with administrative and technical support from the County Administrator's Office, Public Works Agency, Community Development Agency and the Public Health Department. Duties will include establishing contractual agreements with the Consultant Team (s) and all sub-consultants hired for this project, along with coordination of all activities in support of this project by partners representing the Eden Area. The Office of Alameda County Supervisor Miley will also monitor all consultant work, county department Memorandums of Understandings, and project deliverables. Financial Administration duties will be managed by the Alameda County Public Works Agency in concert with the grant management duties of the Office of Supervisor Miley.

The structure of EALI includes a 35-member Blue Ribbon Steering Committee which provides oversight and guides the strategic planning process; three geographically focused community-based Leadership Committees; and eight topic-related Task Forces which are open to anyone in the community interested in actively participating in the Initiative process. A Technical Advisory Committee offers input to the Blue Ribbon Steering Committee, Leadership Committees, Task Forces and the Supervisor's office on existing and future challenges and opportunities facing the Initiatives target areas.

## **Livability Principles<sup>1</sup>**

### **Preamble:**

*These principles are meant to function as guidelines rather than formal requirements. There may be instances where a strict application of these guidelines is difficult in light of existing development patterns, environmental constraints, and/or other overriding considerations.*

### **Community Principles:**

1. All planning should consider the integration of communities containing housing, shops, work places, schools, parks, libraries, cultural arts venues, and civic facilities essential to the daily life of the residents.
2. Community design should work to ensure that housing, jobs, daily needs and other activities are within easy walking distance of each other.
3. The location and character of the community should be consistent with and facilitate a larger transit network. As many activities and services as possible should be located within easy walking distance of transit.
4. A community should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
5. Businesses within the community should provide a range of job types for the community's residents.
6. Each community should have one or more focal points that combine commercial, civic, cultural and recreational uses.
7. The community should contain an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design.
8. Public spaces should be designed to encourage the attention and presence of people of all ages and interests.
9. Each community or cluster of communities should have a well-defined edge, through mechanisms such as signage, public art, agricultural greenbelts, wildlife corridors, community gardens, etc.
10. Streets as well as pedestrian and bike facilities should contribute to a safe system of fully connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees and lighting; and by discouraging high speed traffic.
11. Wherever possible, the historical character and resources, the natural terrain, drainage and vegetation of the community should be preserved.
12. The community design should help conserve resources, minimize waste and promote a healthy environment.
13. Communities should provide for the efficient use of water through the use of natural drainage, drought tolerant landscaping and recycling.

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<sup>1</sup> Based on the Ahwahnee Principles - The Ahwahnee Principles for More Livable Communities were prepared in 1991. They outline a more sustainable way to develop and redevelop our communities. They provide specific recommendations for communities and regions and include an implementation strategy. The principles or portions of the principles have been adopted in the general plans of over 120 local governments in California.

14. The street orientation, the placement of buildings and the use of shading should contribute to the energy efficiency of the community.
15. Community designs should incorporate elements that support and enhance a public safety presence through collaborative efforts that promote safe routes and neighborhoods, blight removal, adequate lighting, quality of life concerns and overall community well being.

**Regional Principles:**

1. The regional land-use planning structure should be integrated within a larger transportation network built around transit rather than freeways.
2. Where practicable, regions should be bounded by and provide a continuous system of greenbelt/wildlife corridors to be determined by natural conditions. Appropriate tools (e.g., land trusts, urban growth boundaries) shall be utilized to clearly delineate areas suitable for urban development from open space/agriculture areas.
3. Regional institutions and services (government, stadiums, museums and performing arts venues, etc) should be located in the urban core and/or near a major transit hub.
4. Materials and project designs should be consistent with local standards, exhibiting a continuity of history and culture and compatibility with the climate to encourage the development of local character and community identity.

## **PURPOSE & DESCRIPTION OF A COMMUNITY ANALYSIS**

### **HOW TO USE THIS DOCUMENT**

**How this Community Analysis is meant to be used.**

DRAFT

## EXPLANATION OF DATA, MAPS AND BOUNDARIES OF DATA COMPARISON

### Communities

- Ashland
- Castro Valley ( Including the Canyon Lands)
- Cherryland
- El Portal Ridge
- Fairmont Terrace
- Fairview
- Hillcrest Knolls
- San Lorenzo

### CENSUS DATA = ORGANIZED BY CENSUS DESIGNATED PLACE (CDP)

1. **Castro Valley** (Includes the Communities of Castro Valley, Hillcrest Knolls, Fairmont, Fairmont Terrace, & El Portal Ridge) (The Castro Valley *Canyon Lands* such as Palmores and Five Canyons are not included in this CDP)
2. **Fairview**
3. **San Lorenzo** – (Hayward Acres is not include in this CDP)
4. **Ashland** (including a small section of the freeway over-pass within the El Portal area)
5. **Cherryland**

### COMMUNITY DESCRIPTIONS

Unincorporated Alameda County in the vicinity of the communities of Ashland, Castro Valley, Cherryland, El Portal Ridge, Fairmont, Fairmont Terrace, Fairview, Hillcrest Knolls, and San Lorenzo is in the western portion of Alameda. These communities are located primarily between the cities of Hayward and San Leandro.

### COMMUNITIES & ZIP CODES

#### 94541

- Fairview
- a little bit of south side of Castro Valley
- Most of Cherryland
- All of Hayward Acres
- A little of the south east part of San Lorenzo

#### 94542

- South hook of Fairview

#### 94545

- A strip of the south west side of San Lorenzo

#### 94546

- Castro Valley,
- Part of El Portal Ridge
- Very small part of Ashland

#### 94552

- Castro Valley

#### 94577

- North tip of Fairmont
- North tip of Hillcrest Knolls

#### 94578

- Majority of Hillcrest Knolls
- Northeast side of Ashland
- Majority of Fairmont
- Most of El Portal Ridge

#### 94579

- West side fringe of Ashland

#### 94580

- San Lorenzo
- West side of Ashland

## Ohlone Indians

The Ohlone or Coastanoan Indians (meaning coast people, as they primarily lived along the bay and delta) were the first people to reside in the area we now call Castro Valley. European influence was not fully felt here until 1769, with the arrival of the Franciscan missionaries from Spain.

As many as 30 or 40 Ohlone villages once rimmed the shores of San Francisco Bay. Most villages consisted of between 10 to 15 families.

Dome shaped houses were made from tule reeds growing in the marshlands and were gathered around a central clearing. Elevated graineries stored acorns which were ground and prepared as a mush. When the tules became dry, they would be burned and the structures rebuilt. This practice also controlled fleas and vermin.

Over 400 shell mounds, remnants of the Ohlone's sea food consumption, remained as artifacts of village life until the early 1900s, witness to a thriving population. Food was not a problem and sharing from the hunt was a point of honor in Ohlone society. Village society was cooperative rather than competitive. Villages had one or more sweat houses, dug into the ground at the edge of the village or on the downstream side of the creek. Gathering there was a ritual of reverence and purification observed before a hunt. A death brought enormous grief to the Ohlones and was ceremoniously observed by wailing and tears from family and villagers both near and far. According to ritual, all possessions of the deceased: bows; blankets; medicine mortar, and more were broken or disfigured at the owner's death.

The landscape was very different in the days of the Ohlones. Marshes spread for thousands of acres, fringing the shores of the bay. The area was filled with huge flocks of waterfowl and birds. Tall bunch grasses covered vast meadowlands and tree spotted savannahs. Oak, Bay, and Redwood forests covered many of the surrounding hills. Huge herds of deer and antelope grazed the meadowlands. Competing for game were wolf packs, grizzly bears, bob cats, mountain lions, and coyotes. A local stronghold of the Ohlones was known as the "Springs." Fairmont Hospital now stands at its site.

The Ohlone lived in Castro Valley for thousands of years. Spanish explorers called them "Costanoans" (Coast people).

San Lorenzo Creek was a perfect location for a village. A variety of plants grew in the area that could be used for food, medicine and shelter. The creek attracted animals such as deer, elk, rabbits, squirrels, and birds.

- Homes were made of Tule reeds. Tule grows along marshes and creeks. The homes were not large because people only used them for sleeping. Ohlones spent most of their day together in the center of the village. Life in the village was not all work - there was plenty of time for games and relaxation. Illustration from "Indians of California", U.S. Department of the Interior
- Acorns were the main food for Ohlone people. Acorns have to be cracked open, pounded into flour, and washed to remove acids before they can be eaten. In most hunter-gatherer societies, 80% of the calories were provided by grains, fruits and vegetables which were gathered and prepared by the women. Illustration from "Indians of California", U.S. Department of the Interior
- Men hunted animals in the hills around the village. A successful hunt takes a great deal of skill, so if the men returned with a large animal such as a deer, there was a celebration in the village. Illustration by Michael Harney from "The Ohlone Way."

## 1797 - The Missions

The Franciscan Fathers founded Mission San Jose in 1797. There, they converted many of the indigenous population to Christianity and taught them agriculture, trades and other arts of their culture. When Spanish rule in Mexico ended in 1821, the new Mexican government did not approve of the activities of the missionaries. A decree forced the Indians from the mission, the land fell into neglect and the buildings were plundered. In 1834, 2,300 Indians

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<sup>2</sup> We gratefully acknowledge the following for source materials:

The rancho of Don Guillermo : history of San Lorenzo, Hayward, and Castro Valley ; Alameda County, California / John S. Sandoval, Hayward, Calif. : Mt. Eden Historical Publishers, c1992 , The Ohlone way : Indian life in the San Francisco-Monterey Bay Area / by Malcolm Margolin; illustrated by Michael Harney: Berkeley, Ca. : Heyday Books, c1978 , Archives: The Daily Review - ANG Newspapers, Archives: The Castro Valley Forum, The Hayward Area Historical Society and especially Ray and Lucille Lorge . The Lorge Family --Ray Lorge, Lucille's late husband, and his family were vital forces in shaping Castro Valley's history through both industrial and civic contributions. Lucille continues this tradition through her work with the Hayward Historical Society and in many other ways. Ray and Lucille Lorge's families both had roots deep in Castro Valley's past; and both families made many contributions to the growth of Castro Valley.

Other information was gathered from the following : [www.haywardareahistory.org](http://www.haywardareahistory.org), <http://www.haywardareahistory.org/index.html> , and an Overview of San Lorenzo History, By Jody Stock and Michael Corbett : <http://www.sanlorenzoexpress.com/history/hxsurvey.html>

remained at the mission, while others returned to village life. During this period, 1833 to 1846, many of the vast Mexican land grants were settled, changing the area the Indians had known forever. By 1842, only 400 Indians remained at the mission. These converts were demoralized. Others returned to traditional hunting and foraging in a landscape now roamed by settlers and cattle.

### **1797-1840 - Mission San Jose**

Spanish Franciscan priests established Mission San Jose in 1797. The mission brought European-style agriculture and ranching to California, but its main purpose was to convert the Ohlone to Catholicism. Accounts differ as to whether Ohlone people moved into the mission by choice or coercion. By 1834 there were over 2,000 Ohlone living at the mission. Mission San Jose is still standing in Fremont. The old buildings are open to the public.

### **1769 - The Mission Period**

As early as 1769 Spanish soldiers and padres explored northern California in search of sites for missions. In the area of San Lorenzo, they found Indian villages along the creeks, lush vegetation, and abundant game. With the establishment of Mission San Jose in 1797, the San Lorenzo area was part of the Mission lands and served as a cattle range.

### **1821 - Mexican Land Grant Period**

In 1821 Mexico declared independence from Spain. The new government asserted its claim over California and took charge of the missions' land holdings. The areas that now comprise San Lorenzo, San Leandro, and Hayward were part of large land grants given to former soldiers and others who served the Constitutional Governor of the Department of California. The first grant was given to Don Jose Joaquin Estudillo in 1842 in the area around San Leandro. The Castro and Soto families were the next Spanish settlers. Castro resided around present day Hayward, and Francisco and Barbara Soto built their homestead close to where the town of San Lorenzo would be located. Boundaries were vague, and both the Estudillos and the Castros claimed the lands bordering San Lorenzo Creek. The southern survey area was within Soto's grant. Despite the growth of San Francisco, Oakland, and other cities around the the area; until 1850 there was only one American settler in the bay, few outsiders came to Eden Township.

During this period little farming was done, but some land was cultivated in grains, corn, and watermelon. Rancho inhabitants grazed cattle throughout the valleys and killed them for their tallow, hides, and meat. In addition, there was plentiful game such as bears and deer, and the marshlands along the bay were filled with geese, ducks, and curlews.

There were few roads in the area except for two long trails that connected the ranchos to the mission in the south. Native Americans continued to reside along San Lorenzo Creek -- an Indian hut was located on the land now used as the San Lorenzo Cemetery -- and along the marshes as late as 1859.

### **1838 - Don Guillermo Castro - The San Lorenzo Land Grant**

Don Guillermo was born in California, then a Mexican possession in 1810. The son of Don Carlos Castro of Las Lagas Rancho. His birthplace was located near the village of Coyote in Santa Clara County along what is now highway 101. A career soldier, he served in the Mexican army as a lieutenant of militia at the pueblo of San Jose. In 1838, he was listed as a surveyor of government lands in San Jose, and it is about this time he acquired his land grant, roughly 28,000 acres, then known as Rancho San Lorenzo. This land included those areas we now identify has Hayward, San Lorenzo, Castro Valley, as well as Cull, Crow and Palomares canyons. The sprawling grant encompassed about 41 square miles. Castro had by then married Luisa Peralta of the San Antonio Rancho, then located in East Oakland. By the time he was 28 years old, Castro was the father of seven children.

Acquiring clear ownership of the land, often given as a reward for good service, was relatively simple. A request was made in writing to the governor describing the land as clearly as possible and submitting a map of the area. The grantee was required to build a home, and engage in either cattle or agricultural development. As a wedding gift, Guillermo and Luisa received 300 prime steers. He soon added 4,000 sheep and 500 horses which grazed on the rich grasses in our valley.

Don Guillermo built an Adobe home where Hayward's Old City Hall now sits on Mission Blvd. The foundations of this home were unearthed during excavations for the building of city hall.

In spite of his magnificent holdings and connections, Don Guillermo fell prey to a weakness for gambling. Selling off portions of his lands to pay gambling debts and mortgaging his property finally cost him his Rancho. Eventually, his debts culminated in a sheriff's sale in 1864. A wealthy New Englander, Faxon Dean Atherton, bought the remaining acres for \$400,000. He and his family's name lives on in the San Mateo community of Atherton. Don Castro took the younger members of his family and moved to Chile in where he spent the remainder of his life.

## 1841-1850 - Castro's Rancho San Lorenzo

When Mexico won independence from Spain, the new government gave the vast mission lands to individuals. One of those individuals was Guillermo Castro, who had been a soldier in the Mexican army.

Although Castro's home was in what is now downtown Hayward, Castro Valley was an important part of the Rancho San Lorenzo. This lovely valley is sheltered from wind and fog, and so made a perfect place to graze cattle over the winter. Cattle were the main source of income for the California ranchos. Hides, called "California dollars," and tallow were sold to ships in the bay and taken to Mexico and Fort Ross.

After the California Gold Rush, Guillermo Castro had problems with squatters taking over portions of his land. Lawsuits were often necessary to maintain title to the land, and law fees quickly added up. In addition, he had a fondness for gambling and was not always lucky. This combination of events led to Guillermo Castro losing all of his 26,722 acres. The once great Don of Rancho San Lorenzo finished his life penniless in South America.

"Of the Spanish Californians that I have known, Guillermo Castro was the best. He was a sparse, wiry man with brown eyes and hair and was physically active and tough. He was a splendid horseman and he was very extravagant and spent his money freely." - Jacob Harlan

- This map of Rancho San Lorenzo shows Castro's home ("Casas del Ranchero") in what is now downtown Hayward. The "Camino Royal de San Jose" marks the road to Mission San Jose. Today it is still called Mission Blvd. Castro Valley is directly above the area marked "Lomerias de San Lorenzo." Hayward Area Historical Museum collection

## 1848 - Castro Valley - Early Settlers & California Gold Rush

The discovery of gold in California on January 24, 1848 by James Marshall at Sutter's Mill created a stampede of people to the area. Many were disappointed in their quest for gold but stayed on, some to purchase or squat on portions of Don Castro's Rancho. Don Castro met William Hayward living at the mouth of the Palomares Canyon, where Rowell Ranch is now located. Hayward was lured from San Francisco by stories of the rich East Bay territory. After Castro pointed out he was trespassing, the two eventually became friends. Finding that Hayward had skills in cattle ranching, Castro suggested that Hayward relocate to what is now known as Hayward. Castro sold him 56 acres of land, and Hayward built the first house at what was to become known as 'A' Street. "Haywards" became a flourishing town, noted for its orchards and promoted as a "resort" for visitors from Oakland and San Francisco.

## 1850 -1853 - United States Annexation

The gold rush drew many fortune seekers to California, but despite their dreams, many later found themselves unemployed and broke. Captain William Roberts was one such miner. He was first drawn to the area around San Lorenzo Creek on a hunting expedition in 1850. He found that the abundant game could bring a fair price in the San Francisco market, so he moved to the area and built a [landing](#) consisting of a wharf and several warehouses at the mouth of San Lorenzo Creek. By 1853 a freight and passenger schooner offered regular service between the landing and San Francisco.

Within the year other settlers were drawn to the area by the abundant game and rich soils. The Estudillo and Soto dispute over the land around San Lorenzo Creek attracted squatters who believed landowners without clear possession couldn't evict them. In 1852 Estudillo began litigation against the squatters. In his case and others like it throughout California the United States government put the burden of proof on the Mexican landowners. The expenses surrounding the validation of land titles were ruinous to some of the owners, and many chose to sell off or lease their holdings. The town of San Lorenzo was originally called Squatterville.

In 1853 the County of Alameda was created, and in 1854 the town was officially given the name San Lorenzo. Excellent soil conditions, weather, and minimal frost meant crops could be grown year round. The American settlers first raised potatoes, barley, wheat, and cattle but by the 1880s the new inhabitants realized the potential of the land for growing fruit trees; Eden Township had the most orchards in the area. Pears, plums, and apricots were popular, and cherry trees were particularly abundant. [William Meek](#) and E. Lewelling had the greatest land holdings and largest orchards in San Lorenzo. The town was also growing and attracting commercial and manufacturing companies. John Boyle erected the first blacksmith's shop in the county there in 1853.

As the area grew, the rancho-to-rancho trails were expanded into roads capable of carrying freight wagons, carriages, and horse and buggy traffic. In addition, numerous new roads were constructed during this period. Many of these connected the existing mission roads to new towns and landings where produce was shipped to markets in San Francisco. The network of roads was erratic and anything but grid-like. Similarly, property lines for farmsteads were formed by former rancho boundaries, roads, and natural features and were highly irregular. In contrast, towns like San Leandro, San Lorenzo, and Hayward were platted with orthogonal lots and streets.

In the second half of the nineteenth century various immigrant groups joined the American settlers in Eden Township. The largest numbers of new residents were Portuguese. Many Portuguese (or more specifically Azoreans) bought small farms and raised vegetables and poultry. Others worked on neighboring farms as farmhands. By 1860 a "Little Copenhagen" of Danish immigrants was created around Mt. Eden.

### **1847-1854 - Squattersville— San Lorenzo**

When California first became a state in 1850, the United States government allowed people to live on unclaimed land to "squat" on it. According to the law, anyone who improved the property could claim it as his own. Large sections of land throughout central California were available to squatters. But in San Lorenzo, the land was not open it belonged to the Mexican landowners Francisco Soto or Jose Estudillo who owned large ranchos.

Yet San Lorenzo had so many squatters that it gained the nickname "Squattersville." The owners of the land had to spend years in court before they could finally force these newcomers to either move or buy the land

### **1852 - Castro Valley - Early Settlers - Castro Valley's Founding Families**

Faxton Atherton sold off Don Castro's remaining land in smaller parcels. And so, between 1852 and 1872, the valley grew. A large portion, 2,400 acres, was purchased by Misterys Cull and Luce, who erected a steam operated saw mill in the area of Redwood Canyon. As many as nine other mills operated and harvested the redwood trees in what is now Redwood Regional park. Cull Canyon remains as a namesake of this purchase. Some of the old building still remain in Cull Canyon where their orchards once covered the hills.

### **Farm Houses, San Lorenzo**

Many of the early settlers and squatters who came to San Lorenzo built small homes on their farm land. These homes were often miles from town, and were isolated from each other. Elise Bockman LaFleur remembers her grandfather Bockman's home: "Oh, it was a marvelous place for a city child to spend a summer. We lived in San Francisco, but I spent part of each summer there. ...There were walnut trees and wisteria vines, and I remember a huge magnolia tree in back of the house. I was always outside playing." Brightside 1979

### **Heide House , San Lorenzo**

One historic home still standing today is the Heide house. It was originally a farm house, so it was not located in town. This home has been restored and is now the headquarters for Village Realty at 1048 Grant Avenue. If you drive by, try to imagine when it was a farm house surrounded by acres of open fields.

### **1852 - Marlin Family, San Lorenzo**

John and Eliza Marlin traveled by ship from Pennsylvania to Oregon, crossing the isthmus of Panama before the canal was built. In 1852 they moved to "Squattersville." They raised fruits and vegetables, and continued to purchase more land until they had built a small fortune. One of the Marlin daughters - Josephine Marlin Tychson - moved to Napa Valley and, after her husband's death, became the first woman to run a winery on her own. It is still in existence today as the Freemark Abbey Winery.

### **1853 - The Squatters Organize**

In the early days of California statehood, people claimed land simply by living on it. But in San Lorenzo the land had already been claimed by Mexican landowners. Some of the newcomers thought they had a legal right to squat on this land. In 1853, a group of them formed the "Pre-emptioners League" of "settlers upon what are supposed to be the public lands belonging to the United States." The leader of these squatters was Jacob Harlan, who had been a scout with General Fremont. He wrote a book about his experiences called California '46-48. (Today's Harlan Street is named after Jacob Harlan.)

The legal owners of the land in San Lorenzo had to spend years in court before they could finally force these newcomers to either move or buy the land.

### **1854 - Delivering Mail to the Four Corners Area, San Lorenzo**

The intersection of the streets we now call Lewelling and Hesperian was the original center of San Lorenzo. If you go behind the shopping center at that corner, you will see the original homes that made up the community of San Lorenzo on Usher, Tracy, Sycamore Streets.

San Lorenzo's first Post Office was dedicated April 4, 1854. It was located in the San Lorenzo House (hotel), and owner Albert E. Crane was also the postmaster. He had to select a name for the Post Office, as "Squattersville"

didn't seem like a good permanent name. The town could have been called "Crane's" since it was in his hotel, but Albert Crane was more modest than William Hayward, and the name of the old Mexican rancho was selected: "San Lorenzo." The mail was received in Shiman's store starting in 1859. Residents had to come to the Post Office to pick up their mail until 1904 when Joe Correa began to deliver mail to homes. He used a wagon pulled by a horse named "Babe." Joe replaced Babe with the area's first car in 1918. He continued to be San Lorenzo's letter carrier until he retired in 1934.

### **1859 - San Lorenzo Grammar School**

The first school building in San Lorenzo was constructed in 1859. Prior to that classes had been held in a portable room built on a wagon. The mobile classroom went back and forth between San Lorenzo and Hayward. The new school was near the "Four Corners" where all the local businesses were located. By 1902 a larger building was needed, so a two-story wood building was constructed on the same site. When an arsonist burned down the wood building, it was replaced with a brick structure. That building was in use until 1952, when it was closed because it was not earthquake safe. Now the site of that school is the home of the school district office at College and Usher.

### **1859-1880- William Meek -Pioneer Farmer and the Meek Estate<sup>3</sup>, Hampton and Boston Roads in Cherryland**

William Meek, planner and builder of Meek Mansion, was one of the first pioneers of commercial agriculture in Alameda County. From his arrival in 1859 to his death in 1880, Meek worked energetically to develop the fertile agricultural region lying in and around Eden Township.

William Meek was the model settler-farmer of South County, one of the pioneers of commercial agriculture in Alameda County. From his arrival in 1859 to his death in 1880, he worked in 1859 Meek and Lewelling sold out their Oregon holdings and reinvested them lands of the Francisco Soto grant to the north and west of Guillermo Castro's grant and his village of Haywards (as it was then called). Lewelling reestablished his nursery business at San Lorenzo, and later Niles. William Meek began general farming on his large acreage, ultimately three miles of land running north-south between Mission Blvd. and Hesperian Blvd., from San Lorenzo Creek to A Street in Haywards, as it was then called. His [farm](#) contained 2,200 acres of the highest quality deep loam in the state.

Born in 1817, Meek grew up in Ohio and Iowa. Following the tragic death of his young wife and two sons in 1847, Meek left home and emigrated to Oregon. He established a nursery in the Willamette River Valley with Henderson Lewelling and began shipping trees and fruit to California. Meek received fabulous prices for his goods from the lucrative San Francisco Bay Area Market.

In 1859 Meek decided to sell his holdings in Oregon and relocate to Alameda County. During the Civil War Meek devoted himself to grain-growing and sheep-raising, and by 1866 had developed a system of rotation his crops. In grains he sowed 600 acres of wheat one year, Chevalier barley the next, and sometimes corn and oats. One year he planted 50 acres of tobacco, which was harvested and sent to auction houses in Louisville, Kentucky, where it commanded premium prices.

As economic conditions changed and South County grain yields declined due to soil exhaustion, California's new grain areas developed in the inner Sacramento and San Joaquin valleys. By 1880 Dr. Hugh Glenn was farming the largest grain ranch in the world -- 66,000 acres in Colusa County producing one million bushels of wheat annually!

His still-surviving [ranch home](#) -- commonly called the "Meek Mansion" -- was built in 1870 for \$40,000. He lavished \$5,000 on furnishings.

By 1869, when the Meek Mansion was built, Meek had acquired some 3000 acres, most of which were former grounds of the Lorenzo Spanish land grant held by Soto. Meek's estate included all of the land from what is now Mission Blvd. to Hesperian Blvd. to just past Winton Ave. His former partner, Lewelling, purchased adjoining land to the north. These properties became known as "Cherryland" because of the many cherry trees planted by Meek. The trees had been carried from Iowa by wagon train, and they were the first grafted fruit trees to reach the Pacific Coast. Meek also had extensive apricot, plum and almond orchards.

In addition to his distinction as the "first farmer" of Alameda County, William Meek was known for his participation in all facets of life in early Alameda County. He was elected County Supervisor for four terms, beginning in 1862. Meek organized Hayward's first Agricultural Society, which chose him as its president in 1867. Meek was a member of the first board of trustees of Mills College and was active in many other community services.

William Meek developed his own nursery stock and planted 20,000 almond trees on his own land and sold another 7,000 to South County neighbors. His orchards contained 4,200 cherry trees, 3,000 plum and prune trees, and

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<sup>3</sup> <http://www.sanlorenzoexpress.com/history/meek.htm>

225,000 currant bushes. Local legend has it that the "Bing" cherry variety originated on the Meek farm, and was named after the Meeks' Chinese cook, who first used the cherries to make superb pies.

Meek built a water reservoir on San Lorenzo Creek, where it cuts its way through the Prospect Street hill, and ran pipes to carry the irrigation water as far as 3 1/2 miles to his fields and orchards. Meek employed over 100 farm hands, in addition to Chinese cooks and house servants. Over 100 horses and mules were stabled in his barns and milk herds numbered two dozen producing cows. Large-scale farming of pears, cherries, plums, apricots, and peaches replaced the grain fields in southern Alameda County. In 1880 the invention of the refrigerator car made it possible for local farmers to send fruit to Atlantic seaboard markets and reap large profits.

After Meek's death in 1880, the estate was left to his sons, Horry and William, who continued to manage the property for many years. Horry Meek was distinguished as the president of the Bank of Hayward, while William Meek headed the firm that built the first electric car line from Oakland to Hayward in 1892.

The Meek Estate remained in the Meek family until 1940, although most of the 3000 acres were sold gradually in small parcels. In 1940 Dr. Milton P. Ream purchased the last 10 acrs and the mansion. In 1964 the mansion was slated to be razed in preparation for a housing development. The Hayward Area Recreation and Park District, with citizen backing, bought the estate. In 1973 Meek Mansion was placed on the National Register of Historic Places. For a number of years the mansion was available to the public for rental for parties and wedding receptions. However, over-use and the need for greater supervision caused H.A.R.D. to discontinue the rental policy.

The Carriage House restoration was completed in 1995. In May 1996, H.A.R.D. approved funds for architectural planning for restoration of the mansion.

### **Update On Meek Restoration - December 2004**

As many of you know, its has been a long time since the Meek Estate has been open to the public on a regular basis. This will be changing in the near future! Meek Estate Chair Donna McCarty has been waiting for 17 years for this moment. The Board of HAHS has agreed to help the Hayward Area Parks & Recreation District (HARD) with funding for mechanical system upgrades for the house through a grant. HARD received a matching grant from the California Office of Historic Preservation for \$125,000. The work is currently underway and near completion. The heating, electrical, and plumbing systems are being upgraded. Once that work is complete, HAHS will be able to start the interior restoration. Over the next couple of months, we will start to hold a series of meetings and workshops to talk about the era we will interpret at the Estate, what themes will be interpreted, and how that interpretation will be done. From there we will start to work on a Furnishing Plan and begin the actual work of the restoration. We also intend to hold several fundraisers to assist with the costs of the project.

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### **1867 -- Jensen Ranch**

The Jensen brothers, E.R. and J.C. Jensen, purchased land in the foothills from Atherton in 1867. A house was ready for occupancy in 1872 and was of a "salt box" design. A dormer window was added in 1882 and other additions followed in time -- a cement foundation, extra bed and bathrooms in 1939. Always well maintained, these were the only additions to the original structure. It is probably one of the oldest homes in Alameda county continually lived in by descendants of the original family.

### **1869 Castro Valley - Early Settlers - J. H. Strobridge: The Railroad Builder**

James Harvey Strobridge, a long time railroad man, supervised construction on the Central Pacific line through the Sierra mountains and on into Utah. After this arduous but successful task -- cutting a pass through the granite of the Sierras -- he came to the Castro Valley area with a contract to build a railroad from Niles to Oakland.

Settling here, he bought 500 acres from Father Zackariah Hughes in 1869, which was known as Laurel Farms. His beautiful estate, then located on Grove Way where Baywood is, boasted its own race track and horses as well as orchards and a stately private residence. Childless, he and his wife Maria adopted three of her brother's children and two others from orphanages.

### **Old Castro Valley Farms, Orchards, and Homes**

A look back at the names of the Castro Valley pioneers of 1876 will include many of these family names. Others came later, buying acreage, as Strobridge and Stanton did, from the original holders. The names of these early settlers live on today in the streets of Castro Valley. Like the Stanton House, some of these early homes still exist. The Peter Hoare property remains on Redwood Road and is now a private residence.

Castro Valley - Lake Chabot

## 1871- The Stanton House

Another early resident of Castro Valley and railroad man like Strobridge was Michael Stanton. He and his wife Mary purchased 500 acres of land from Mattox and Hughes off Mattox road in 1871. In 1873 they bought an additional 120 acres in the vicinity of where Eden Hospital now stands and built the family home. The home was moved from that location in 1973 to its present address on Norbridge Avenue. It is currently privately owned and rented as office space.

The Stanton family had two children, John and Anita, whose names were also memorialized in Castro Valley's streets. The "Stanton House" was built by the Mattox family in 1860. Michael Stanton bought it in 1868. He owned 500 acres of land along Castro Valley Boulevard. Streets in Castro Valley named for the Stanton family include Anita Avenue, John Street, and Stanton Avenue. Originally on Lake Chabot Road, the house was moved to prevent demolition in 1975. It is now on a busy corner of Strobridge Avenue by the freeway. Hayward Area Historical Museum collection 79.033.1599

## 1876 - Orchards

Do you have a fruit tree in your yard? You may have one of the few artifacts of San Lorenzo's orchard era. Centennial Yearbook of Alameda County (1876) said: "San Lorenzo is a place of about 250 inhabitants, and one of the most beautiful horticultural villages anywhere to be found. It is a mass of orchards and gardens, with fine roads and good drives."

## 1876 - Nurseries and Greenhouses

In the early days of San Lorenzo, there were many nurseries and greenhouses on Lewelling, Grant and Ashland Avenues. According to the Centennial Yearbook of Alameda County (1876): "One of the foremost nurseries in the state is that of Eli Lewelling, at San Lorenzo." The family was from Wales, and originally spelled their name Llewellyn, but they soon "Americanized" it to Lewelling.

## 1870s- Fruit Dryer

It seemed logical for fruit growers in San Lorenzo to want to process their crops so they could sell them for a higher profit. They had been drying their own fruit by laying it out in fields. But in the 1870s, they tried something new. According to Centennial Yearbook of Alameda County 1876: "A few years [ago] a number of the fruit-growers formed a joint stock company and established the first Alden process fruit-drying establishment on the coast. For some cause, or perhaps a combination of causes, and although Chinese cheap labor was employed, the enterprise has not proved a success. The factory is in San Lorenzo." The fruit drying factory failed, but the community gained in the long run. The building became the Village Hall which was the social center of town for many years to come.

## Japanese Nurseries

A wave of Japanese immigrants flowed to the East Bay in the early years of the twentieth century. The East Bay Flower Growers Association members were mainly Japanese. Families worked hard to establish greenhouses and raise flowers, along with specialty crops such as strawberries. Hot house roses and carnations were shipped via refrigerated cars to Los Angeles and New York. The first Japanese immigrants found work as:

- Cannery Foreman
- Tomato and Cucumber Farmer
- Berry Farmer
- Strawberry Farmer (8 families)
- Cucumber, Tomato, Pea, and
- Rhubarb Farmer
- Nursery Worker
- Nursery/Roses Worker

But the Japanese immigrants were not often welcomed by European immigrants. Laws were established that prevented Japanese people from becoming citizens or owning land. They had to rent land to farm. The last of the laws specifically limiting the rights of Asians was not repealed until 1965.

World War II brought sad years for Japanese residents of the United States. According to San Lorenzo historian Doris Marciel: "When the United States entered World War II after the bombing [by Japan] of Pearl Harbor, the Japanese were forced to leave their places and go into internment camps. Some of the farms went to ruin. After the

war, many of the Japanese returned to re-establish farms and nurseries. After over 60 years of raising flowers in their nursery on Ashland Avenue, the Okada family sold its nursery. Because of the housing developments around the property, the agricultural zoning was changed requiring them to pay more taxes for the land. Also, flowers are shipped in from other areas at a lower cost."

### **1878 - San Lorenzo Mansions**

The 1878 Atlas of Alameda County noted that in San Lorenzo some "residences, grounds, orchards, and gardens indicate a class of inhabitants that has profited by the natural wealth to make luxuriant and comfortable homes." San Lorenzo had 11 mansions: Burr, Hathaway, King, Lewelling, Marlin (3), McConaghy, Meek, Roberts, Smyth. Some of these people made their money by establishing orchards on the rich soil. Roberts established a landing along the bay and profited from transporting the fruit from the orchards to San Francisco. The Burr, McConaghy, Meek and Roberts homes are still standing.

### **1878 - Railroad Period**

In March of 1878 the South Pacific Railway Company began service from Santa Cruz to the Oakland waterfront passing through Mt. Eden and San Lorenzo on the way. Only eight years later, the railroad was sold to the Southern Pacific. The introduction of rail transport reduced the need for shipping by boat and caused the economic demise of Roberts' Landing. Shipping by rail became the standard method of transporting the area's produce. According to the 1898 publication Alameda County, Its Cities, Towns, and Environments, more fruit was shipped out of the San Lorenzo Railroad Station than any other station in the state. The products of stockyards, packinghouses, and the Trojan Powder Factory were also shipped on the rails.

In addition to freight, the Southern Pacific lines ran fifteen passenger trains a day. By 1895 Oakland, Alameda, and Hayward were also connected by sixty to seventy miles of interurban rail lines. A branch line connected San Lorenzo with the main Key Line. This passenger railroad allowed residents of towns like San Lorenzo to work or do business in Bay Area cities to the north.

Farmers of the area were proud of their land and crops. Although in the 1880s grain crops still dominated, fruits and vegetable were becoming increasingly important. The 1883 History of Alameda County, California boasted about [Eden Township](#), "it should be said, that in this vicinity there is the finest soil in the whole valley, as the magnificent orchards, splendid gardens, and ripe grain-fields indicate. It is truly a garden spot!" Farmers benefited from the excellent weather and soils and grew more intensive crops like fruit. At this time, many large ranches were broken down into smaller farms.

The 1883 history also gave the occupation and "nativity" of many of the area's landowners. San Lorenzo residents included numerous farmers and orchardists as well as individuals with other occupations such as shipping and lumber dealer, dentist, and hotel proprietor. The landowners surveyed were both native-born and immigrants. Census records of San Lorenzo and the surrounding towns show that many of the residents came from Ireland, Denmark, and the Azorean Islands of Portugal. Most of the Azorean men were farmers or laborers.

A majority of the residents of the area, including immigrants, lived in family groups. In situations where single men lived together in a boarding house, most were from the same ethnic group. Although ethnicities were mixed throughout the area, they often chose to settle near their countrymen. San Leandro and San Lorenzo had large populations of Azoreans. Nearby Mt. Eden had a German settlement.

### **1878 - Manufacturing**

In 1878 the only manufacturing jobs in San Lorenzo were at the blacksmith shop of Henry Smyth. According to the Historical Atlas of 1878: "Henry Smyth, who had been employed by Boyle and started the first forge-fire in San Lorenzo, succeeded to his business, which has grown into an establishment for repairing and manufacturing farm machinery, employing from fifteen to twenty men."

### **1879 - Lake Chabot**

Anthony Chabot was called the "water wizard" when he created a 315 acre lake at the north end of Castro Valley in 1879. A crew of oriental workmen carried buckets of dirt to build the earthen dam. It was packed down daily by running herds of wild mustangs back and forth. The reservoir served as a primary source of water for the East Bay.

Through the efforts of Clarence Wilson and a band of his sportsmen friends, he eventually was able to open the area for recreational use. In 1964 the park district signed a 50 lease on the 1178 acres of land and lake we now enjoy today. In the 1869 Earthquake, then called "The Great One," a fissure opened in the land and salt water flowed into Coyote Creek. This poisoned many of the areas wells. The Earthquake also leveled many of the buildings in what was then called "Haywards."

## **The Exchange - Castro Valley's First Business**

Henry Thomford (Lucille Lorge's great-grandfather) opened what was probably the first business in Castro Valley. It was known as the Exchange and was located on the corner of Grove Way and Redwood Road (where the Presbyterian Church now stands). Mr. Thomford figured that both the drivers who drove the dusty Dublin Road from the Livermore Valley and their horses would want to stop for a drink on their way to the stockyards and markets in San Francisco. After the horses were watered at his troughs, the drivers would head into the saloon for a cool schooner of beer. Thomford also offered cheese, pickles, and fresh German sausages prepared by his wife. He also allowed passersby to view the three-headed chicken he kept preserved in a jar.

The Castro Valley Exchange was the first business in Castro Valley. In the 1880s it provided a road stop along Redwood Road at what is now Grove Way.

## **1893 - Village Post Office**

The first free-standing San Lorenzo post office opened in 1893. The building had previously been a barber shop, and was located on Lewelling Boulevard and Usher Street. Postmaster Gertrude Mooney and her assistant Mary Videll were in charge when the first Bohannon homes opened. Suddenly 1,325 new families needed mail service and the two women worked from six in the morning 'til midnight, seven days a week, in cramped and drafty quarters. Streets have been named after both of these ladies in honor of their heroic efforts.

## **1893 - The Pavilion at San Lorenzo Grove**

When San Lorenzo Grove opened in 1893, the Hayward Journal called it the "Picnic Paradise of California." The Grove featured picnic grounds, ball fields, an outdoor bandstand, and the oak grove for which it was named. The Grove was located at Tracy and Lewelling, a few blocks from the Oakland-San Leandro-Hayward Electric Trolley Line which ran along East 14th Street. Oakland residents would take the trolley down to San Lorenzo to spend a relaxing day in the country. Or they would stay in one of the hotels in San Lorenzo for an extended vacation. In 1895, the Grove was purchased by the trolley company, which then extended the trolley line all the way to the front gates of the Grove. They also built the dance pavilion. Business slowed down in the 1920s. The trolley company sold the Grove to M.S. Rodgers, but he had to close it in 1926. Rodgers used lumber from the dance pavilion to build a house for his daughter, Mary Videll. The home is still standing on the corner of Tracy Street and Lewelling Boulevard.

## **1894- The Strobridge House**

His son E.K. Strobridge went on to become a state senator. He also had a residence in Castro Valley, originally built in 1894 for Mr. A.F. Herrick. The lovely Queen Ann Victorian eventually came to be known as the Strobridge House. It was saved from destruction and is now part of the housing complex near the Castro Valley BART station.

## **Historic Businesses in San Lorenzo**

### **Four Corners, San Lorenzo**

The original town of San Lorenzo was at Hesperian (then called Telegraph) and Lewelling (then called Main). This intersection was called "The Four Corners." According to the 1878 Atlas of Alameda County: "At San Lorenzo there is a railroad station, two hotels, post-office, store, a few shops, excellent school, and a neat church, in which are held union services."

### **Shiman's Store , San Lorenzo**

John L. Shiman opened the first store in San Lorenzo in 1853. It was situated along the San Lorenzo Creek. Shiman and most of the businesses in San Lorenzo served the local farmers. Farmers only got paid once a year when they harvested their crops. So businesses let farmers charge their purchases all year then pay them off when the crop money came in. All the rest of the year, farmers would keep their debt down by trading eggs and butter for goods. Shopkeepers had to be able to run their businesses with customers who only paid once a year.

### **The Village Blacksmith , San Lorenzo**

A blacksmith was essential to the community because he didn't just shoe horses. The smith repaired and made almost anything metal - wagon, harness buckles, plow and other farm equipment. The first business in the village of San Lorenzo was Boyle's blacksmith shop, built in 1853. Boyle died after a few years and his shop was taken over by Henry Smyth, then by Smith.

### **Willows Hotel, 1863 , San Lorenzo**

The trip from San Jose to Oakland was slow enough that people often wanted to stop overnight. The Willows Hotel was run by Ezra Livingston to accommodate travelers along this dusty route.

### **San Lorenzo House**

A second hotel, called the San Lorenzo House, was located at Lewelling and Hesperian. The hotel was a stagecoach stop, and mail was left there for local residents. The first San Lorenzo Postmaster was hotel owner Albert E. Crane.

### **Castro Valley Schools**

As more families arrived, Father Zacariah Hughes built a little school house, 18' x 20', on Laurel. This was Castro Valley's first school. It was later moved to the more populated Hayward.

Stony Brook school was built in the bend of the canyon in 1872. The Stony Brook school district was located on south Palomares Road, from the top of the divide, down into Sunol Valley. The school was so small, they moved it closer to the students attending as necessary. The school closed in 1947 and is now a private home.

### **Castro Valley Blvd.**

Old Town Castro Valley is at the west end of Castro Valley Boulevard. It looks much the same today as in did once. The boulevard was then called Mattox Road (until the 1920s). The open field in the picture is now the site of the miniature golf course. Sheds in the field were once part of "Frehberg Collies," the kennel said to have bred the original dog who starred in "Lassie." Pete's Hardware is still in its original location on this photo and is still run by the Selmezcki family.

### **1894 – 1924 - Village Hall, San Lorenzo**

For residents of early San Lorenzo the place to go for fun was the Village Hall on the corner of Lewelling Boulevard and Usher Street. The auditorium in the hall hosted travelling vaudeville shows. Dances were held in the hall. It was also used by local clubs, such as Woodmen of the World and Ladies Aid, for meetings and socials. The building was originally constructed for use as a fruit dryer, but that business failed. It was then adapted to use as a community center. The building remained standing until 1953, but its heyday as a community center was 1894-1924.

### **1897 – 1901 - St. John's Church**

The cornerstone was laid for St. John's Catholic Church in 1897, and construction was completed in 1901. It was originally a mission church, which meant that it did not have a regular priest of its own. Visiting priests came on Sundays to hold mass. St. John's became a parish church in 1925. This photo was taken around 1902. The people are (left to right) Mary Ellen (Faria) Silva with her bicycle, Mr. and Mrs. Enos Stanton at the gate, and Mr. Sampson, a carpenter who is believed to have built the church.

#### **San Lorenzo Creek**

The creek was important to the early development of San Lorenzo. It provided fresh water for horses and people at the stage stop. Captain Roberts was able to sail boats across the bay from the mouth of the creek. Before storm drains were built, San Lorenzo Creek used to flood regularly. There are newspaper accounts of a flood which peaked on January 23, 1862, when - following an inch of rainfall in 40 minutes - the water in the creek rose 7 feet, 2 inches in 58 minutes, washed two slaughterhouses downstream and then overflowed its banks and inundated the surrounding farmland.

### **1900s - Cannery Work**

California Packing Co. provided seasonal work at a facility in San Lorenzo in the early 1900s. It operated as Del Monte Plant Number 9. The large cannery opened with the asparagus season in early spring and ended in the fall with the tomato crop. Because many of the workers were women, the cannery operated a daycare center as early as 1919. The facility was located on Hesperian where the Highway 238 interchange is now.

### **Chickens! 1900-1929**

The former Castro land continued to be broken into smaller plots. In the early 1900s Castro Valley was home to many small chicken farms of three and four acres. By 1925 the valley was ranked 2nd in the world in egg and hatchling production. It is estimated that the population of Castro Valley was 800,000 hens and 5,000 people.

- Incubators greatly increased the number of chicks that could be raised. This photo was taken at the Rio Linda Hatchery. Photo courtesy "History of Castro Valley"

A little downtown area developed to support the needs of Castro Valley's 5,000 residents. Many of the businesses provided supplies for the poultry industry in the valley.

### **Castro Valley - When Chicken Was King**

One of the most notable periods in Castro Valley's history began in the 1900s, with the ranching of chickens. At this time there were only 373 families living in 57 homes. Many of the residents were of Portuguese or German heritage.

The Lundgren family home and ranch on Stanton Avenue was typical of ranches in the 1920s.

### **Alcorn Chicken Ranch**

The farmhouse was reportedly built in the 1890s. The Alcorn's tended to 3,000 chickens and a cow on this ranch. In the early 1900's, George Alcorn would start the day very early in the morning, gathering eggs and sorting them in this building. He then would take the family's Model T truck and deliver the eggs to restaurants and hotels in Oakland and Berkeley before teaching his first class at 8 a.m. at U.C. Berkeley. He later was appointed Director of the Agricultural Extension at the University. He made many contributions to national agricultural policy in this position.

One of the first of some 12 hatcheries on the Castro Valley Boulevard was "Hayward Rio- Linda." Kale was grown in a nearby field to feed the growing flocks.

At the end of WWII, business slowed down. Many young cockerels were colored with vegetable dye, making colorful Easter gifts. Though the colored down did grow out when feathers came in, the S.P.C.A. took a dim view of the practice and it was stopped.

## **Transportation in San Lorenzo**

### **Street Cars and Trolleys**

The first trolley in town was powered by a large horse. It traveled down the streets along its own rail track. The horse-drawn trolley was removed in 1908. An electric trolley replaced the horse-drawn. According to Dorothy Gansberger, retired Principal of Village School: "When the [electric] trolley cars first operated in this rural area the farmer's horses became very frightened at this new means of transportation. They would run away, many times overturning the buggies and spilling out the occupants. Country people were very much upset and did not welcome these new contraptions. There were so many accidents with runaway teams, injuring people and animals and breaking harness and wheels that the county court calendars were crowded with damage suits against the Traction Company" [which owned the trolley].

### **Railroad Arrives**

A train station along the Southern Pacific line allowed farmers near San Lorenzo to get their crops to market much faster and easier. It also made it possible for people to travel a longer distance in a single day.

### **1910- Automobile Period**

By the 1910s automobiles were common in the East Bay. But roads were still just dirt trails, and cars often got stuck in the mud after rainstorms. The California legislature passed a gasoline tax to be used for road maintenance and construction in 1923, and the ease of auto travel increased. Gus King remembers one particular flood around 1916: "I was coming home from high school and the creek had flooded, covering the road at East Fourteen and Mattox Road. Cars were stalled, so I hurried home, hitched up a team of horses and earned some money by offering to pull them out." Eventually, better roads brought more cars. The ability to travel easily to jobs in Oakland allowed homes to be built on former farmland in San Lorenzo. Traffic lights were installed on Hesperian in mid 1950s. Freeways were built to accommodate the increased traffic.

San Leandro and the surrounding cities like San Lorenzo grew dramatically in the early twentieth century and continued to attract, among other groups, Portuguese immigrants. However, census records for 1910 show that many of the Portuguese in the area were the children of Azoreans (Portuguese) who had settled in the country in the 1880s and 1890s. In the early twentieth century immigrants arrived in the county and joined an established and flourishing Portuguese community. The 1911 United States Senate's Report of the U.S. Immigration Commission (Vol. 24, Part 11, Immigrant Farmers in the Western States, Chapter XIV) indicated that nearly two-thirds of the 2,600 residents of San Leandro were of Portuguese descent. San Lorenzo also had a high proportion of Azoreans.

Like the previous generation, the Azoreans were often farmers and laborers. Many owned their land, but many others rented land and worked to be able to buy a farm. The Portuguese immigrants formed strong and active

organizations such as the Portuguese Union of the State of California based in San Leandro. These social and protective societies offered members social gatherings, picnics, parades, and life insurance. Civic clubs and fraternal lodges were popular with immigrant and native groups.

Census records show that by 1900 Japanese immigrants were living in the area and working on farms as laborers. By 1910 a Japanese family was listed as owning a nursery. According to Harwood Hall, author of *Eden Township: It's Agriculture*, Chinese immigrants and their descendents found employment in the area as farm workers or were self-employed as small-scale commercial farmers.

As the area continued to grow, the landscape was changed to accommodate development. Numerous roads were built, and the mouth of San Lorenzo Creek was rerouted. The creek's channel was straightened -- ostensibly to maximize arable land. In addition, by 1933 the San Mateo Bridge just south of the southern study area connected the East Bay communities with the San Francisco Peninsula. The introduction of automobiles and the construction of numerous roads made truck farming (small farms) possible. The southern study area developed during the Twenties and Thirties as small farmsteads surrounding the community of Russell City. During this period, fruit orchards and vegetable farms predominated, and poultry farms were common. New technology allowed the farmers to ship their produce to previously inaccessible markets. By using new pickling, canning, and refrigerated transportation methods, produce was sent to New York and Boston markets.

### **1910s - Population Boom Brings More Students**

When some of the orchards were turned into housing tracts in the 1910s and 1920s, more schools were needed. Ashland Elementary School was built in 1923 and Sunset Elementary School in 1926.

### **1910 - Library**

The San Lorenzo library was the first official branch of the Alameda County library system. It was established in 1910. The first San Lorenzo library was in the Village Hall. It then moved to its own building at Hesperian and Sycamore around 1930. A new library building was constructed around 1945 next to the firehouse on Paseo Grande. A few years later the building was bought by a church and moved to Hacienda & Via Toledo. The current library is behind the Village Association building.

### **1912 - Vegetable Farms**

The San Lorenzo area was famous for rhubarb and tomatoes. The ease of shipping vegetables by refrigerated rail car created a national demand for California vegetables as early as 1912. The first rhubarb of the season to find its way to east coast stores often came from San Lorenzo farms. The Nicoletti family sold some of their crops at a stand immediately in front of their house on Washington Avenue.

### **Depression Years 1930-1941**

The Depression hit hard here, as it did everywhere else across the U.S. But Castro Valley people stuck together and pulled through. The building now housing Adobe Arts Center was built as a government W.P.A. project during the Depression. The Works Project Administration created work for many young men who constructed buildings all over the U.S. The adobe was built as headquarters for the Castro Valley Elementary School District in 1938.

### **1945-1960 - Post-War Boom**

After World War II the population of Castro Valley jumped 400%. Because of the G.I. Bill, there was a great demand for new homes. Most of the chicken farms and ranches were divided into smaller lots and developed for housing. The business district on Castro Valley Boulevard grew to meet the needs of the new population. Clubs and civic organizations also flourished.

### **1947 - Lorenzo Theater**

No town in the 1940s was complete without its own movie palace. The Lorenzo served the community of San Lorenzo starting in 1947. The interior was painted with beautiful murals, which are still there. This theater is on the State and National Registers of Historic Places. Although it is still standing on Hesperian Boulevard, its future is in question.

### **Oakland Speedway San Lorenzo,**

Even though it was named "Oakland Speedway" the auto race track was located in San Lorenzo at the corner of Hesperian Boulevard and E. 14th Street.

## **1950s - San Lorenzo High**

San Lorenzo students had to travel to Hayward to go to High School until the 1950s. San Lorenzo High School had its ground breaking in 1950 and opened for classes in 1952. The first class to complete all four years at San Lorenzo High was the class of 1956. The school was originally part of the Hayward Union High District.

## **1951 - Castro Valley Grows!**

Housing tracts were springing up at the end of WWII, filling in the former orchards and open fields. In this photo the surrounding foothills and canyons were still empty.

In 1951 construction started on the largest building in Castro Valley, Eden Hospital. It took 3 years to complete, opening on November 15, 1954. Eden Medical Center is located on the old Stanton family property (as well as the former Wally Glass' Pigeon Ranch and Riding Stables.) and fronts Lake Chabot Road. Eden is now the largest employer in Castro Valley. The school district is second.

Rowell Ranch Rodeo Park off the 580 freeway, is believed to be the location where William Hayward was found camping by Don Castro. Now part of the East Bay Park District, it hosts an annual Rodeo. The week before, Castro Valley hosts a parade welcoming the Rodeo to town.

## **1951-1952 - Village Recreation**

When San Lorenzo Village was planned, Bohannon left spaces among the houses for parks. Tennis courts, playgrounds, and a library were built in 1951 on land donated by the developer. The playground equipment pictured above was purchased in 1952. The San Lorenzo Village Community Center was used for parties sponsored by the Village Association.

## **1953 - Clubs in San Lorenzo**

Americans joined clubs after World War II, and San Lorenzans were no exception. A Boy's Club started in 1953, and soon had 350 members. The Earl Bowers Memorial Scout Cabin was dedicated 1952. At first it was used by Boy and Girl Scouts, then the Girl Scouts got their own building, the Ophelia Bohannon building in 1954.

## **1958 - Little League Ball Park, San Lorenzo**

The San Lorenzo Village Homes Association Board of Directors bought land on Grant Ave for a park. In 1958 the land was leased to the San Lorenzo Little League "whose volunteers built the diamonds, fences, restrooms, and nursed the grass fields before opening day 1959. The rent: \$1.00 a year, an arrangement that lasted some twenty years."

## **World War II Development**

The first three decades of the twentieth century saw significant growth in Eden Township, however no period could compare with the explosive development of the World War II housing boom. The vast shipyards in Oakland and Alameda were enlarged and operated around the clock in support of the war effort. Hundreds of thousands of workers were lured to the area by the high-paying jobs at the yards. Unfortunately housing couldn't keep pace with demand and resulted in a serious crisis. The large fields of San Lorenzo's farms provided ample open-space for the development of much-needed housing tracts. The War Department's 1942 map showed the large blocks of undeveloped farmland in the area. The proximity to shipyards made the area ideal for the construction of new housing.

David D. Bohannon, president of the Bohannon Organization, set out to build a planned model community called San Lorenzo Village on the former site of the H.T. Smyth farmstead. Bohannon's project received government support; the Bohannon Organization was granted permission from the War Production Board to build despite material restrictions, and the community was the largest home development ever insured by the Federal Housing Agency. Construction proceeded at unprecedented speed. According to Ruth Hendricks Willard's book on Alameda County, using pre-assembly and streamlined mass construction methods (Bohannon called it the California Method), the organization finished three-bedroom homes at a rate of one or more an hour in 1944 and 1945. War workers could rent one of these houses for \$50 a month or purchase one for \$5,950. But housing wasn't enough -- Bohannon wanted a complete community. At San Lorenzo Village he built a shopping/entertainment center complete with a movie theater (the [Lorenzo Theater](#)), restaurants, clothing stores, and a post office. A medical center was also part of the complex. By 1947 nearly half of the northern study area was filled with houses, schools, and commercial buildings. The village would eventually consist of 5,547 homes.

## **Building Types and Common Styles**

### **Victorian**

Several buildings in the survey area survive from the late 19th century. Most of these are pattern-book houses -- their designs came directly or indirectly from published plans in books, journals, newspapers, manufacturers' catalogs, or other sources. The plans may have been drawn by architects, but the houses were built by carpenters or builders who may have altered the plans freely -- or worked from memory of other houses. These were one- or two-story balloon or platform frame structures built on brick foundations and clad in siding of milled lumber. An irregular footprint and complex roof shape reflected the skill and ambitiousness of the builder. Decorative details, especially in gables and on porches reflected the production of building parts in factories. Plans of these houses tended to be formal with central or side halls and rooms that could be closed off.

### **Bungalow**

After the turn of the 19th century, a new house type was commonly built in the area called a bungalow in reference to a characteristic house encountered by the British in India. In San Lorenzo these were small, one-story houses with low-pitched roofs and porches. They were wood frame structures often clad in stucco, reflecting both a stylistic preference and an effort to build more fire-resistant houses. Some of the people who lived in San Lorenzo may have moved out of San Francisco after the 1906 earthquake and fire. Inside, these houses were more open than the houses of the previous generation. Living room and dining room spaces often flowed together.

Many bungalows are referred to as Craftsman bungalows, having details that suggest construction by handcraft methods rather than the factory methods that actually produced them.

### **Period Revival Cottage**

From the 1910s to the 1940s, many houses were designed in styles referred to as the Period Revivals. In structure and plan these were similar to bungalows, but they loosely adopted imagery associated with the architecture of various times and places. These houses reflect the influence of Hollywood and are somewhat like stage sets. Some of these houses were dressed variously with details like stucco walls and red tile roofs associated with California during the Spanish and Mexican periods. Some had steeply pitched roofs and half-timbering as in medieval England. Some had columns and classical details associated with Colonial America.

### **World War II and FHA Houses**

From the late 1930s to the 1950s many houses were built following the guidelines of a Federal Housing Program -- the Federal Housing Authority. The FHA program was designed to encourage small, inexpensive houses with modern amenities. These houses came in a great variety of shapes but were descendants of the bungalow. They were modestly decorated with various stylistic details -- most commonly Colonial or Modern. The Bohannon Company houses were built to FHA standards.

### **Post- World War II Schools**

Whereas post-World War II houses often were decorated in traditional stylistic imagery, schools were more likely to be modern. San Lorenzo has a fine collection of schools from the late 1940s and 1950s that reflected newly popular attitudes to architecture and to education. These were among the few buildings in the San Lorenzo area designed by architects. These architects rejected traditional imagery. Their design principles were oriented to the expression of structure, the use of modern materials, and orientation to sunlight and air.

### **Quonset Huts**

Quonset huts were ubiquitous during World War II. The buildings had the advantages of being preassembled, demountable, and easily moved -- even from abroad. The interiors were versatile and were adapted by the military to eighty-six different interior plans, from equipment storage to hospitals and chapels. After the war the huts were used for a variety of military and civilian uses. In the survey area, quonset huts can be found at 15530 Tracy Street and as part of the San Lorenzo Community Church at 955 Paseo Grande.

## **Cemeteries**

### **San Lorenzo Pioneer Cemetery<sup>4</sup>**

San Lorenzo Cemetery (now San Lorenzo Pioneer Memorial Park) had its first recorded burial in 1853. The land had probably been used as a cemetery for a few years before then. A cemetery association was established to maintain the grounds in 1864. It is located on Hesperian at College Street (along Highway 238).

It was the early burial ground for not only San Lorenzo, but also San Leandro, Hayward, Livermore Valley, and the lower reaches of Alameda County. It was nonsectarian, and the first burial of record was April 10, 1853. Probably because of the proximity to the old Union Church there were many early unrecorded burials which were placed in a helter-skelter way with little more planning than taking advantage of an existing shade tree. Consequently, many graves were unidentifiable due to lack of organization.

The cemetery is located on property that was owned by two pioneer area farmers, John Lewelling, for whom Lewelling Blvd. was named, and William Meek, the area's largest landowner at that time. As more burials were made, it was evident that an organization to supervise and maintain the property was needed and an organizational meeting was held February 27, 1864 attended by a group of civic-minded citizens. Their objectives were securing of deeds from landowners, laying out of plots, construction of fences, and proper maintenance of the grounds. This meeting was identified as the charter meeting of the San Lorenzo Cemetery Association.

Shortly after the first meeting, the group asked for public subscriptions to finance purchase and improvement of the cemetery, and John Lewelling headed a list of 87 subscribers who contributed \$637.50. On March 5, 1864, the group formally elected charter officers. They were: John Marlin, President; Leonard Stone, Vice-President; Henry Smyth, Treasurer; and G. Knapp, Secretary. Their first official action was to authorize purchase of the property from Meek and Lewelling for \$500.00. This was done on March 19, 1864.

The cemetery rapidly grew in importance and appearance, due mostly to the sale of family plots which cost from \$20.00 to \$30.00, depending on their size and location. As time went on, and generations died, heirs were difficult to locate, and probably not enough money had been collected for long-term maintenance. As a result, the cemetery became unsightly and a haven for vandalism.

The final solution came when the cemetery was taken over by Alameda County; it is now maintained by the County and the volunteer efforts of the Hayward Area Historical Society. The gates are left locked to prevent further vandalism, but access can be obtained. (Keys are kept in the church across the street and at the "Tech Center" in the School District offices next to the cemetery.)

The cemetery was dedicated on March 24, 1964 as San Lorenzo Pioneer Memorial Park, a memorial honoring early pioneers of Rancho San Lorenzo, now known as Ashland, Castro Valley, Hayward, Mt. Eden, and San Lorenzo.

### **All Wars Memorial**

San Lorenzo's All Wars Memorial is unique because it honors veterans both living and dead. Usually, a memorial only lists those who died in combat. The memorial is located next to Village Realty at 1048 Grant Avenue, across from Arroyo High School.

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## **The 20th Century Businesses in San Lorenzo**

### **David Bohannon and San Lorenzo Village**

The man who developed San Lorenzo Village became a celebrity within the property development community. His "California Method" of assembly line-style home construction was written about in many building industry publications because of its remarkable results: 1,500 San Lorenzo houses were built in 500 days. Colliers magazine noted that "for their wartime \$6,000, villagers got a package of house, a shiny new and accessible shopping center, a fine restaurant, movie palace and a round of activities in a social center supplied by the builder." For a "minimum wartime house," it had some unusual luxury touches: a fireplace, tile bathroom floors, linoleum floor in the kitchen and breakfast alcove, and cedar shingles.

### **Shopping in San Lorenzo Village**

When David Bohannon planned the community of San Lorenzo Village, he included a downtown shopping area. Bohannon development retained ownership of the land, and leased out spaces for stores. Since San Lorenzo Village was surrounded by farmland, the downtown area had to provide every type of store and service the new residents could want.

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<sup>4</sup> <http://www.sanlorenzoexpress.com/history/hxcem.htm>

## **Mervyn's Stores Start in San Lorenzo**

Mervin Morris opened his first store in San Lorenzo in 1948. It was located at 341 Paseo Grande, although within a few years he moved to a larger store across the street. By 1960 the store had been expanded 13 times. Over time, more stores were built around the Bay Area, and San Lorenzo served as the distribution center. The Village Shopping Center formed the heart of a new residential area developed by the David D. Bohannon Corporation. Because he controlled the entire center, Bohannon played a vital role in the growth of the first Mervyn's. San Lorenzo residents were, for the most part, blue-collar workers and World War II veterans with young families. Most of them had just purchased their first homes. They wanted value from the merchandise they bought.

Mervin explained in his autobiography Mervyn's with a "Y" how his store came to have its unusual name. He had used his first name for his store to distinguish it from his father's Morris Department Store. "I had hired architect Herman Kanner to design the storefront. After reviewing his first sketch, I was surprised to find my name spelled with a "y." Kanner, however, explained that the "y" gave the name a more aesthetically pleasing appearance."

## **20th Century - San Lorenzo Village**

World War II brought many jobs to California. People moved here from all over the United States to work in shipyards and other war production sites in the region. There were not enough homes and apartments for all these people. Since the factories were open 24 hours a day, sometimes workers on different shifts would rent one room and sleep on the bed in shifts.

David D. Bohannon worked with the U.S. government to create a solution to this problem. He devised a way to use factory methods to build homes quickly and inexpensively. His pre-cutting technique called "California method" involved setting up a factory on the construction site to cut lumber and assemble it into wall frames. These walls were then moved to each home site, ready to go up. After two small projects in Hillsdale and Sunnyvale, Bohannon was ready to create an entire community.

San Lorenzo Village was one of the nations' first planned communities. David Bohannon not only decided where the streets would go, but left spaces for schools, parks, stores, and a community center. Pre-cutting techniques perfected by David Bohannon were adapted by developers all over the U.S. The most famous housing tract was Levittown, built 5 years after San Lorenzo Village.

## **Via**

Do you live on a street whose name starts with "Via"? If so, you live in Bohannon's San Lorenzo Village. "Via" means Way or Street in Spanish. Many of the streets are named after women, such as Via Julia, Via Annette. San Lorenzo Village Homes Association. Purchasers of homes in San Lorenzo Village had to agree to abide by rules created by the developer. Most of these rules were designed to maintain the value of the community by not allowing people to let their property become run-down. These covenants are similar to the rules often enforced by condominium homeowner associations today. However, the original covenants also included restrictions on the race of acceptable buyers. These restrictions are still on the deeds for all property in the area, although they are no longer legally enforceable.

## **Earning a Living**

Before the second World War, most of the people who lived in San Lorenzo were farmers or worked on farms. New immigrants to the area worked as field hands, including a large number of Chinese who came here after the completion of the railroad in 1869. Those who could save money hoped to own their own small farm. A few successful land owners were able to make a small fortune from their acres and acres of land.

The large number of farms and farm workers effected other businesses in the area. Farmers were only paid once a year when their crops were harvested. They had to charge their purchases at local stores all year, then the pay bills once they received payment for their crops.

## **Shipping**

The most efficient way to get to San Francisco to sell crops was to take a boat from Robert's Landing. This landing at the mouth of the San Lorenzo Creek was originally established by Robert Thompson in 1850. William Roberts bought him out just a few months later. Besides shipping, the landing also served as a base for fishing boats and oyster hunters.

## **HISTORICAL CONTEXT OF SURROUNDING AREAS**

### **Hayward<sup>5</sup>**

#### **Early Settlers**

Before the appearance of the Spanish padres and the founding of Mission San Jose, the Hayward area was occupied by the Costanoan Indians for some 3,000 years. They lived in cone-shaped straw and mud huts, coming down from the hills to the bay to gather shellfish and hunt sea lions for their diet.

In 1843, Mexican Governor Michaehtoreño rewarded Guillermo Castro for his past military and civil service by granting him "El Rancho San Lorenzo" - 27,000 acres of flatlands, hills and canyons now known as Hayward and Castro Valley. Castro erected an adobe house where the historic Hayward City Hall is located. Castro's corrals were in the area now occupied by the current Library and Post Office, and not far from the location of the Hayward Area Historical Society Museum. By 1852, Don Castro had laid out the town of San Lorenzo, four blocks square, on the area surrounding his rancho adobe and rodeo plaza. He donated land for schools and public places and began to sell off parcels of land.

#### **How Hayward Got Its Name**

In 1851, during the time of the Gold Rush, William Hayward made his way to "El Rancho San Lorenzo," squatting on land in Palomares Canyon. In 1852, at the invitation of Don Guillermo Castro, Hayward bought 40 acres of land spanning what is now the downtown Hayward area. He opened a general trading store which soon prospered into a stagecoach stop, a post office, a hostelry and a dairy farm. Later, William Hayward became Post Master, Justice of Peace, County Supervisor and Eden Township Roadmaster. Hayward and his second wife, Rachel, also established the "Hayward's Hotel," one of the area's finest resorts.

Although Don Castro named what is now downtown Hayward "San Lorenzo," many people referred to the town as "Hayward's Place" or "Hayward's" because of the famous Hayward Hotel. When the post office was established in 1860, the town was given the official name of "Haywood," due to a clerical error. In 1876, "Haywood" was incorporated as the "Town of Haywards," with a population of 1,100. In 1894, the "s" in "Haywards" was dropped and on September 18, 1928, the status of the community was changed to the "City of Hayward."

#### **Early Transportation**

In 1850, Hayward's convenient ship access to San Francisco Bay and the Pacific beyond brought freighter industry to Hayward. Hayward was also the stagecoach stop between Oakland and San Jose. In 1865, the first railroad reached Hayward from Alameda via San Leandro. The "San Francisco, Alameda and Hayward Railroad" helped draw hundreds of new comers to the area - Mexicans, Danes, Germans, Irish and Portuguese immigrants. In 1868, a strong earthquake leveled the railroad station (located approximately where the Hayward BART station now stands), the Edmunson warehouses, most of the businesses, and the historic Castro Adobe. The earthquake fault responsible for the springs and abundance of water that once attracted the early settlers to the downtown, would continue to play a major role in Hayward's history.

The Central Pacific Railroad in 1869, the South Pacific Coast Narrow Gauge in 1875, and the Western Pacific Railroad in 1910, continued to open Hayward's doors to travelers. The Hayward-San Mateo Bridge, built in 1929, and the rising popularity of the automobile attracted more and more people to Hayward. Hayward had become the crossroads of the Bay Area. Today, two BART stations, an Amtrak station, an extensive network of freeways, public transportation and easy access to San Francisco, Oakland and San Jose airports allow commuters and residents to travel to and from Hayward with ease.

#### **From a Town to a City**

In the early decades of the 20th Century, the Hayward Area became known as the "Heart of the Garden of Eden" because of its temperate climate and fertile soil. Everything - produce, chickens, cattle, flowers - grew in abundance. By 1950, Hayward, grown to a population of 14,000, had become the "Apricot City" and home to Hunt's Cannery.

After World War II, more and more newcomers flocked to Hayward as they searched for and found affordable housing, quick access to job markets and a lifestyle conducive to raising young families. The Hayward Post-war Planning Committee, formed in 1944, laid much of the groundwork for a self-sustaining and balanced community.

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<sup>5</sup> <http://www.hayward-ca.gov/about/history.shtm>

The Committee formulated a comprehensive 12-Point Plan that led to road improvements, industrial development, bus lines, hospitals, an airport, libraries, a water system, parks and institutions of higher education.

By 1960, the population had swelled to 72,700. By the mid-1960's, Hayward's landscape changed from apricot trees and canneries to subdivisions and shopping centers. Hayward's growth continued through the 1970's and 1980's.

By 1990, with a population of 121,000, Hayward became one of the top 15 most ethnically-diverse communities in the nation. Here, people from many cultures live and work together to build a community reflective of its residents.

## **LA ALIANZA DE HAYWARD <sup>6</sup>**

### **La Alianza and the History of the Rancho San Lorenzo and the Southwest**

#### **Early Southwest History**

The Mexican and the Mexican-American presence in California is actually tied to the history of México and the migration of the Aztec Indians from the lands of the north of México. According to Aztec history, they left Aztlán, or the Southwest of what is now the United States, and settled in the valley of México. Moreover, the early settlers of California were mestizo people primarily of Indian and Spanish descent, no unlike their northern counterparts, who were the offspring of those who settled Santa Fe, México in 1610. Because of this, in no small part, can the history of the Mexican and the Mexican-American be told without relating this part of history.

#### **A War of Liberation, not Independence**

On May 5th, 1862, in Puebla, México, French imperialism suffered a tremendous blow when a smaller, ill-prepared Mexican army, led by General Ignacio Zaragoza, defeated the greatest European army at that time. Previously, México had been heavy in debt to Europe, and since the United States was preoccupied with its own Civil War, France decided to first install the Emperor Maximilian, with the intent of making México a French colony. Benito Juárez governed from exile and the Mexican revolt began, culminating in several battles, after the one in Puebla, and finally, defeating the French altogether in 1867 thus maintain its rightful independence.

#### **México and the United States: A Tie that Cannot Be Broken**

The Cinco de Mayo is celebrated in this country not only because when México won its independence from Spain, in 1821, California still belonged to México, but because the Southwest was still México. Also, after the American-Mexican War, the Treaty of Guadalupe Hidalgo of 1848 "provided specific guarantees for the property and political rights of the population" and attempted to safeguard their cultural autonomy, i.e., they were given the right to retain their language, religion and culture. In the same way that they have resided in the Southwest, the Mexican and the Mexican-American have been present in California for over two-hundred years. Their presence in Hayward is highlighted with the ownership of the area by Señor Guillermo Castro, or Don Castro (ins Spanish, Don was respect for an elder person and/or identifies a person of some stature). Don Castro's original ownership of the area came as a land grant after the Mexican War with Spain in 1810 and as a reward of the Mexican Government for the victory over the Spanish. Don Castro started his hacienda, which he called El Rancho San Lorenzo by building his adobe hacienda exactly where the old City Hall is today, between Mission Blvd. And Main Street, in Hayward.

#### **Our Present Celebration**

Once can only suppose that in those days when El Rancho San Lorenzo was a thriving community, it was a welcome respite from a long journey to both Mexican and Anglo travelers. Probably on many occasions the respite consisted of fiestas put on by the Castro's and the people of the Rancho. We are gathered here today, not less than a block away from the center of that Rancho, to celebrate the Cinco de Mayo. Today also marks the beginning of a new celebration by La Alianza de Hayward. Today we will be implementing a celebration recognizing past and present people who made, and continue to make, Hayward Area Mexican American History.

<sup>6</sup> <http://www.zermeno.com/LaAlianzadeHayward.html>

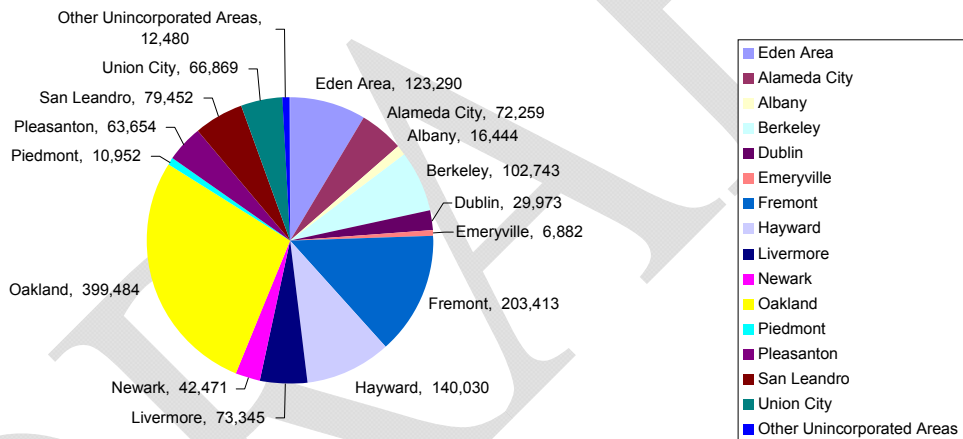
**Note to Reader:** The data within part 2 is based mainly on 2000 Census. When possible, data was gathered for the following “Census Designated Place” or CDP: Ashland, Castro Valley, Cherryland, Fairview and San Lorenzo. Many of the smaller community-identified neighborhoods fall within one of these five CDPs. Please refer to our *Draft Map of the urban unincorporated communities* to see where these boundaries overlap and are currently identified. Other data was gathered from the *Draft Alameda County Economic Development Strategic, Regional Economic Context Briefing Paper- February 6, 2006*, which does not include Fairview in its “Study Area”<sup>1</sup>.

**POPULATION**

The total population in Alameda County is 1,443,741 out of which the Eden Area’s Population is 123,290 (8.54%). Ashland comprises of 1.44%, Castro Valley 3.97%, Cherryland .96%, Fairview .66% and San Lorenzo is 1.52% of Alameda County’s Population.

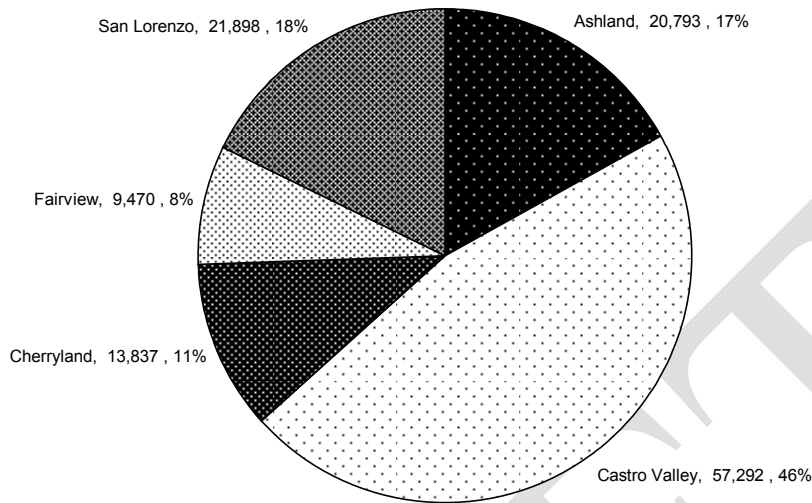
Here is a comparison of the total population in Alameda County, Eden Area and all the cities in Alameda County.

**Population of Eden Area in comparison with the Alameda County and its Cities**



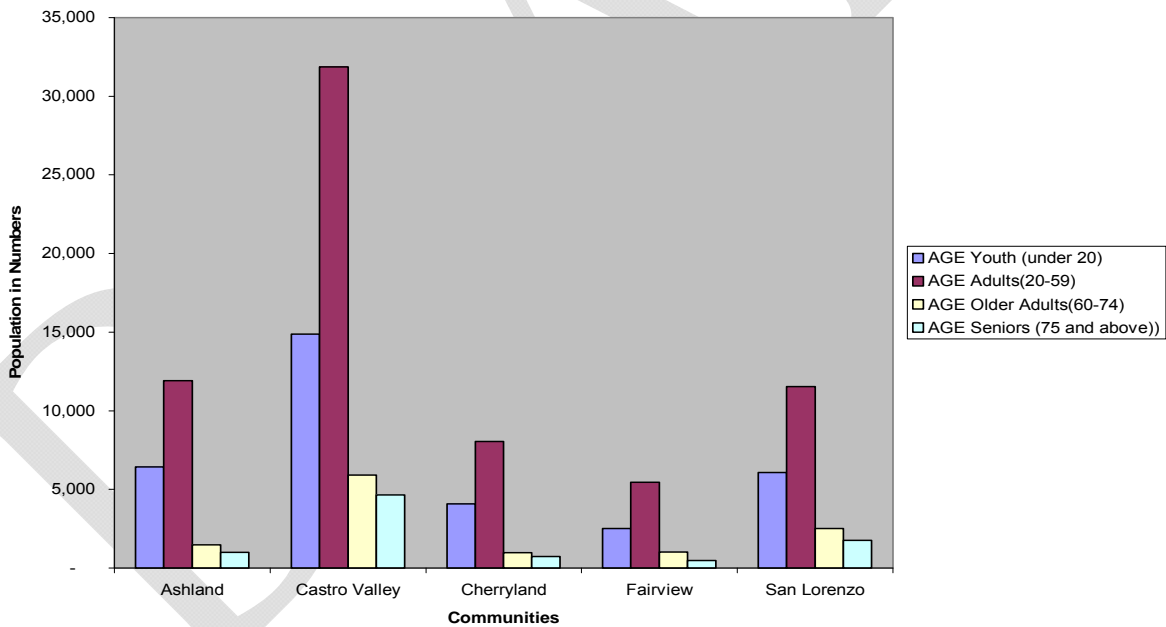
City/Community	POPULATION	%	City/Community	POPULATION	%
<b>Eden Area</b>	<b>123,290</b>	<b>8.54</b>	<b>Newark</b>	42,471	2.94
<b>Alameda City</b>	72,259	5.00	<b>Oakland</b>	399,484	27.67
<b>Albany</b>	16,444	1.14	<b>Piedmont</b>	10,952	0.76
<b>Berkeley</b>	102,743	7.12	<b>Pleasanton</b>	63,654	4.41
<b>Dublin</b>	29,973	2.08	<b>San Leandro</b>	79,452	5.50
<b>Emeryville</b>	6,882	0.48	<b>Union City</b>	66,869	4.63
<b>Fremont</b>	203,413	14.09	<b>Other Unincorporated Areas</b>	12,480	0.86
<b>Hayward</b>	140,030	9.70	<b>Alameda County</b>	<b>1,443,741</b>	<b>100.00</b>
<b>Livermore</b>	73,345	5.08			

Out of the total population of 123,290 in the Eden Area, Ashland consists of 20,793 (17%), Castro Valley 57,292 (46%), Cherryland 13,837 (11%), Fairview 9,470 (8%) and San Lorenzo 21,898 (18%).



## PERCENTAGE OF POPULATION, BY AGE IN ALAMEDA COUNTY AND IN THE EDEN AREA

Population by age in the Eden Area



COMMUNITIES	AGE			
	Youth (under 20)	Adults(20-59)	Older Adults(60-74)	Seniors (75 and above)
<b>Alameda County</b>	392,243(27.2%)	856,249(57.3%)	123,357(8.5%)	71,892(4.8%)
<b>Ashland</b>	6,429(31.0%)	11,912(57.3%)	1,461(7.0%)	991(4.8%)
<b>Castro Valley</b>	14,869(26.0%)	31,866(55.6%)	5,902(10.3%)	4,655(8.13%)
<b>Cherryland</b>	4,080(29.5%)	8,044(58.1%)	975(7.0%)	738(5.3%)
<b>Fairview</b>	2,513(26.5%)	5,466(57.7%)	1,016(10.7%)	475(5.0%)
<b>San Lorenzo</b>	6,077(27.8%)	11,534(52.7%)	2,526(11.5%)	1,761(8.0%)

## RACE

### Note to Reader:

**EXPLANATION #1:** "Population estimates by race and Hispanic origin are published for the U.S. Race categories changed beginning with Census 2000; population estimates with the Census 2000 base will conform to those race categories. There are two Hispanic origin categories-Hispanic or Latino and Not Hispanic or Latino. **Race and Hispanic origin are considered two separate concepts and therefore Hispanics may be of any race or races.**

When comparing population estimates of the Hispanic population with those of the race populations, it should be noted that there are different ways to calculate the numbers. See [U.S. Census Bureau Guidance on the Presentation and Comparison of Race and Hispanic Origin Data](#).

### **EXPLANATION #2:**

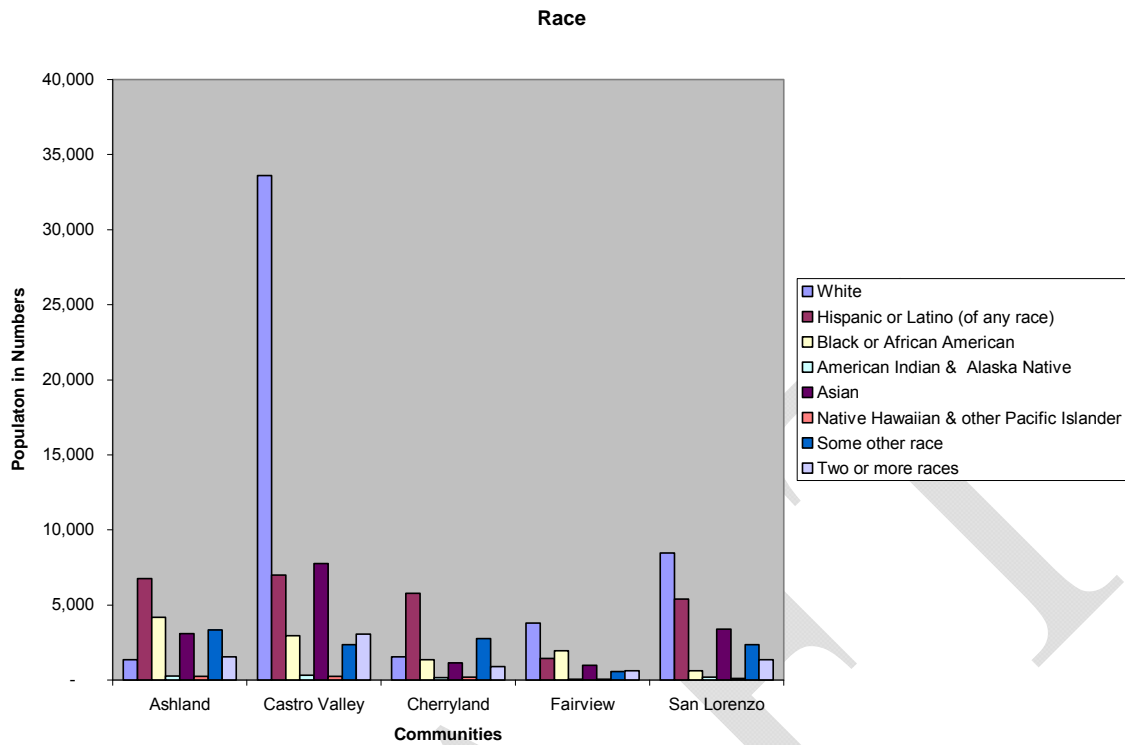
#### **Background**

Traditional and current data collection and classification treat race and Hispanic origin as two separate and distinct concepts in accordance with guidelines from the Office of Management and Budget (OMB). In contrast, the practice of some organizations, researchers, and media is to show race and Hispanic origin together as one concept. The introduction of the option to report more than one race added more complexity to the presentation and comparison of these data. This document provides U.S. Census Bureau guidance to the user community on how to handle the interpretation of race and Hispanic origin data.

#### Summary of Issues

- Race and Hispanic origin are two separate concepts in the federal statistical system.
  - People who are Hispanic may be of any race.
  - People in each race group may be either Hispanic or Not Hispanic.
  - Each person has two attributes, their race (or races) and whether or not they are Hispanic.
- 
- Overlap of race and Hispanic origin is the main comparability issue.
    - For example, Black Hispanics (Hispanic Blacks) are included in both the number of Blacks and in the number of Hispanics.
  - "More than one race" option increases possible numbers and overlapping groups.
    - For example, the three categories of Blacks, Hispanics, and people reporting two or more races produce multiple overlapping groups.
  - **The complete cross tabulation of race and Hispanic origin data is problematic.**
    - **This option allows experienced users to tailor data for their specific use, but can confuse general users.**

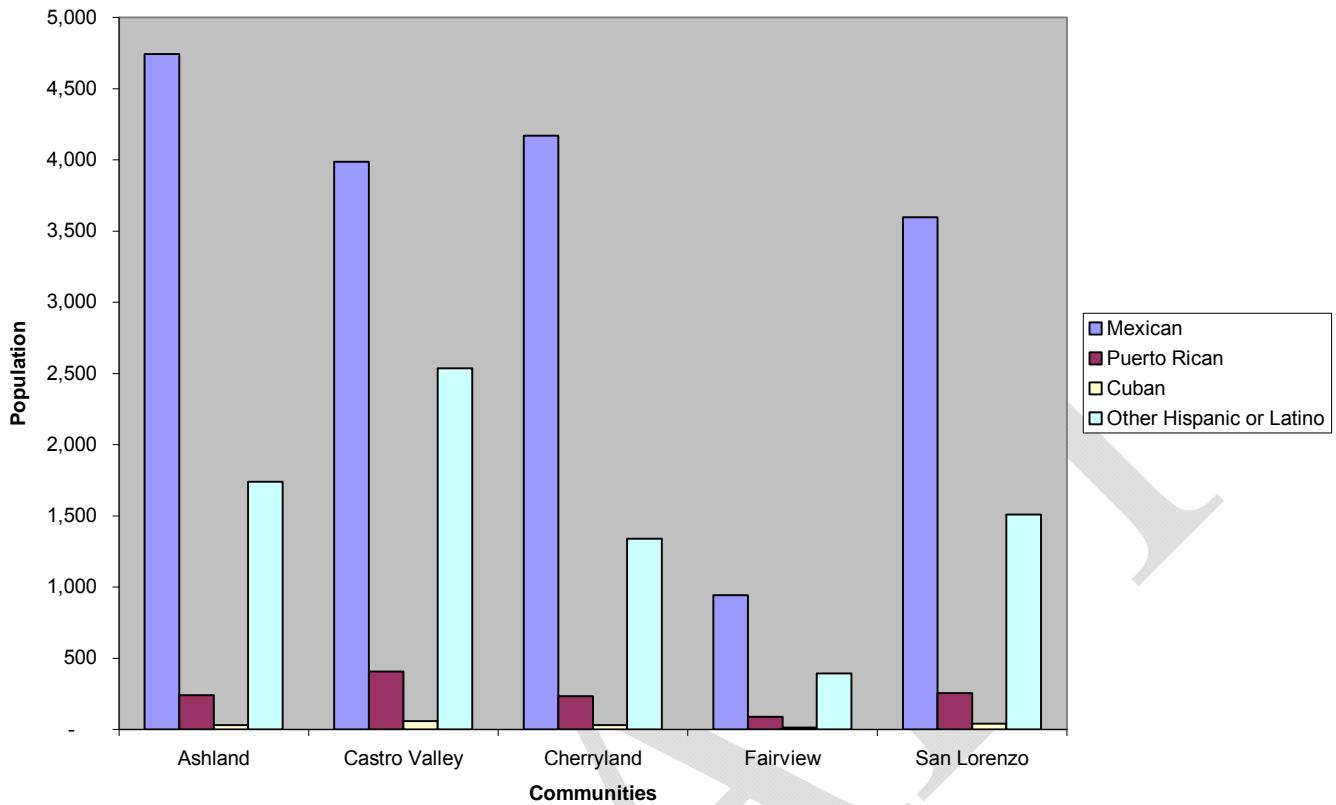
From: <http://www.census.gov/popest/race.html>  
<http://www.census.gov/population/www/socdemo/compraceho.html>



The above graph depicts the population by race in the Eden area and the following table compares them with the Alameda County.

Race	Alameda County	Ashland	Castro Valley	Cherryland	Fairview	San Lorenzo
<b>White</b>	430,424 (29.8%)	1,362 (6.6%)	33,603 (58.6%)	1,545 (11.2%)	3,801 (40.1%)	8,467 (38.7%)
<b>Hispanic or Latino (of any race)</b>	273,910 (19.0%)	6,753 (32.5%)	6,984 (12.2%)	5,774 (41.8%)	1,433 (15.1%)	5,398 (24.7%)
<b>Black or African American</b>	21,5598 (14.9%)	4,186 (20.1%)	2,946 (5.1%)	1,360 (9.8%)	1,939 (20.5%)	616 (2.8%)
<b>American Indian &amp; Alaska Native</b>	9,146 (0.6%)	269 (1.3%)	336 (0.6%)	161 (1.2%)	53 (0.6%)	195 (0.9%)
<b>Asian</b>	295,218 (20.5%)	3,091 (14.9%)	7,757 (13.5%)	1,151 (8.3%)	964 (10.2%)	3,389 (15.5%)
<b>Native Hawaiian &amp; other Pacific Islander</b>	9,142 (0.6%)	237 (1.1%)	254 (0.4%)	178 (1.3%)	66 (0.7%)	105 (0.5%)
<b>Some other race</b>	129,079 (8.9%)	3,346 (16.1%)	2,355 (4.1%)	2,776 (20.1%)	582 (6.2%)	2,369 (10.8%)
<b>Two or more races</b>	81,224 (5.6%)	1,549 (7.5%)	3,057 (5.3%)	892 (6.5%)	632 (6.7%)	1,359 (6.2%)

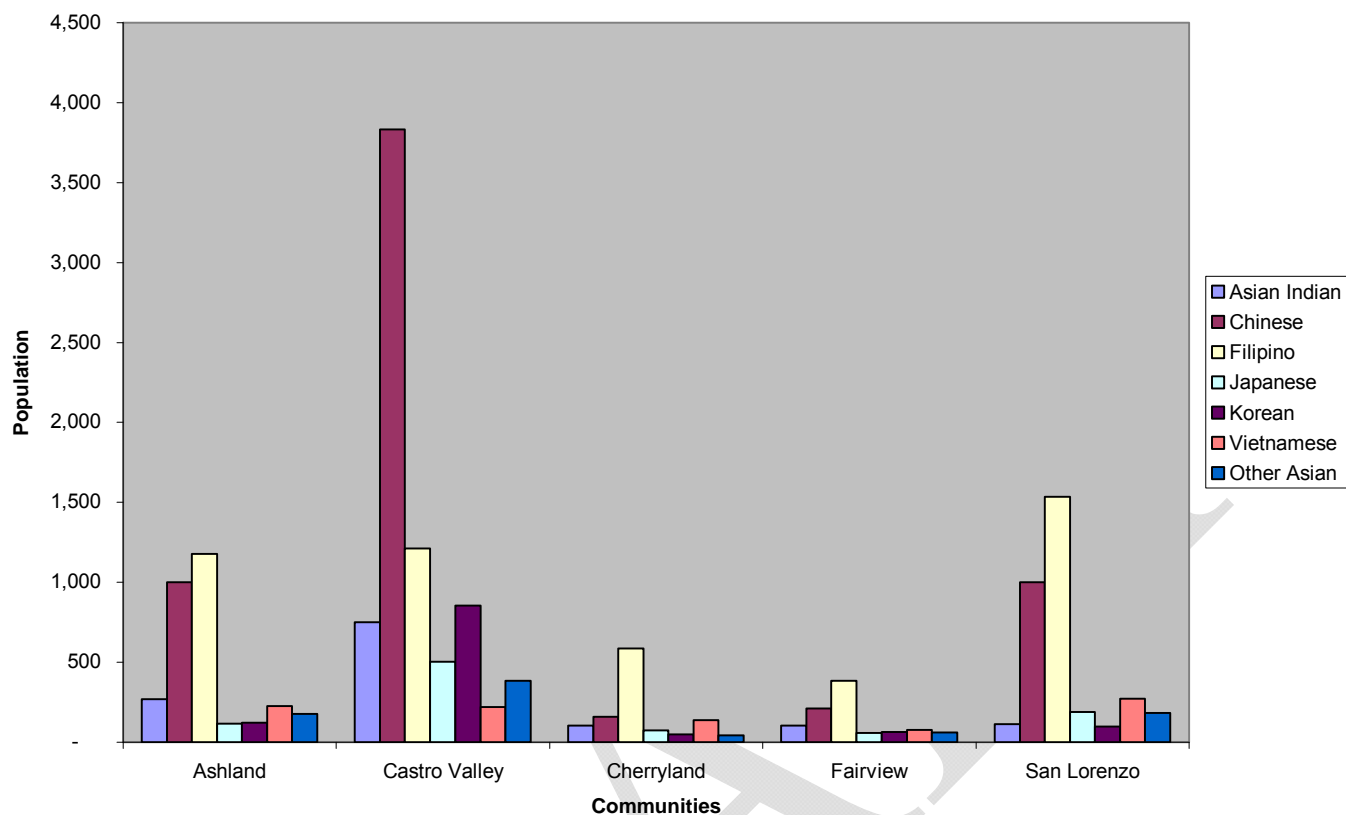
### Hispanic or Latino and Race



The above chart depicts the Hispanic and Latino population in the Eden Area. The following table shows the same along with the Hispanic and Latino Population in Alameda County.

	<b>Alameda County</b>	<b>Ashland</b>	<b>Castro Valley</b>	<b>Cherryland</b>	<b>Fairview</b>	<b>San Lorenzo</b>
<b>Mexican</b>	193,011 (13.4%)	4743 (22.8%)	3986 (7.0%)	4170 (30.1%)	942 (9.9%)	3595 (16.4%)
<b>Puerto Rican</b>	10,186 (0.7%)	241 (1.2%)	406 (0.7%)	234 (1.7%)	87 (0.9%)	255 (1.2%)
<b>Cuban</b>	1,935 (0.1%)	29 (0.1%)	56 (0.1%)	30 (0.2%)	12 (0.1%)	41 (0.2%)
<b>Other Hispanic or Latino</b>	68,778 (4.8%)	1740 (8.4%)	2536 (4.4%)	1340 (9.7%)	392 (4.1%)	1507 (6.9%)

### Asian Population



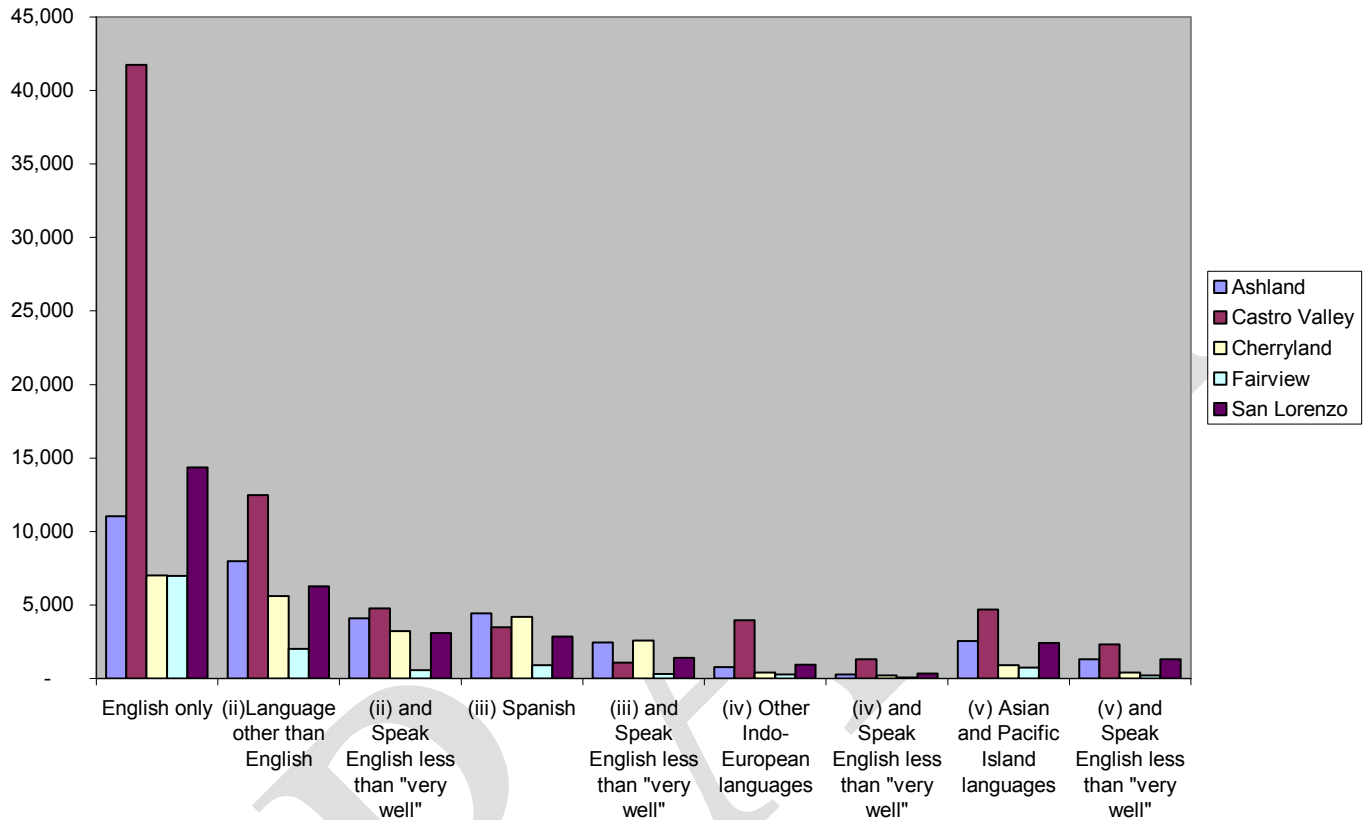
The above chart depicts the Asian population in Eden Area. The following table shows the same in numbers and percentage along with the Alameda County.

	<b>Alameda County</b>	<b>Ashland</b>	<b>Castro Valley</b>	<b>Cherryland</b>	<b>Fairview</b>	<b>San Lorenzo</b>
<b>Asian Indian</b>	42,842 (3.0%)	268 (1.3%)	752 (1.3%)	103 (0.7%)	105 (1.1%)	114 (0.5%)
<b>Chinese</b>	112,006 (7.8%)	1,001 (4.8%)	3,833 (6.7%)	160 (1.2%)	212 (2.2%)	1,001 (4.6%)
<b>Filipino</b>	69,127 (4.8%)	1,179 (5.7%)	1,212 (2.1%)	586 (4.2%)	385 (4.1%)	1,534 (7.0%)
<b>Japanese</b>	12,540 (0.9%)	115 (0.6%)	504 (0.9%)	72 (0.5%)	59 (0.6%)	189 (0.9%)
<b>Korean</b>	14,217 (1.0%)	123 (0.6%)	854 (1.5%)	50 (0.4%)	65 (0.7%)	97 (0.4%)
<b>Vietnamese</b>	23,817 (1.6%)	227 (1.1%)	219 (0.4%)	136 (1.0%)	77 (0.8%)	271 (1.2%)
<b>Other Asian</b>	20,669 (1.4%)	178 (0.9%)	383 (0.7%)	44 (0.3%)	61 (0.6%)	183 (0.8%)

## LANGUAGE SPOKEN AT HOME

The following graph shows the language spoken at home for the population 5 years and over. The population 5 years and over in Alameda County is 1,346,666 (100%), Ashland is 19,015, Castro Valley is 54,247, Cherryland is 12,601, Fairview is 8,987 and San Lorenzo is 20,606.

Language Spoken at Home

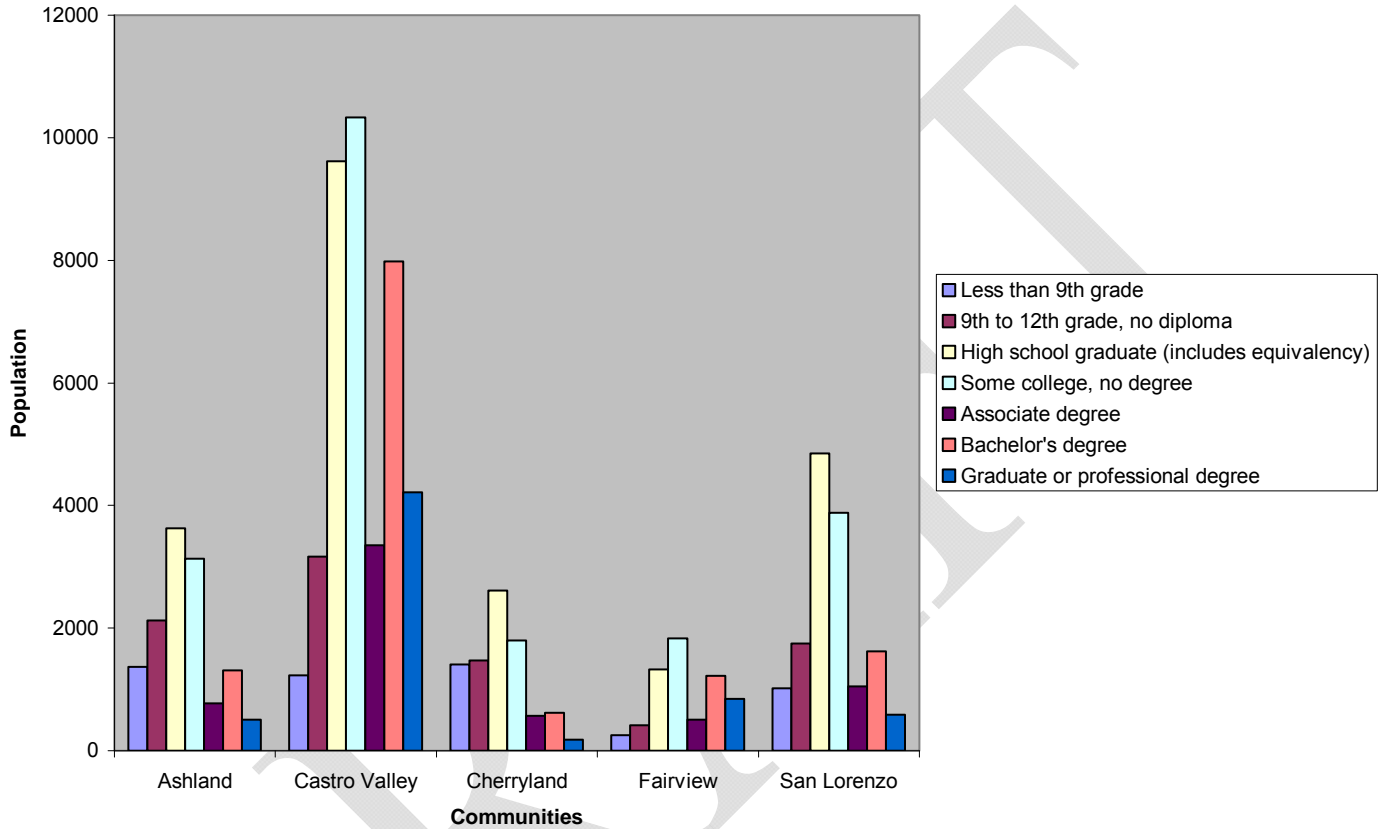


	Alameda County	Ashland	Castro Valley	Cherryland	Fairview	San Lorenzo
English only	850,906 (63.2%)	11,023 (58.0%)	41,758 (77.0%)	7,002 (55.6%)	6,967 (77.5%)	14,342 (69.6%)
(ii) Language other than English	495,760 (36.8%)	7,992 (42.0%)	12,489 (23.0%)	5,599 (44.4%)	2,020 (22.5%)	6,264 (30.4%)
(ii) and Speak English less than "very well"	237,864 (17.7%)	4,091 (21.5%)	4,747 (8.8%)	3,217 (25.5%)	557 (6.2%)	3,078 (14.9%)
(iii) Spanish	192,512 (14.3%)	4,435 (23.3%)	3,486 (6.4%)	4,208 (33.4%)	921 (10.2%)	2,856 (13.9%)
(iii) and Speak English less than "very well"	102,395 (7.6%)	2,444 (12.9%)	1,068 (2.0%)	2,596 (20.6%)	297 (3.3%)	1,421 (6.9%)
(iv) Other Indo-European languages	85,324 (6.3%)	762 (4.0%)	3,944 (7.3%)	398 (3.2%)	258 (2.9%)	949 (4.6%)
(iv) and Speak English less than "very well"	26,301 (2.0%)	272 (1.4%)	1,291 (2.4%)	187 (1.5%)	66 (0.7%)	344 (1.7%)
(v) Asian and Pacific Island languages	204,944 (15.2%)	2,551 (13.4%)	4,678 (8.6%)	906 (7.2%)	731 (8.1%)	2,405 (11.7%)
(v) and Speak English less than "very well"	105,584 (7.8%)	1,317 (6.9%)	2,321 (4.3%)	408 (3.2%)	194 (2.2%)	1,309 (6.4%)

## EDUCATIONAL ATTAINMENT

The below graph and table shows the educational attainment in the communities of the Eden Area who are 25 years and over (100%). The population 25 years and over in Alameda County is 953,716, Ashland is 12,838, Castro Valley 39,885, Cherryland 8,662, Fairview 6,398 and in San Lorenzo it is 14,755.

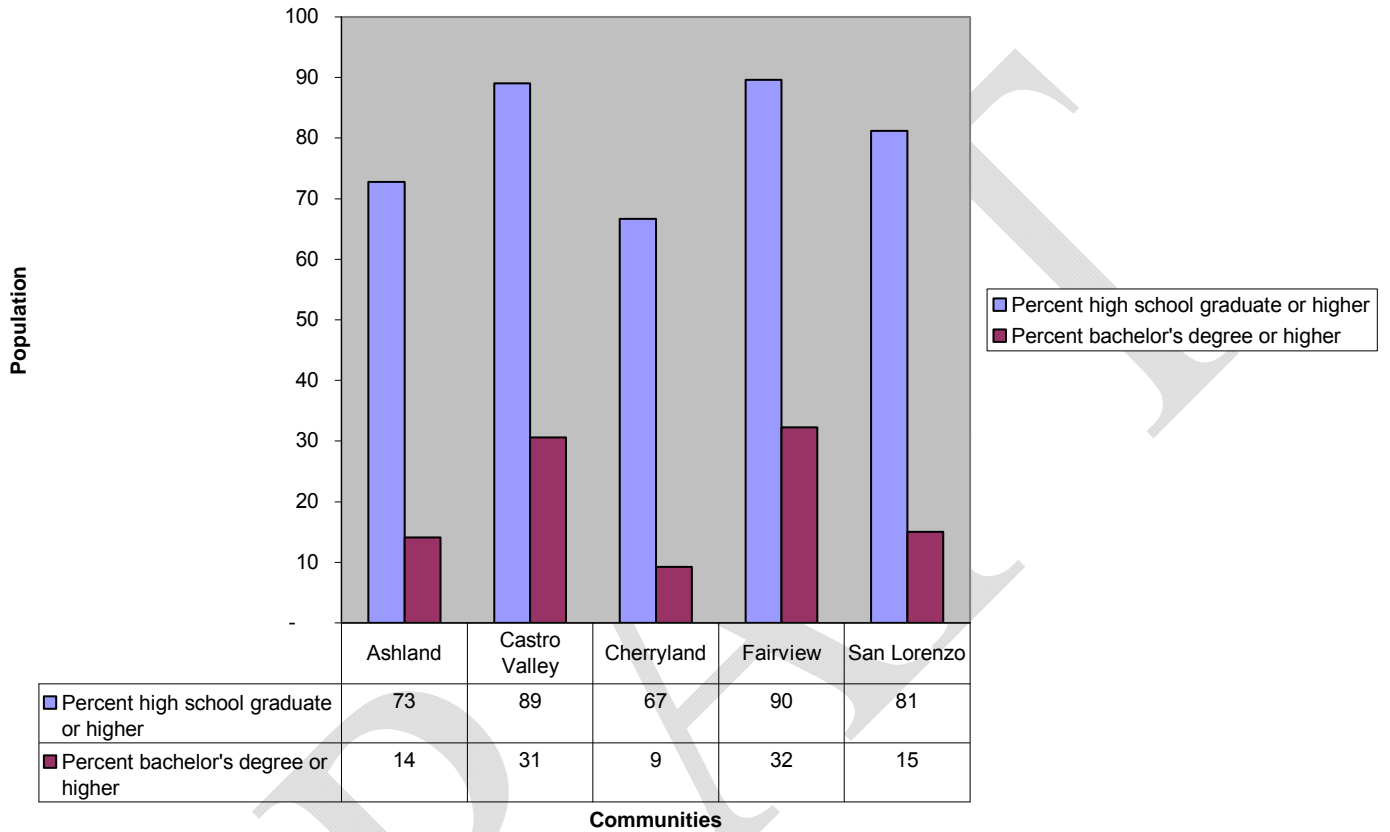
Educational Attainment



	Alameda County	Ashland	Castro Valley	Cherryland	Fairview	San Lorenzo
<b>Less than 9th grade</b>	76,513 (8.0%)	1,365 (10.6%)	1,228 (3.1%)	1,410 (16.3%)	253 (4.0%)	1,018 (6.9%)
<b>9th to 12th grade, no diploma</b>	91,768 (9.6%)	2,127 (16.6%)	3,163 (7.9%)	1,474 (17.0%)	415 (6.5%)	1,751 (11.9%)
<b>High school graduate (includes equivalency)</b>	181,668 (19.0%)	3,630 (28.3%)	9,613 (24.1%)	2,612 (30.2%)	1,327 (20.7%)	4,846 (32.8%)
<b>Some college, no degree</b>	206,013 (21.6%)	3,133 (24.4%)	10,330 (25.9%)	1,796 (20.7%)	1,828 (28.6%)	3,880 (26.3%)
<b>Associate degree</b>	64,800 (6.8%)	776 (6.0%)	3,349 (8.4%)	572 (6.6%)	506 (7.9%)	1,050 (7.1%)
<b>Bachelor's degree</b>	202,586 (21.2%)	1,306 (10.2%)	7,985 (20.0%)	621 (7.2%)	1,224 (19.1%)	1,623 (11.0%)
<b>Graduate or professional degree</b>	130,368 (13.7%)	501 (3.9%)	4,217 (10.6%)	177 (2.0%)	845 (13.2%)	587 (4.0%)

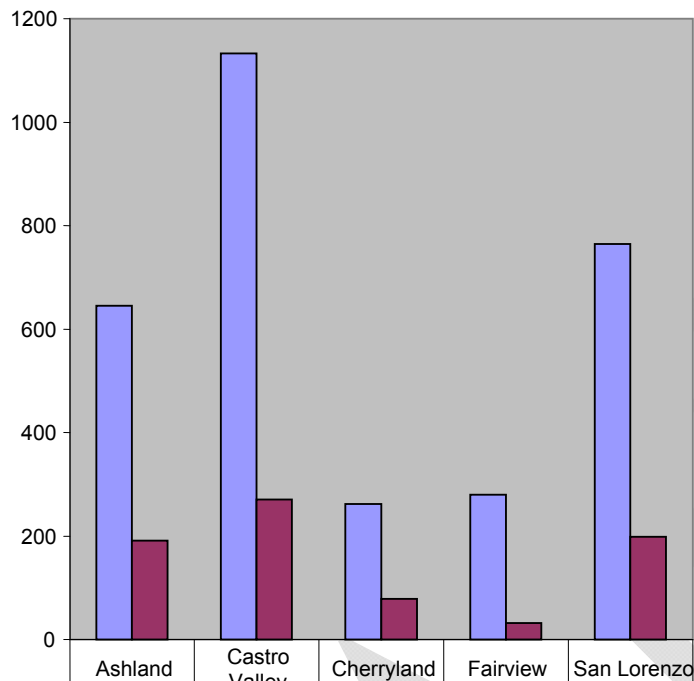
The percent of high school graduate or higher in Alameda County is 82.4% and bachelor's degree or higher is 34.9%. The following chart shows the same in the communities in the Eden Area.

**% High school graduate & Bachelor's degree**



## GRANDPARENTS AS CAREGIVERS

(Grandparents responsible for grandchildren)



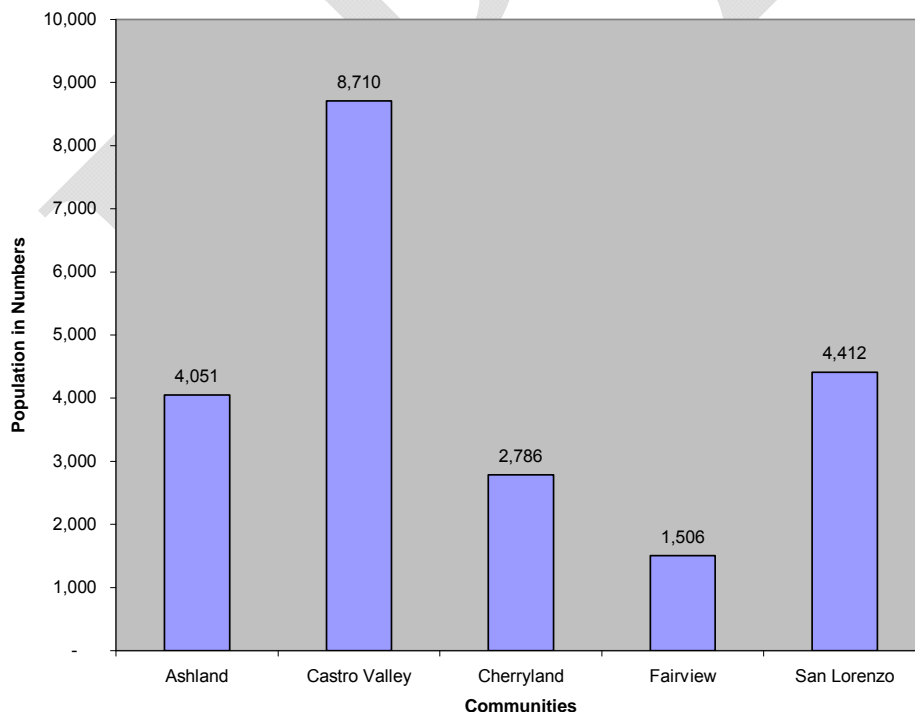
■ Grandparents living in household  
■ Grandparent responsible for grandchildren

The number of Grandparents living in household with one or more own grandchildren under 18 years in Alameda County is 39,983 (100%) and 11,531 (28.9%) grandparent's are responsible for their grandchildren. The percentage of grandparent's responsible for their grandchildren in Ashland is 29.6%, Castro Valley is 23.8%, Cherryland is 29.8%, Fairview is 11.4% and in San Lorenzo it is 26.0% following chart shows the same in numbers in the Eden Area Communities.

<span style="color: blue;">■</span> Grandparents living in household	645	1133	262	280	765
<span style="color: red;">■</span> Grandparent responsible for grandchildren	191	270	78	32	199

## DISABILITY STATUS OF THE CIVILIAN NON-INSTITUTIONALIZED POPULATION

Population with Disability



This graph shows the population with disability in the communities in Eden Area. The number of population with disability in Alameda County is 248,558 and in Eden Area it is 21,465.

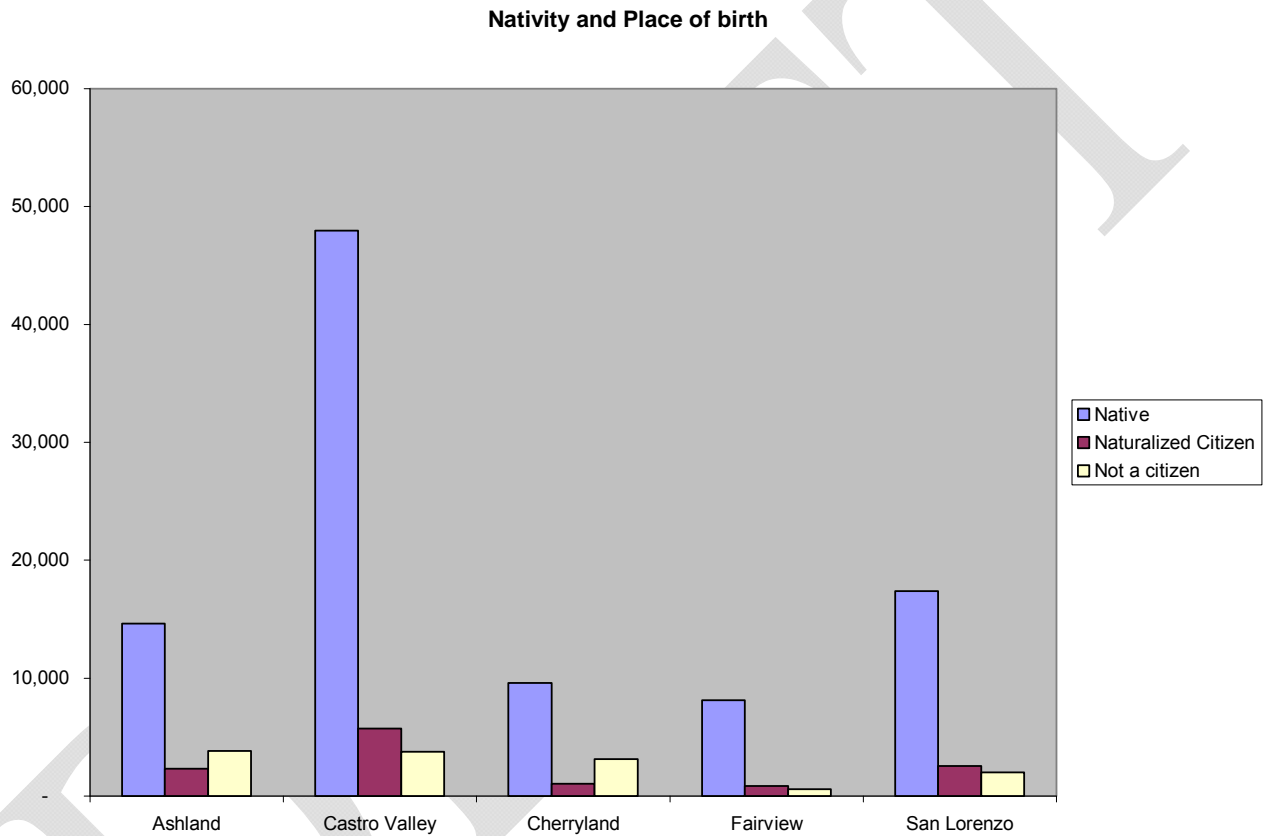
■ Population with Disability

## NATIVITY AND PLACE OF BIRTH

- a. Region of Foreign Born
  - i. Europe
  - ii. Asia
  - iii. Africa
  - iv. Oceania
  - v. Latin America
  - vi. Northern America

To Be Compiled

The following chart shows the nativity and place of birth of the total population in the communities in the Eden Area.



	<b>Alameda County</b>	<b>Ashland</b>	<b>Castro Valley</b>	<b>Cherryland</b>	<b>Fairview</b>	<b>San Lorenzo</b>
<b>Native</b>	1,051,085 (72.8%)	14,631 (70.5%)	47,960 (83.5%)	9,615 (69.8%)	8,137 (85.0%)	17,364 (79.1%)
<b>Naturalized Citizen</b>	169,708 (11.8%)	2,320 (11.2%)	5,712 (9.9%)	1,036 (7.5%)	861 (9.0%)	2,571 (11.7%)
<b>Not a citizen</b>	222,948 (15.4%)	3,815 (18.4%)	3,738 (6.5%)	3,131 (22.7%)	576 (6.0%)	2,012 (9.2%)

## EMPLOYMENT STATISTICS

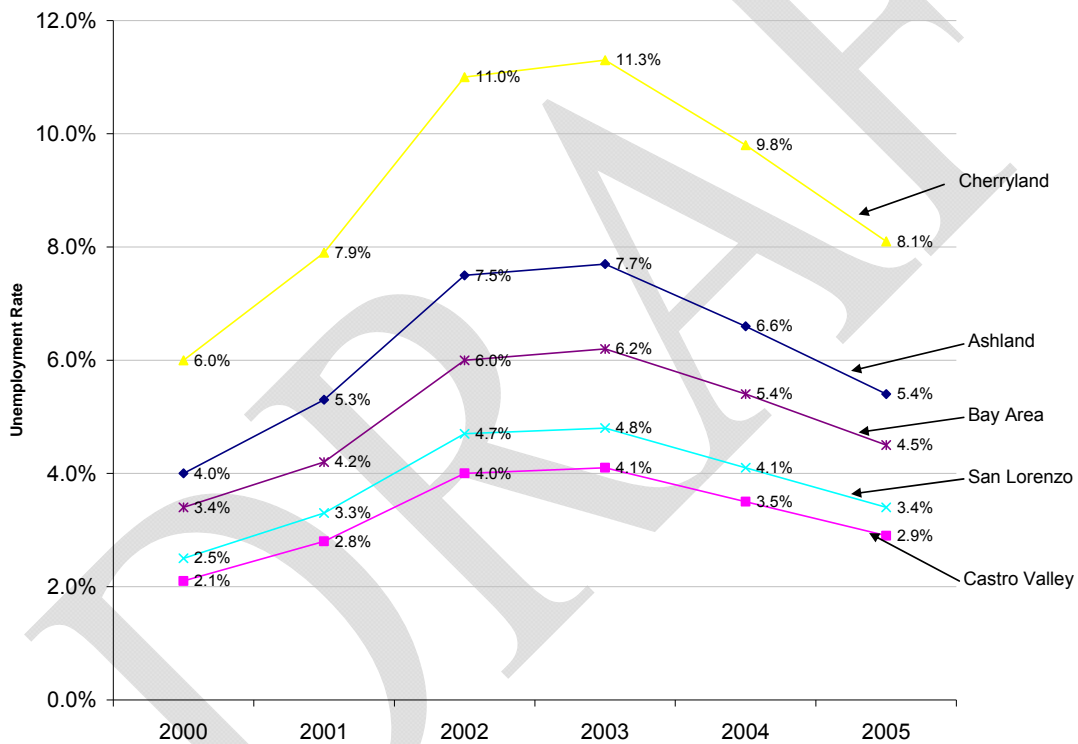
### Employment Status - 2000

1. Population 16 years and over
  2. In labor force
    - a. Civilian labor force
      - i. Employed
      - ii. Unemployed
        1. % of civilian labor force
    - b. Armed forces
  3. Not in labor force

To Be Compiled

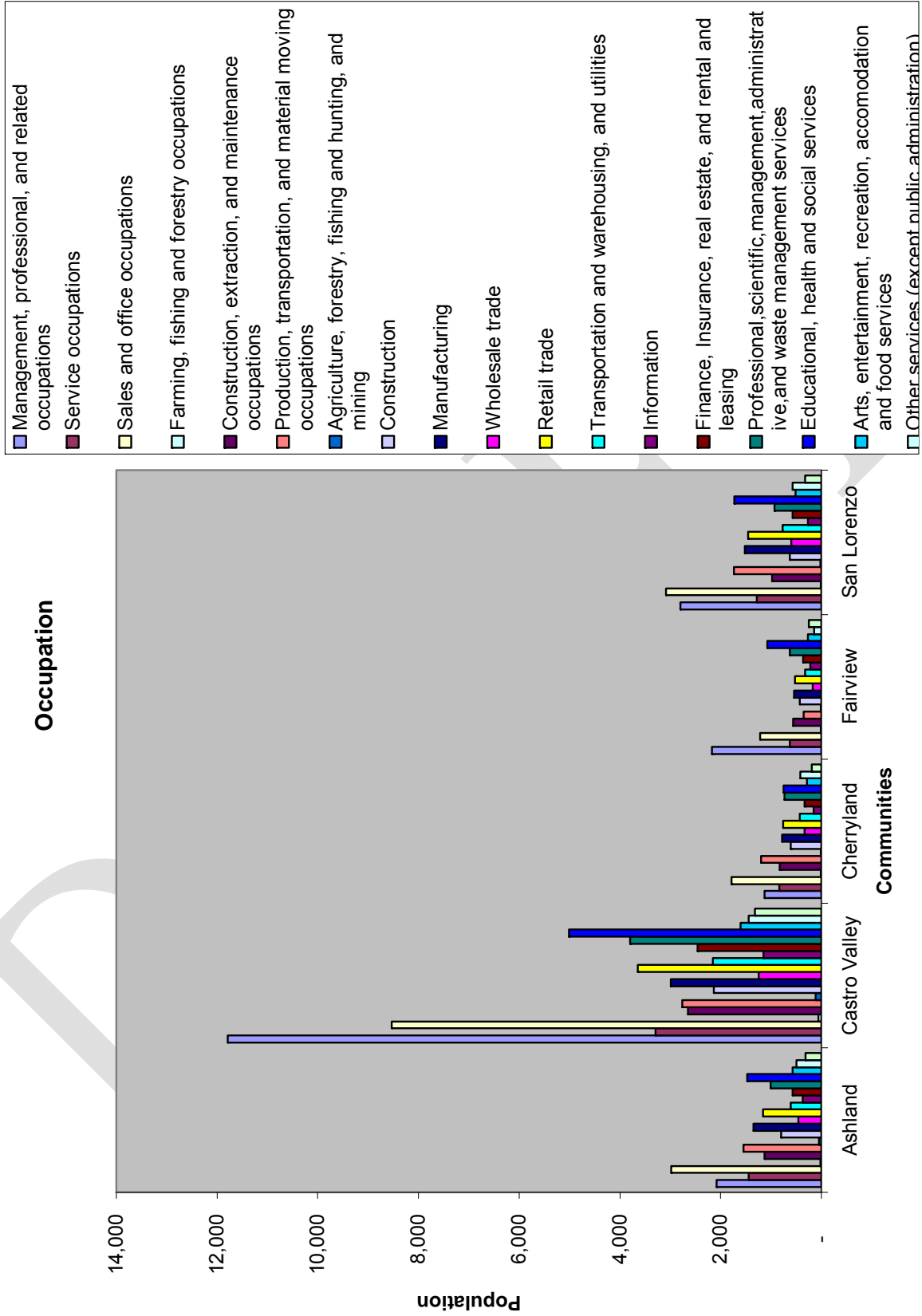
According to the February 6, 2006, *Draft Alameda County Economic Development Strategic, Regional Economic Context Briefing Paper*, "over the past five years, unemployment rates in the Study Area (while considerably different across the four communities) have been persistently high in Cherryland and Ashland".

### Unemployment Rates in the Bay Area and Study Area<sup>1</sup>



Source: CA Employment Development Department, ECG analysis.

# OCCUPATION<sup>7</sup>



<sup>7</sup> 2000 Census

The graph on the previous page shows the occupation of the population in the communities in the Eden Area. The employed civilian population 16 years and over (100%) in Alameda County is 692,833, 8,874 in Ashland, 28,564 in Castro valley, 5,577 in Cherryland, 4,870 in Fairview and 9,663 in San Lorenzo.

The following table shows the occupation of the population in the communities in the Eden Area along with Alameda County as a whole.

	<b>Alameda County</b>	<b>Ashland</b>	<b>Castro Valley</b>	<b>Cherryland</b>	<b>Fairview</b>	<b>San Lorenzo</b>
<b>Management, professional, and related occupations</b>	293,312 (42.3%)	2,083 (22.6%)	11,786 (40.5%)	1,134 (19.6%)	2,170 (44.0%)	2,802 (28.3%)
<b>Service occupations</b>	82,773 (11.9%)	1,445 (15.7%)	3,296 (11.3%)	834 (14.4%)	626 (12.7%)	1,279 (12.9%)
<b>Sales and office occupations</b>	182,205 (26.3%)	2,978 (32.4%)	8,531 (29.3%)	1,780 (30.8%)	1,216 (24.7%)	3,086 (31.2%)
<b>Farming, fishing and forestry occupations</b>	1,065 (.2%)	17 (0.2%)	57 (0.2%)	11 (0.2%)	8 (0.2%)	13 (0.1%)
<b>Construction, extraction, and maintenance occupations</b>	51,816 (7.5%)	1,130 (12.3%)	2,649 (9.1%)	824 (14.2%)	557 (11.3%)	975 (9.9%)
<b>Production, transportation, and material moving occupations</b>	81,662 (11.8%)	1,550 (16.8%)	2,765 (9.5%)	1,200 (20.8%)	353 (7.2%)	1,739 (17.6%)
<b>Agriculture, forestry, fishing and hunting, and mining</b>	1,741 (0.3%)	44 (0.5%)	116 (0.4%)	6 (0.1%)	8 (0.2%)	22 (0.2%)
<b>Construction</b>	38,919 (5.6%)	793 (8.6%)	2,139 (7.4%)	606 (10.5%)	425 (8.6%)	625 (6.3%)
<b>Manufacturing</b>	98,523 (14.2%)	1,350 (14.7%)	2,989 (10.3%)	782 (13.5%)	538 (10.9%)	1,516 (15.3%)
<b>Wholesale trade</b>	28,368 (4.1%)	459 (5.0%)	1,248 (4.3%)	335 (5.8%)	174 (3.5%)	600 (6.1%)
<b>Retail trade</b>	74,749 (10.8%)	1,158 (12.6%)	3,645 (12.5%)	762 (13.2%)	525 (10.6%)	1,451 (14.7%)
<b>Transportation and warehousing, and utilities</b>	40,129 (5.8%)	609 (6.6%)	2,157 (7.4%)	431 (7.5%)	322 (6.5%)	770 (7.8%)
<b>Information</b>	33,258 (4.8%)	370 (4.0%)	1,145 (3.9%)	153 (2.6%)	216 (4.4%)	270 (2.7%)
<b>Finance, Insurance, real estate, and rental and leasing</b>	46,876 (6.8%)	569 (6.2%)	2,458 (8.5%)	336 (5.8%)	365 (7.4%)	570 (5.8%)
<b>Professional ,scientific, management, administrative, and waste management services</b>	102,423 (14.8%)	1,010 (11.0%)	3,799 (13.1%)	731 (12.6%)	625 (12.7%)	934 (9.4%)
<b>Educational, health and social services</b>	126,941 (18.3%)	1,472 (16.0%)	5,016 (17.2%)	753 (13.0%)	1,073 (21.8%)	1,726 (17.4%)
<b>Arts, entertainment, recreation, accommodation and food services</b>	44,084 (6.4%)	565 (6.1%)	1,602 (5.5%)	285 (4.9%)	266 (5.4%)	517 (5.2%)
<b>Other services (except public administration)</b>	31,219 (4.5%)	494 (5.4%)	1,446 (5.0%)	416 (7.2%)	142 (2.9%)	569 (5.8%)
<b>Public administration</b>	25,603 (3.7%)	310 (3.4%)	1,324 (4.6%)	187 (3.2%)	251 (5.1%)	324 (3.3%)

## COMMON INDUSTRIES FOR FEMALES<sup>8</sup>

Most Common industries for females in San Lorenzo:

- Health care (12%)
- Educational services (11%)
- Professional, scientific, and technical services (8%)
- Finance and insurance (6%)
- Accommodation and food services (4%)
- Public administration (4%)
- Social assistance (4%)

Most Common Industries for females in Ashland:

- Health care (13%)
- Educational services (6%)
- Finance and insurance (6%)
- Accommodation and food services (6%)
- Social assistance (6%)
- Public administration (5%)
- Administrative and support and waste management services (5%)

Most Common Industries for females in Cherryland:

- Health care (14%)
- Finance and insurance (6%)
- Educational services (6%)
- Accommodation and food services (6%)
- Professional, scientific, and technical services (6%)
- Administrative and support and waste management services (5%)
- Department and other general merchandise stores (4%)

Most Common Industries for females in Castro Valley:

- Health care (13%)
- Educational services (12%)
- Professional, scientific, and technical services (9%)
- Finance and insurance (8%)
- Public administration (4%)
- Accommodation and food services (4%)
- Administrative and support and waste management services (4%)

## COMMON OCCUPATIONS FOR FEMALES<sup>9</sup>

Most Common occupations for females in Castro Valley:

- Secretaries and administrative assistants (8%)
- Other management occupations except farmers and farm managers (6%)
- Other office and administrative support workers including supervisors (6%)

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<sup>8</sup> SOURCE: CityData.com

<sup>9</sup> SOURCE: CityData.com

- Preschool, kindergarten, elementary and middle school teachers (4%)
- Business operations specialists (4%)
- Other sales and related workers including supervisors (4%)
- Registered nurses (4%)

Most Common occupations for females in Cherryland:

- Other office and administrative support workers including supervisors (9%)
- Secretaries and administrative assistants (8%)
- Customer service representatives (6%)
- Information and record clerks except customer service representatives (6%)
- Cashiers (5%)
- Material recording, scheduling, dispatching, and distributing workers (4%)
- Building and grounds cleaning and maintenance occupations (4%)

Most Common occupations for females in Ashland:

- Other office and administrative support workers including supervisors (11%)
- Secretaries and administrative assistants (6%)
- Information and record clerks except customer service representatives (5%)
- Cashiers (4%)
- Material recording, scheduling, dispatching, and distributing workers (4%)
- Other production occupations including supervisors (3%)
- Bookkeeping, accounting, and auditing clerks (3%)

Most Common occupations for females in San Lorenzo:

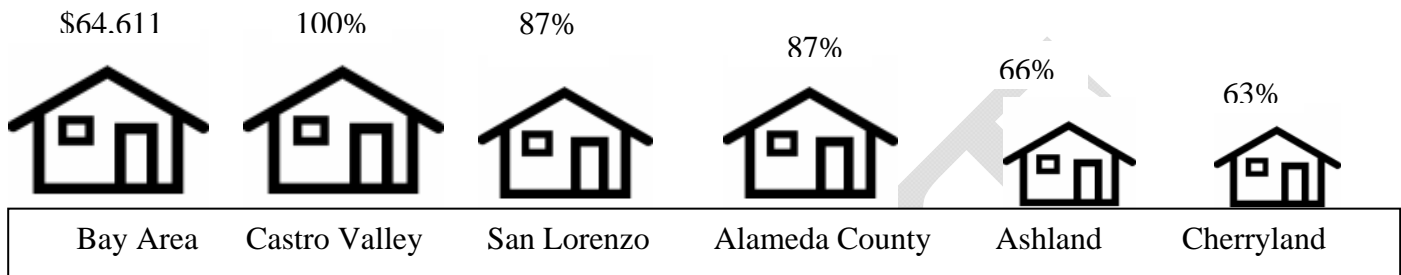
- Other office and administrative support workers including supervisors (9%)
- Secretaries and administrative assistants (7%)
- Other management occupations except farmers and farm managers (5%)
- Retail sales workers except cashiers (4%)
- Customer service representatives (4%)
- Material recording, scheduling, dispatching, and distributing workers (4%)
- Business operations specialists (3%)

## INCOME<sup>10</sup>

In part due to the difference in its mix of industries, Alameda County has a lower level of household income (87% of the Bay Area median). In the Study Area\*, this is particularly notable in Ashland and Cherryland.

### Median Household Income

Figure: Median Household Income, 2005



Source: 2006, Claritas; 2000 U.S. Census. ECG analysis.

The chart below shows how each community in the Study Area\* compares to the Bay Area (and Alameda County) across income measures. Most notable is that per capita income in the Study Area is considerably lower than elsewhere in the Bay Area (nearly 40% lower in Ashland and Cherryland).

Table: Various Income Indicators in the Study Area\* and Bay Area

	Alameda County	Ashland	Cherryland	Castro Valley	San Lorenzo	Bay Area
Median household income	87%	63%	66%	100%	87%	\$ 64,611
Median family income	85%	56%	57%	94%	80%	\$ 77,697
Per capita income	78%	53%	50%	89%	64%	\$ 34,079
Individuals in poverty	120%	155%	134%	49%	59%	9%

Source: Claritas, 2005.

## POVERTY<sup>2</sup>

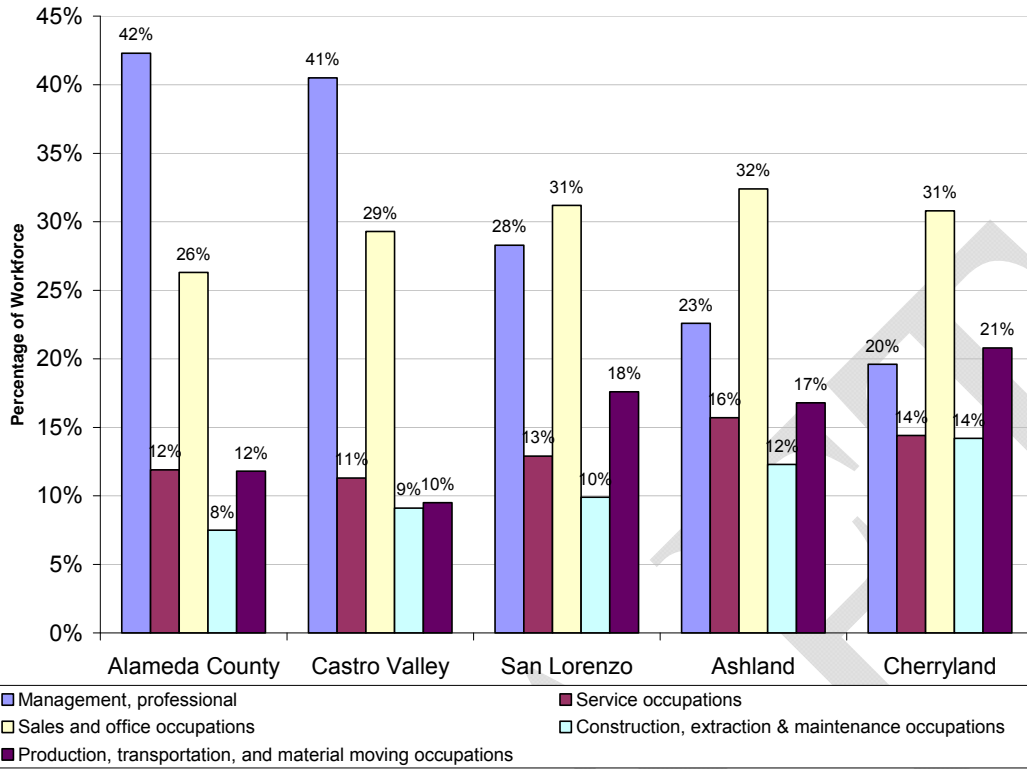
Poverty rates also are of particular concern. In Ashland and Cherryland, the rates are considerably higher than in the rest of the Bay Area. That these communities have incidents of poverty at nearly three times the rate of Castro Valley and San Lorenzo is also striking.

## OCCUPATION TRENDS<sup>2</sup>

Occupational trends in the Study Area\* offer one explanation for lower median incomes. Ashland, Cherryland, and San Lorenzo have far fewer residents in higher wage paying occupations and far more residents in lower wage paying occupations than the rest of Alameda County. Castro Valley is similar to the rest of Alameda County in its occupational make-up.

<sup>10</sup> Regional Economic Context Briefing paper – Alameda County Economic Development Strategic Plan – Draft, 2.06.2006

**Figure 1: Occupational Make-up of the Residential Populations of the Study Area<sup>1</sup> and Alameda County**

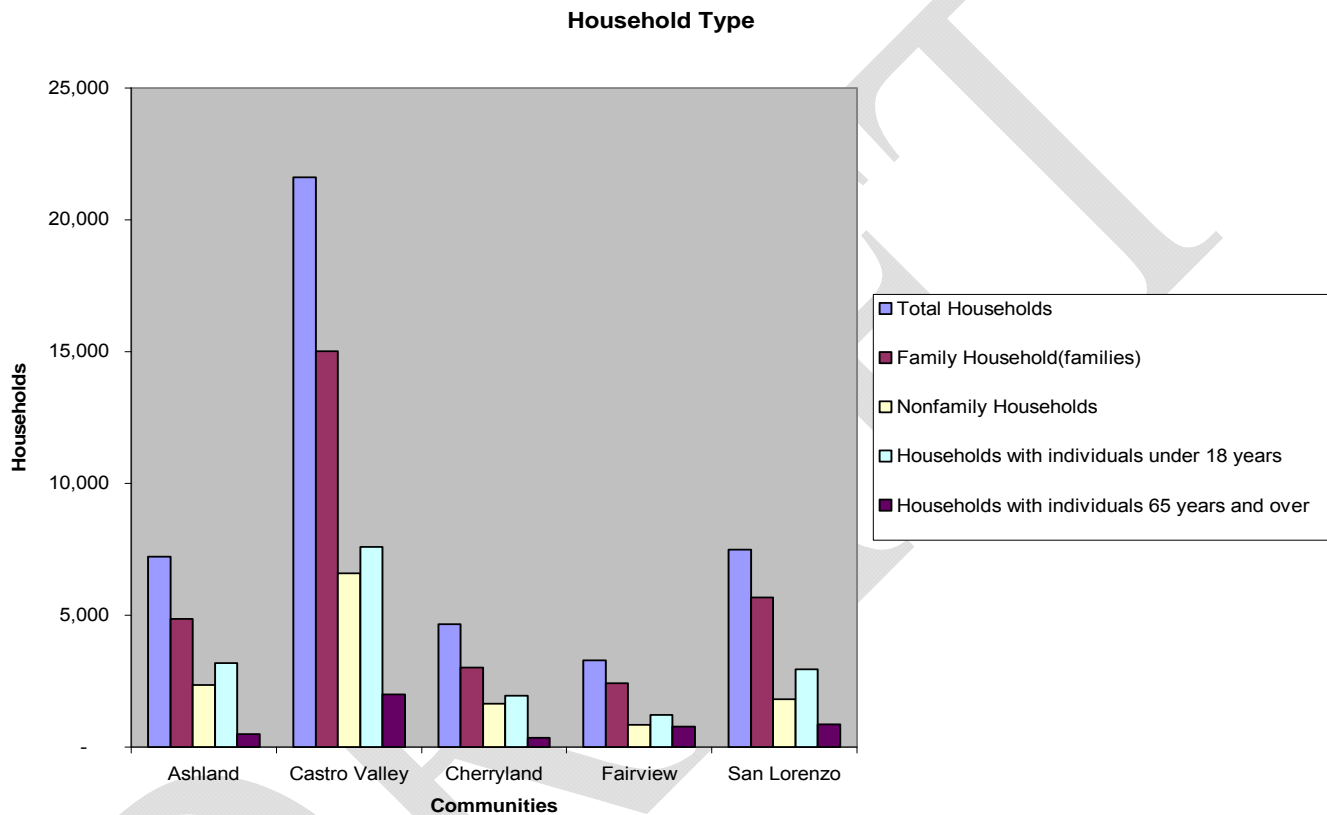


Source: Census 2000 – need to update this with Claritas. ECG analysis.

# HOUSING

## Household by Type

**Note to Reader:** “Family households” consists of families with own children under 18 years, Married – couple family with own children under 18 years, Female householder (no husband present) with own children under 18 years. Non family households consists of Householder living alone and House holder 65 years and over.



The following table depicts the type of household in numbers and percentage in Alameda County and the Eden Area.

	Alameda County	Ashland	Castro Valley	Cherryland	Fairview	San Lorenzo
<b>Total Households</b>	523,366 (100%)	7,223 (100%)	21,606 (100%)	4,658 (100%)	3,281 (100%)	7,500 (100%)
<b>Family Household(families)</b>	339,096 (64.8%)	4,870 (67.4%)	15,019 (69.5%)	3,019 (64.8%)	2,429 (74.0%)	5,678 (75.7%)
<b>Nonfamily Households</b>	184,270 (35.2%)	2,353 (32.6%)	6,587 (30.5%)	1,639 (35.2%)	852 (26.0%)	1,822 (24.3%)
<b>Households with individuals under 18 years</b>	190,790 (36.5%)	3,192 (44.2%)	7,594 (35.1%)	1,943 (41.7%)	1,226 (37.4%)	2,955 (39.4%)
<b>Households with individuals 65 years and over</b>	38,391 (7.3%)	489 (6.8%)	2,007 (9.3%)	353 (7.6%)	785 (23.9%)	865 (11.5%)

## HOUSING OCCUPANCY AND TENURE

- vii. Total Number of units
- viii. Occupied housing units
- ix. Vacant Housing Units
- x. Homeowner vacancy rate (%)
- xi. Rental vacancy rate (%)
- b. Housing Tenure
  - i. Occupied Housing units
  - ii. Owner Occupied housing units
  - iii. Renter-occupied housing units
  - iv. Average household size of owner-occupied units
  - v. Average household size of renter-occupied units

**To Be Compiled**

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## HOUSING STOCK AND OWNERSHIP

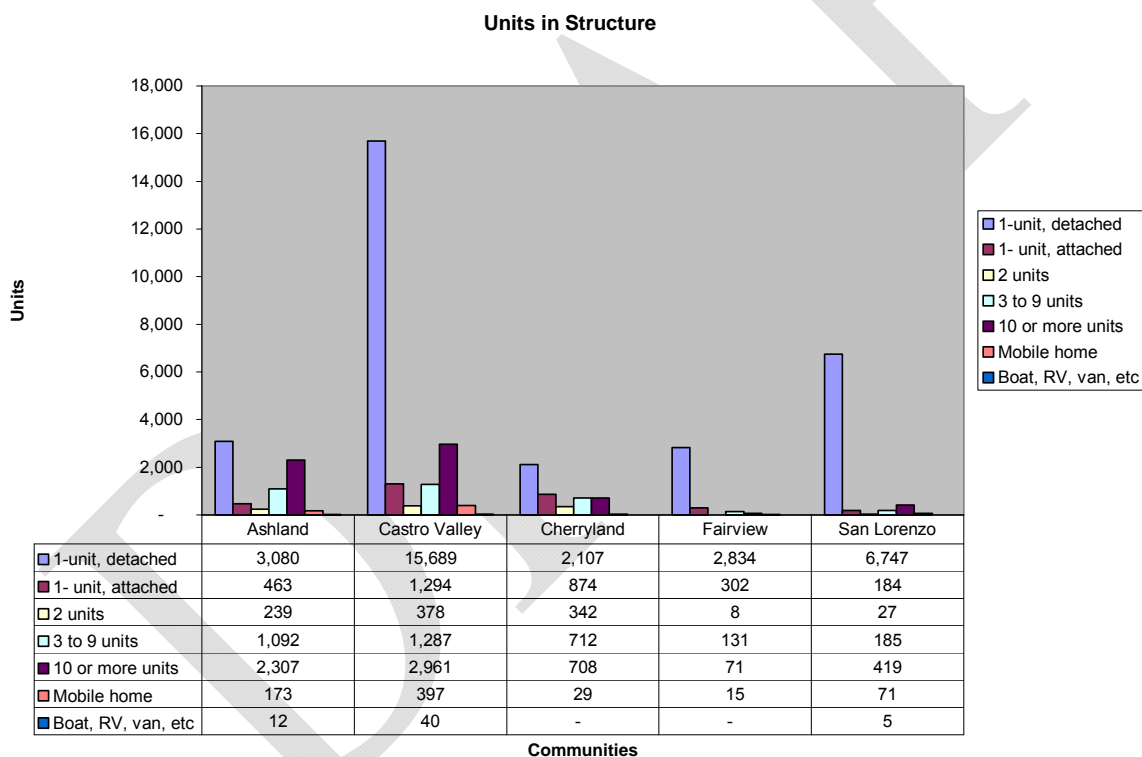
Table 1: Housing Stock, 2005

	Total Housing Units	% Housing stock that is single-family detached
Ashland	7,304	41%
Cherryland	5,147	44%
Alameda County	548,650	53%
Bay Area	2,588,407	54%
Castro Valley	21,483	71%
San Lorenzo	7,258	88%

According to the Draft February 2006, Regional Economic Context Briefing Paper of the Alameda County Economic Development Strategic Plan: "Home ownership and tenure patterns in the Study Area reveal the same pattern: both Castro Valley and San Lorenzo residents much more likely than those in the Bay Area or the rest of the County to own the home they occupy, whereas Ashland and Cherryland residents are much more likely to rent their home and to stay in it slightly less long than their counterparts in the rest of the Study Area or in Alameda County."

Source: Claritas, 2005.

## UNITS IN STRUCTURE



As of 2000, the total Housing units in Alameda County was 540,183, Ashland was 7,366, Castro Valley was 22,046, Cherryland was 4,772, Fairview was 3,348 and San Lorenzo was 7,638. In Alameda County in 2000 there were 290,890 1-unit, detached, 38,469 1-unit, attached 22,227 2 units, 70,890 3 to 9 units, 110,057 10 or more units, 6,998 Mobile home and 652 boat, RV, Van, etc.

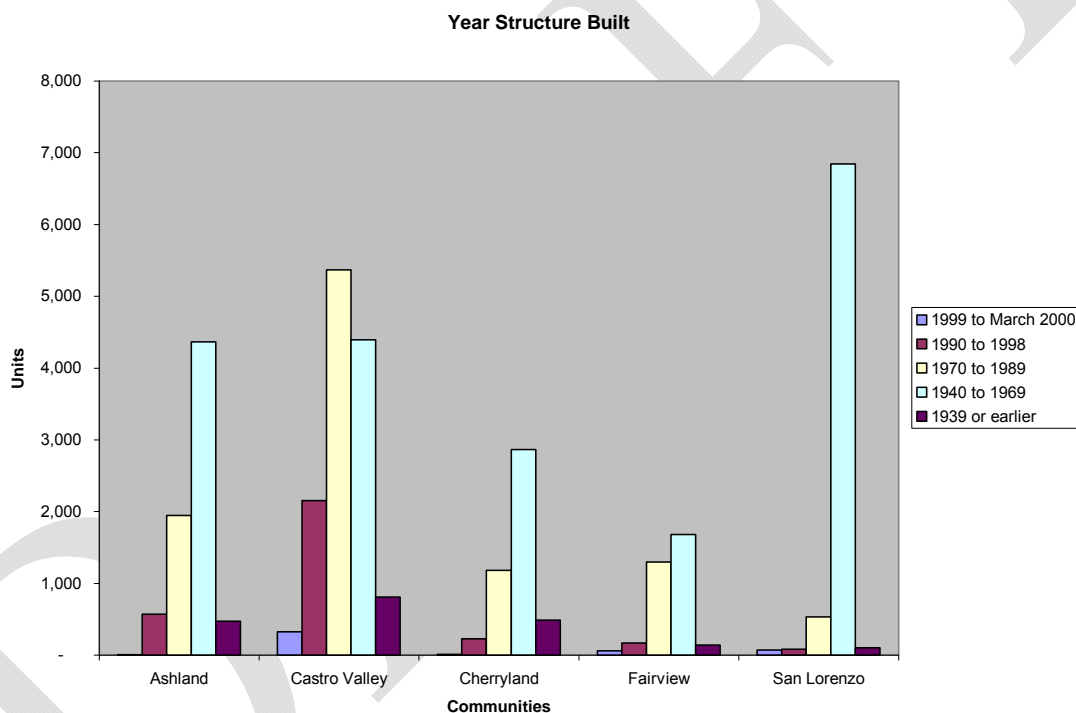
Table : Home Ownership and Tenure, 2005 <sup>2</sup>

	Ashland	Castro Valley	Cherryland	San Lorenzo	Alameda County	Bay Area
Owner Occupied Housing Units	36%	70%	34%	79%	55%	58%
Renter Occupied Housing Units	64%	30%	66%	21%	45%	42%
Residence in Same House Five Years Earlier (1995)	45%	55%	48%	66%	51%	N/A

Source: Claritas, 2005.

According to the Draft February 2006, Regional Economic Context Briefing Paper of the Alameda County Economic Development Strategic Plan: "One reason for the difference in home ownership and tenure in Ashland and Cherryland is the nature of the housing stock. Above, we saw much lower percentages of single family homes in these areas. Rather, much of the housing available is in multi-family structures with more than 3 units."

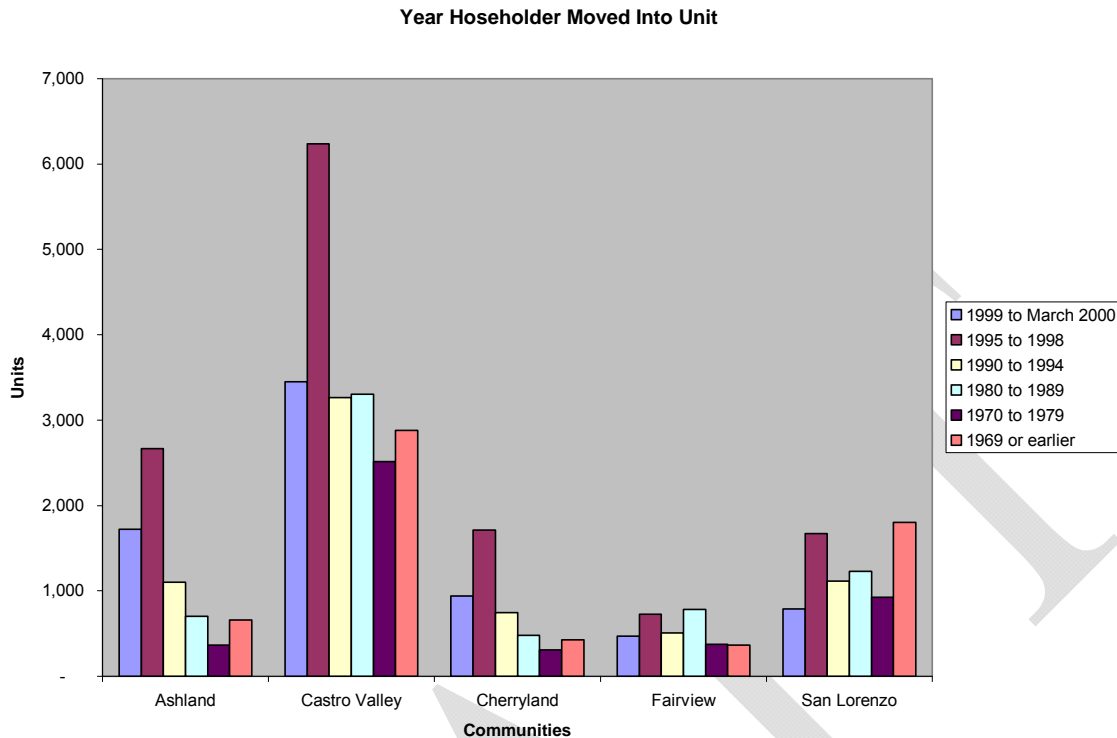
## YEAR STRUCTURE BUILT



The above graph shows the year the Structure were built in the communities in the Eden Area. The following table shows it in numbers and percentage along with the Alameda County.

	1999 to March 2000	1995 to 1998	1990 to 1994	1980 to 1989	1970 to 1979	1969 or earlier
Alameda County	8,054 (1.5%)	20,472 (3.8%)	23,788 (4.4%)	63,968 (11.8%)	87,118 (16.1%)	45,035 (62.4%)
Ashland	8 (0.1%)	202 (2.7%)	370 (15.0%)	856 (11.6%)	1,092 (14.8%)	4,838 (65.7%)
Castro Valley	323 (1.5%)	927 (4.2%)	1,226 (5.6%)	2,510 (11.4%)	2,859 (13.0%)	14,201 (64.5%)
Cherryland	10 (0.2%)	61 (1.3%)	166 (3.5%)	515 (10.8%)	669 (14.0%)	3,351 (70.3%)
Fairview	58 (1.7%)	29 (0.9%)	138 (4.1%)	738 (22.0%)	560 (16.7%)	1,825 (54.5%)
San Lorenzo	73 (1.0%)	22 (0.3%)	61 (0.8%)	222 (2.9%)	312 (4.1%)	6,948 (91.0%)

## YEAR HOUSEHOLDER MOVED INTO UNIT



The above Chart shows the Year the Householder moved into the unit. The following table shows the above in numbers and percentage along with the Alameda County.

	1999 to March 2000	1995 to 1998	1990 to 1994	1980 to 1989	1970 to 1979	1969 or earlier
Alameda County	104,578 20.0%	166,350 31.8%	82,416 15.7%	76,779 14.7%	48,208 9.2%	45,035 8.6%
Ashland	1,722 23.9%	2,669 37.0%	1,102 15.3%	701 9.7%	364 5.0%	658 9.1%
Castro Valley	3,451 15.9%	6,238 28.8%	3,267 15.1%	3,302 15.2%	2,515 11.6%	2,880 13.3%
Cherryland	939 20.4%	1,714 37.2%	745 16.2%	478 10.4%	307 6.7%	425 9.2%
Fairview	470 14.6%	725 22.5%	510 15.8%	781 24.2%	373 11.6%	366 11.3%
San Lorenzo	789 10.5%	1,670 22.2%	1,117 14.8%	1,227 16.3%	924 12.3%	1,805 24.0%

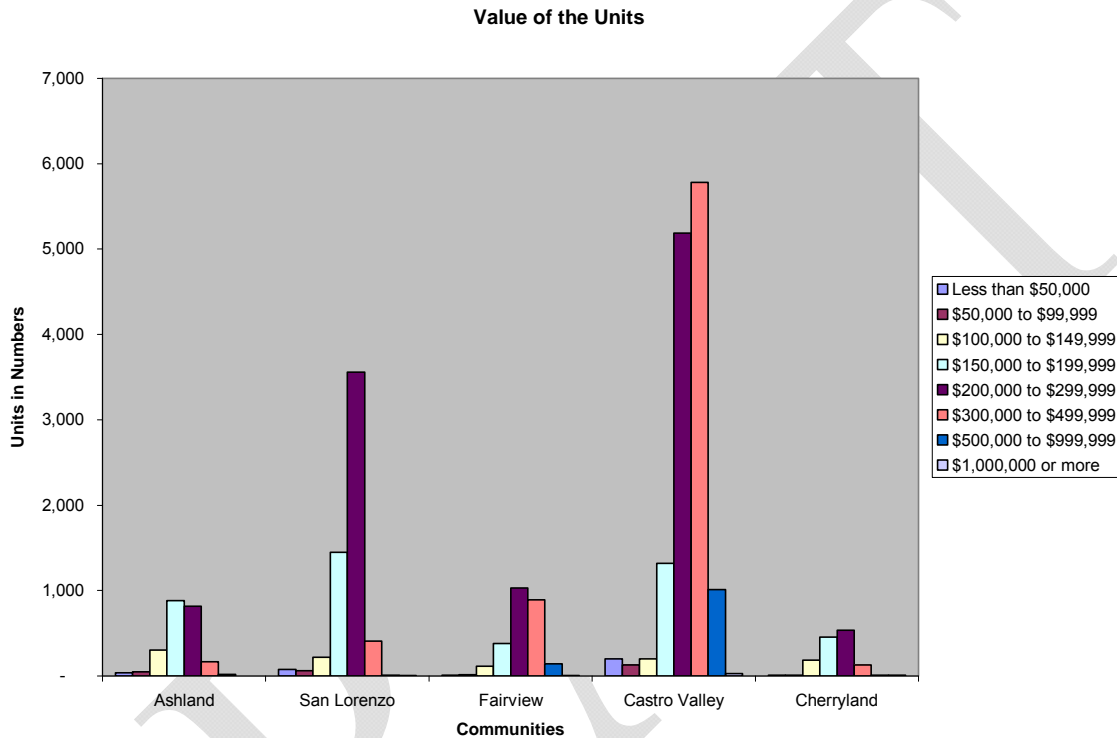
## HOUSING VALUE

According to the Draft February 2006, Regional Economic Context Briefing Paper of the Alameda County Economic Development Strategic Plan:

*“Home values in the Study Area are representative of the median values in Alameda County which tend to be lower than median values in the Bay Area, but higher than California statewide median values. Alameda County, in turn, is in the less expensive range among the other nine counties in the Bay Area in terms of its home values. But median home prices in Alameda County, Castro Valley, and San Lorenzo are still higher than the statewide median price in November of 2005, which was \$548,400, according to CAR.*

Housing stock in the Study Area tends to be slightly older and smaller than that in the rest of the Bay Area. While individual lots are small (less than 1/10<sup>th</sup> of an acre), they are close together, providing a close neighborhood experience but lacking in amenities typical of denser communities such as greater access to retail, services, and public transportation.

The housing inventory in the Study Area also is relatively small, with Castro Valley having nearly three times the number of housing units as each of the other communities. Castro Valley, and particularly San Lorenzo, have more than twice the percentage of their housing stock as single family detached residences. These differences in the housing stock of each community are notable”.



The above graph shows the Value of the units in the Urban Unincorporated Area. The below table shows the value of the units in numbers and percentage in the communities in the Eden Area and Alameda County.

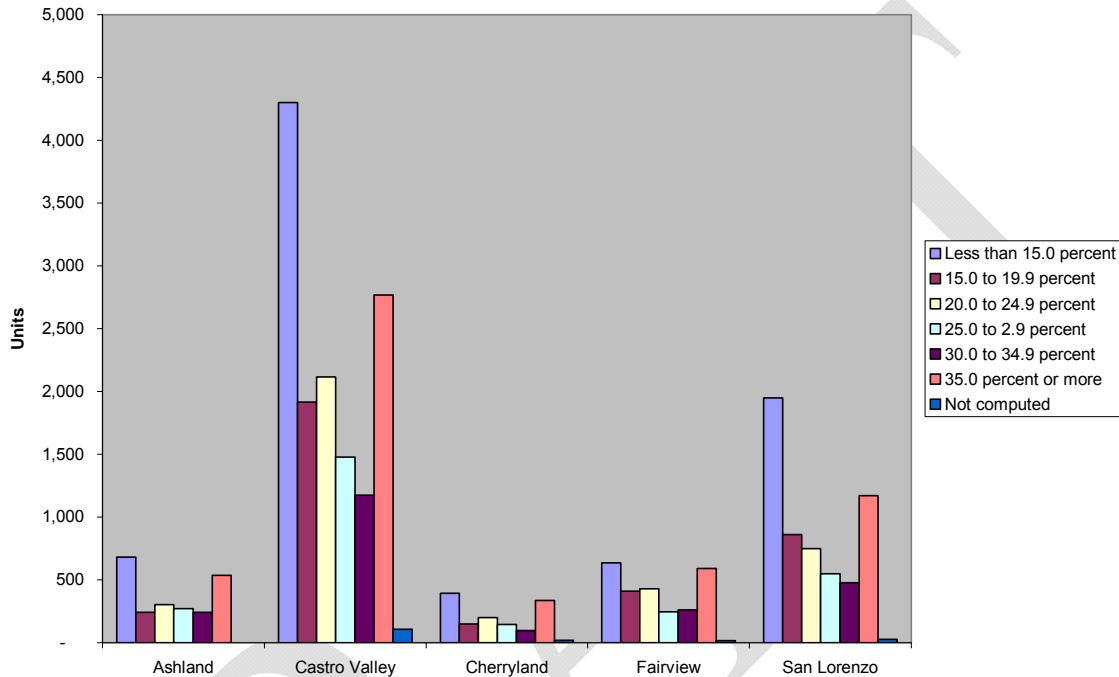
	Less than \$ 50,000	\$50,000 to \$ 99,999	\$100,000 to \$ 149,000	\$150,000 to \$ 199,000	\$200,000 to \$ 299,000	\$300,000 to \$ 499,000	\$500,000 to \$ 999,000	\$1,000,000 or more
Alameda County	3,704 1.5%	4,851 1.9%	14,300 5.7%	27,890 11.1%	73,057 29.1%	91,008 36.2%	31,914 12.7%	4,449 1.8%
Ashland	40 1.8%	47 2.1%	303 13.3%	883 38.8%	818 35.9%	164 7.2%	21 0.9%	-
Castro Valley	199 1.4%	129 0.9%	199 1.4%	1,320 9.5%	5,187 37.4%	5,780 41.7%	1,012 7.3%	30 0.2%
Cherryland	9 0.7%	10 0.7%	186 13.9%	456 34.0%	534 39.8%	127 9.5%	10 0.7%	10 0.7%
Fairview	8 0.3%	15 0.6%	112 4.3%	380 14.7%	1,032 39.9%	893 34.5%	144 5.6%	5 0.2%
San Lorenzo	75 1.3%	61 1.1%	216 3.7%	1,449 25.1%	3,558 61.5%	406 7.0%	11 0.2%	6 0.1%

The Median (dollars) in Alameda County is \$ 303,100, Ashland is 192,800, Castro Valley is 298,300, Cherryland is \$ 201,400, Fairview is \$ 274,700 and in San Lorenzo it is \$ 223,300.

## SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999

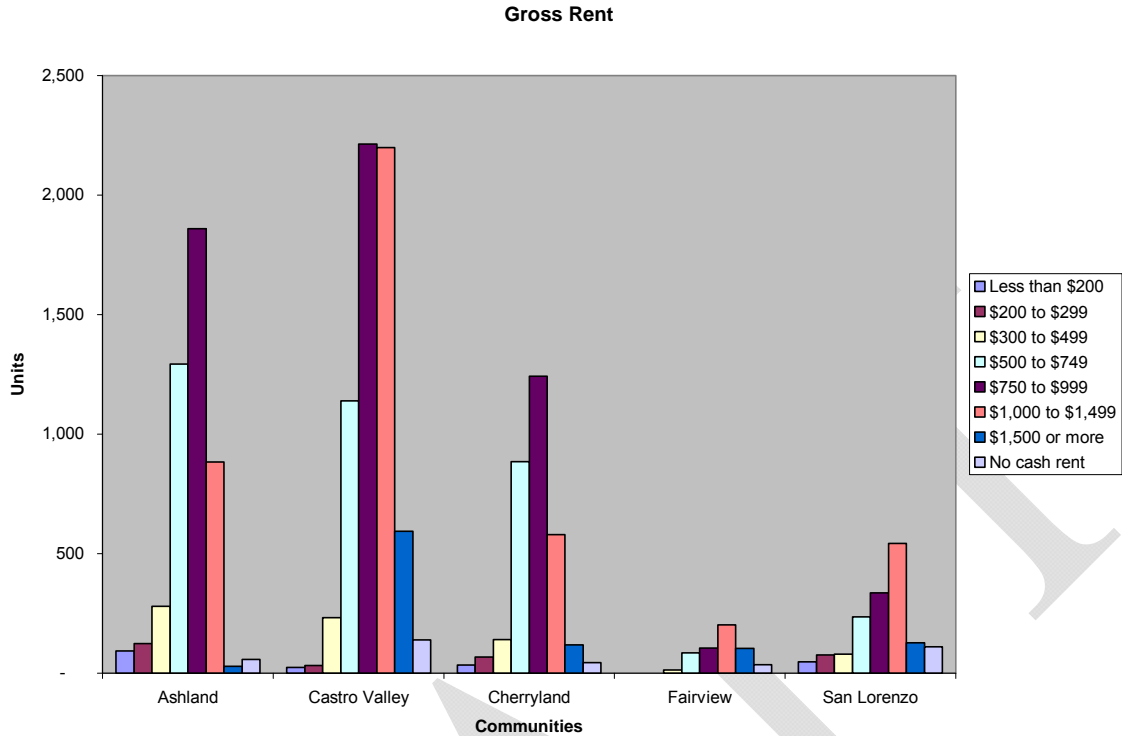
The below graph shows the selected monthly Owner Costs as a percentage of Household Income in 1999. The table below shows the same, with the numbers and percentage in the communities in Eden Area and Alameda County.

Selected Monthly Owner Costs as a Percentage of Household Income in 1999



	Less than 15.0%	15.0 to 19.9%	20.0 to 24.9%	25.0 to 29%	30.0 to 34.9%	35.0% or more	Not Computed
Alameda County	70,525 28.1%	36,161 14.4%	36,033 14.3%	29,680 11.8%	20,721 8.2%	56,208 22.4%	1,845 0.7%
Ashland	682 30.0%	242 10.6%	303 13.3%	272 12.0%	242 10.6%	535 23.5%	-
Castro Valley	4,299 31.0%	1,915 13.8%	2,115 15.3%	1,479 10.7%	1,174 8.5%	2,767 20.0%	107 0.8%
Cherryland	395 29.4%	149 11.1%	201 15.0%	146 10.9%	96 7.2%	335 25.0%	20 1.5%
Fairview	637 24.6%	409 15.8%	429 16.6%	246 9.5%	260 10.0%	591 22.8%	17 0.7%
San Lorenzo	1,949 33.7%	862 14.9%	748 12.9%	547 9.5%	479 8.3%	1,170 20.2%	27 0.5%

# GROSS RENT

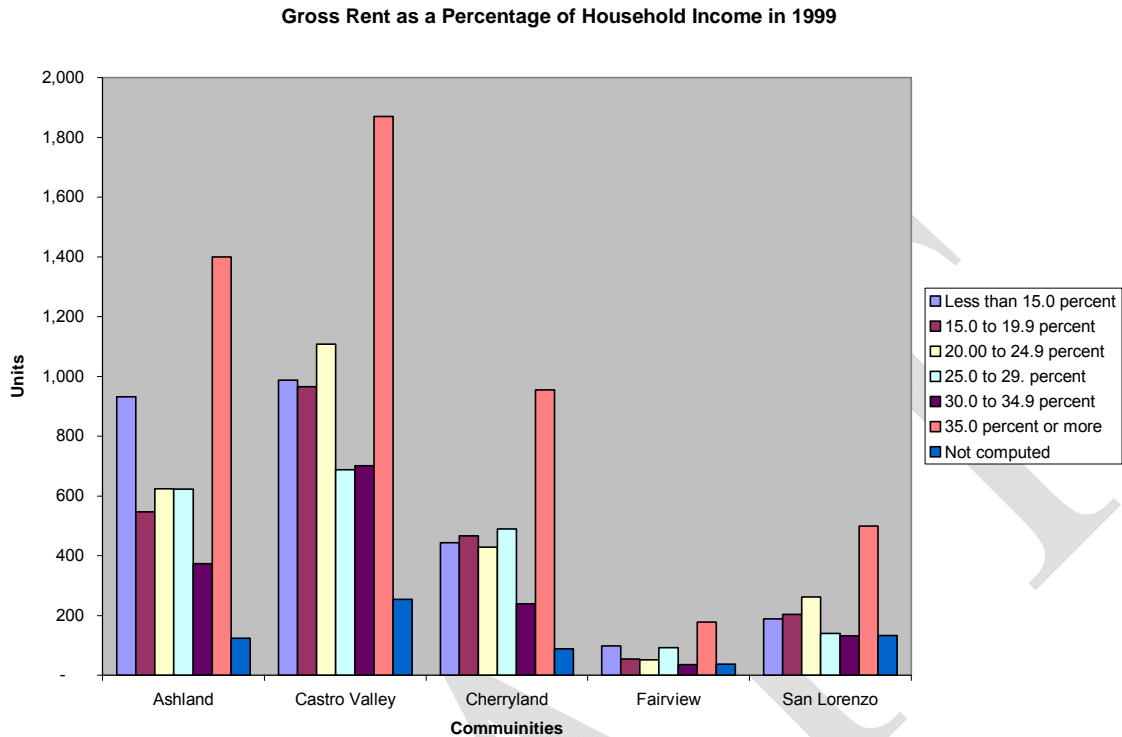


The above graph shows the Gross Rent in the Urban Unincorporated Area. The Median (dollars) for Alameda is \$ 852, Ashland is \$800, Castro Valley \$ 954, Cherryland \$ 836, Fairview \$ 1,116 and San Lorenzo is \$ 953.

	Less than \$200	\$200 to \$299	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 To \$ 1,499	\$1,500 Or more	No cash rent
Alameda County	6,246 2.6%	6,691 2.8%	17,990 7.6%	58,380 24.7%	61,970 26.2%	60,124 25.4%	20,361 8.6%	4,844 2.0%
Ashland	94 2.0%	124 2.7%	280 6.1%	1,293 28.0%	1,859 40.2%	883 19.1%	29 0.6%	57 1.2%
Castro Valley	23 0.3%	33 0.5%	233 3.5%	1,139 17.3%	2,213 33.7%	2,199 33.5%	594 9.0%	139 2.1%
Cherryland	34 1.1%	67 2.2%	140 4.5%	884 28.4%	1,243 40.0%	579 18.6%	119 3.8%	44 1.4%
Fairview	-	-	14 2.6%	84 15.4%	105 19.3%	201 36.9%	104 19.1%	36 6.6%
San Lorenzo	48 3.1%	77 5.0%	79 5.1%	235 15.1%	335 21.5%	543 34.9%	127 8.2%	111 7.1%

The specified renter-occupied units (100%) in Alameda County are 236,606, Ashland is 4,619, Castro Valley is 6,573, Cherryland is 3,110, Fairview is 544, and in San Lorenzo it is 1,555.

## GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999



The above graph shows us the Gross rent as a percentage of Household Income in 1999.

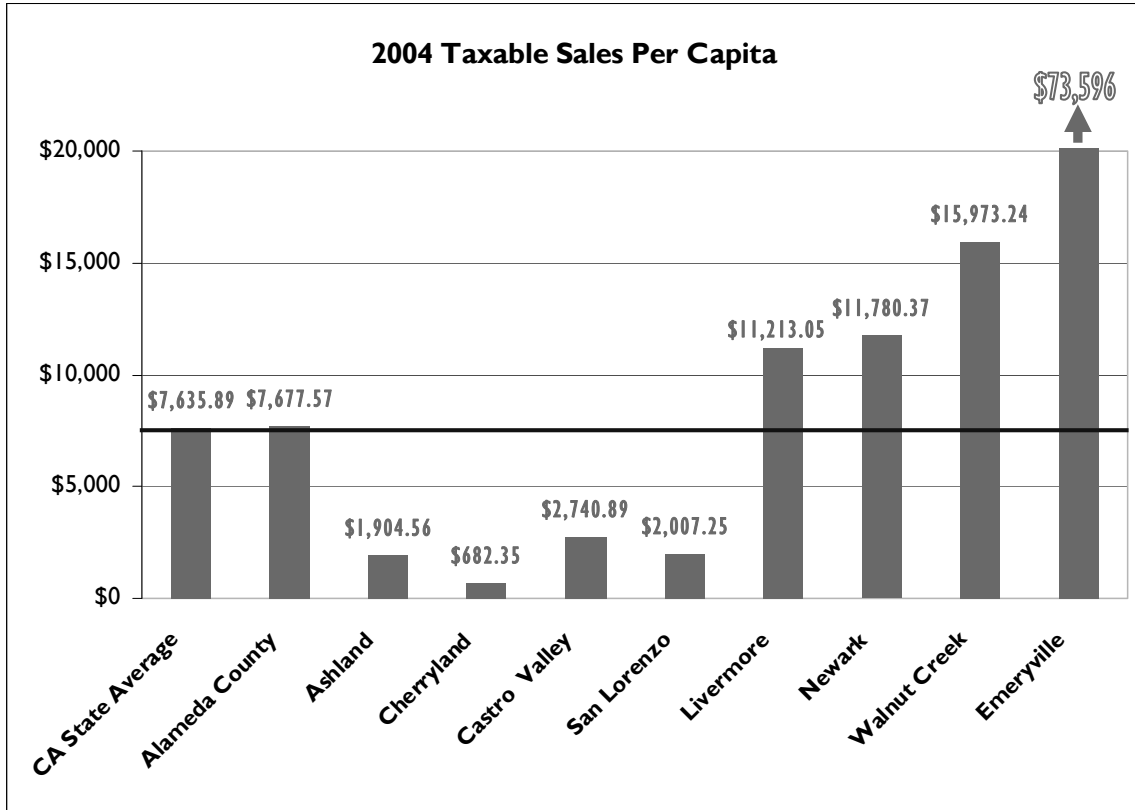
The following is the table shows the gross rent as a percentage of household income in 1999 in numbers and percentage in Alameda County and the communities in Eden Area.

	Less than 15.0%	15.0 to 19.9%	20.0 to 24.9%	25.0 to 29%	30.0 to 34.9%	35.0% or more	Not Computed
Alameda County	36,766 15.5%	34,166 14.4%	32,360 13.7%	27,169 11.5%	19,043 8.0%	76,935 32.5%	10,167 4.3%
Ashland	931 20.2%	547 11.8%	624 13.5%	622 13.5%	373 8.1%	1,399 30.3%	123 2.7%
Castro Valley	987 15.0%	965 14.7%	1,108 16.9%	688 10.5%	701 10.7%	1,870 28.4%	254 3.9%
Cherryland	443 14.2%	467 15.0%	429 13.8%	490 15.8%	239 7.7%	954 30.7%	88 2.8%
Fairview	98 18.0%	54 9.9%	52 9.6%	92 16.9%	35 6.4%	177 32.5%	36 6.6%
San Lorenzo	188 12.1%	203 13.1%	262 16.8%	139 8.9%	131 8.4%	499 32.1%	133 8.6%

# TAX BASE

More To Be Compiled

## 2004 TAXABLE SALES PER CAPITA



Source: CCG, Alameda County, CA State Board of Equalization, March 2006.

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***(Maps to be inserted here of entire area along with individual communities and neighborhoods where possible.)***

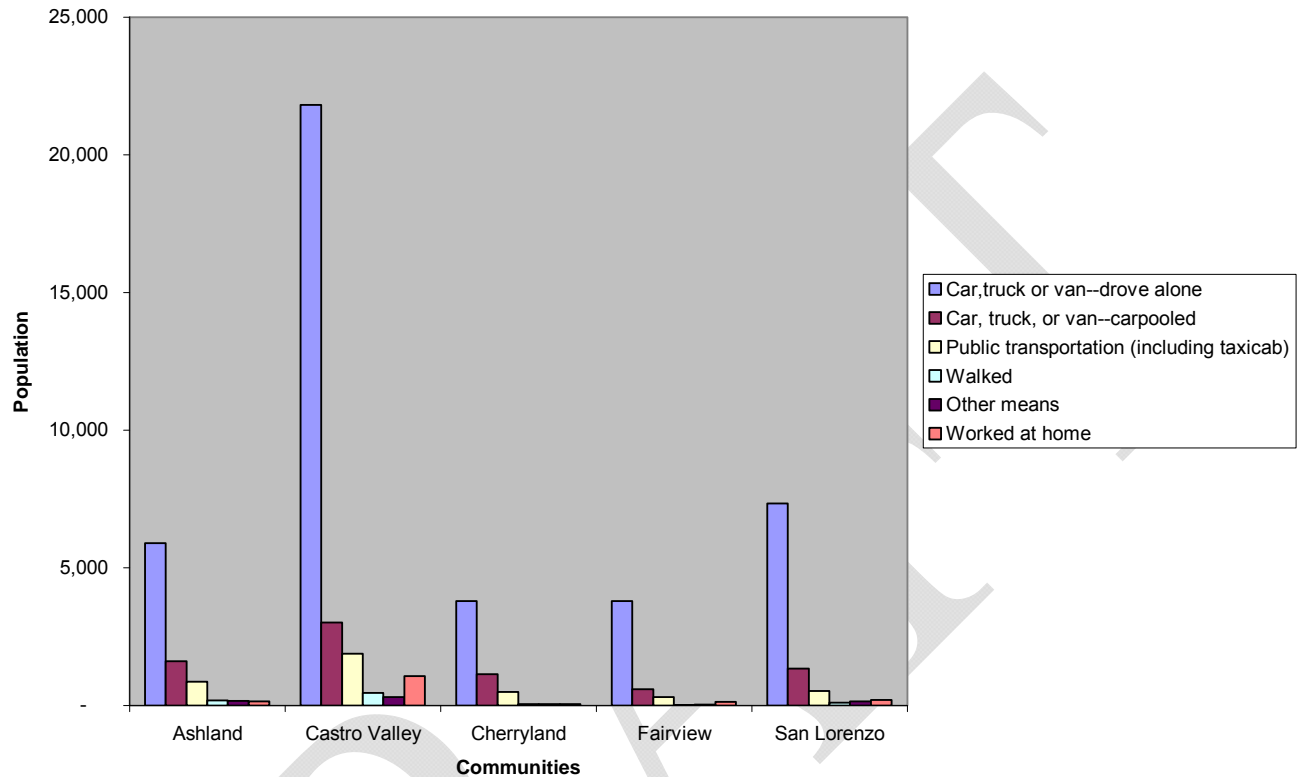
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# TRANSPORTATION MODES AND MAJOR ROUTES OF TRAVEL PART 5

## PERSONAL VEHICULAR TRAVEL

### COMMUTING TO WORK<sup>11</sup>

Commuting to Work



The above graph and table shows the means of commuting to work in the communities in the Eden Area for workers 16 years and over (100%). In Alameda county the number of workers 16 years and over are 678,910, Ashland it is 9,203, Castro Valley it is 28,564, Cherryland is 5,577, Fairview is 4,870 and in San Lorenzo it is 9,663.

The mean travel time to work in Alameda County is 30.8 minutes, 29.6 in Ashland, 30.4 in Castro Valley, 31.0 in Cherryland, 35.6 in Fairview and 29.1 in San Lorenzo.

	Alameda County	Ashland	Castro Valley	Cherryland	Fairview	San Lorenzo
Car, truck or van--drove alone	450,496 (66.4%)	5,906 (66.6%)	21,819 (76.4%)	3,789 (67.9%)	3,793 (77.9%)	7,334 (75.9%)
Car, truck, or van--carpooled	93,652 (13.8%)	1,617 (18.2%)	3,025 (10.6%)	1,131 (20.3%)	587 (12.1%)	1,341 (13.9%)
Public transportation (including taxicab)	72,174 (10.6%)	862 (9.7%)	1,879 (6.6%)	499 (8.9%)	303 (6.2%)	532 (5.5%)
Walked	21,919 (3.2%)	178 (2.0%)	466 (1.6%)	55 (1.0%)	16 (0.3%)	95 (1.0%)
Other means	16,728 (2.5%)	163 (1.8%)	304 (1.1%)	57 (1.0%)	42 (0.9%)	157 (1.6%)
Worked at home	23,941 (3.5%)	148 (1.7%)	1,071 (3.7%)	46 (0.8%)	129 (2.6%)	204 (2.1%)

<sup>11</sup> Census data 2000

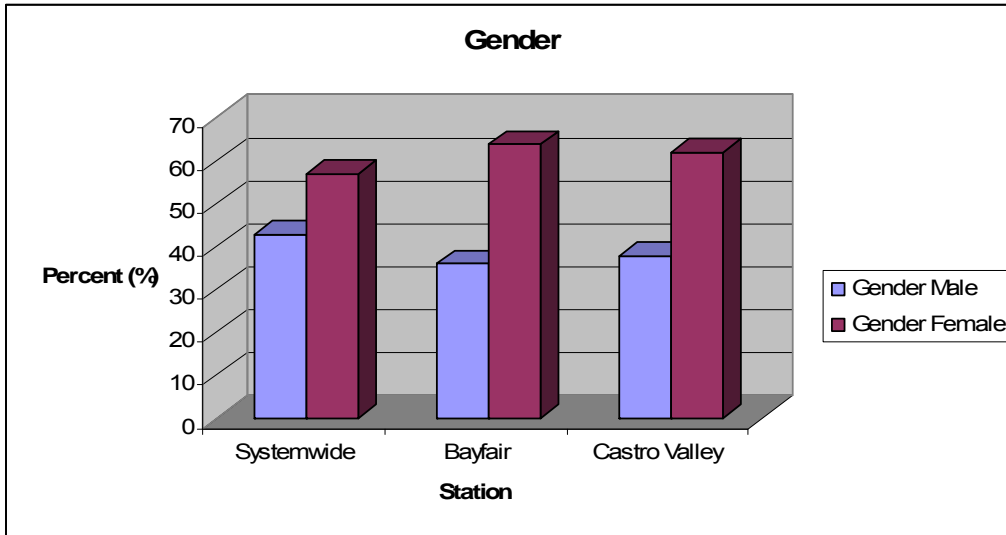
## PUBLIC TRANSPORTATION

Public Transportation options within the unincorporated communities are provided by Alameda - Contra Costa Transit District (AC Transit) and The Bay Area Rapid Transportation District (BART). The follow graphs profile the ridership and service delivery of these two transportation districts.

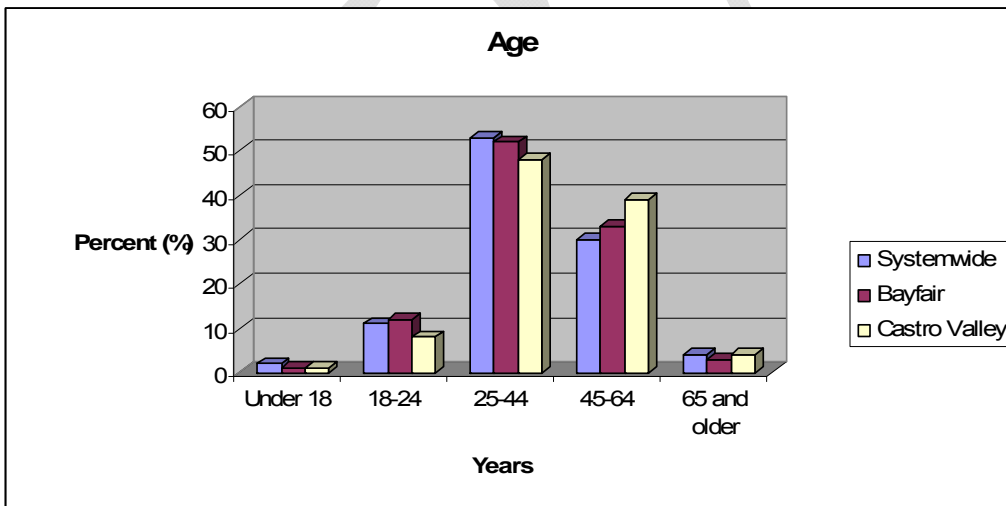
### SAN FRANCISCO BAY AREA RAPID TRANSIT (BART)<sup>12</sup>

#### Bay Fair and Castro Valley BART Stations

The following is a profile of the two BART Stations that are in or serve the unincorporated urban communities of Alameda County.



Gender	System Wide	Bay Fair	Castro Valley
Male	43	36	38
Female	57	64	62



Age	System Wide	Bay Fair	Castro Valley
Under 18	2	1	1
18-24	11	12	8
25-44	53	52	48
45-64	30	33	39
65 and older	4	3	4



#### Quick Facts<sup>4</sup>:

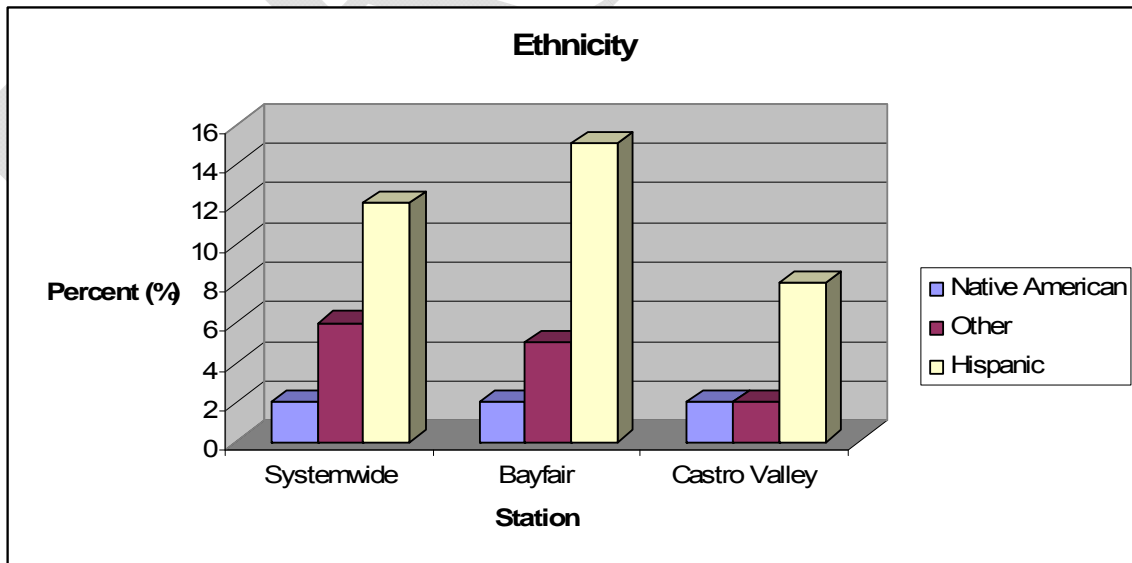
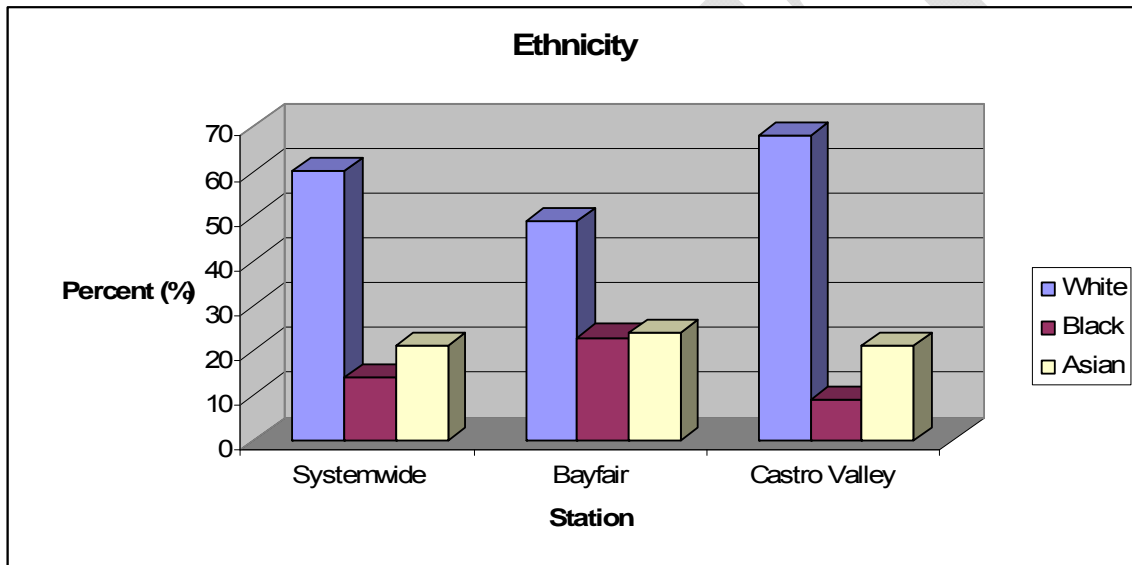
- 29% of riders from Bay Fair BART go to a destination in San Francisco
- On a daily basis, Castro Valley BART has an average of 2,200 ridership exits
- On a daily basis, Bay Fair BART has an average of 5,000 ridership exits

<sup>12</sup> Source: Bayfair Station Intercept Survey; Corey, Canapary & Galanis Research (2006)  
BART Station Profile Study; Office of External Affairs (August, 1999)

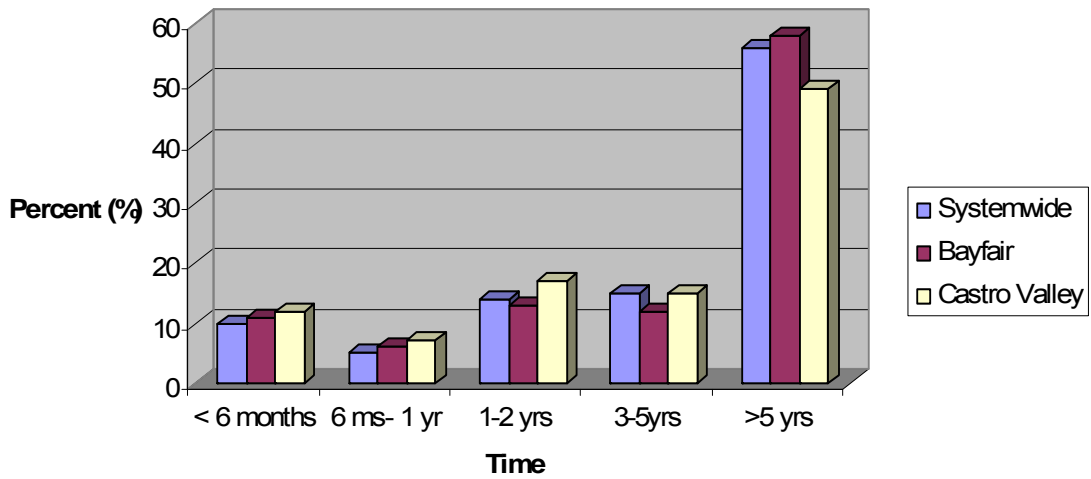
### Ethnicity of BART Ridership

System wide as compared to the two unincorporated area serving stations of Castro Valley and Bayfair

Ethnicity	System Wide	Bay Fair	Castro Valley
	White	60	49
Black	14	23	9
Asian	21	24	21
Native American	2	2	2
Other	6	5	2
Hispanic	12	15	8



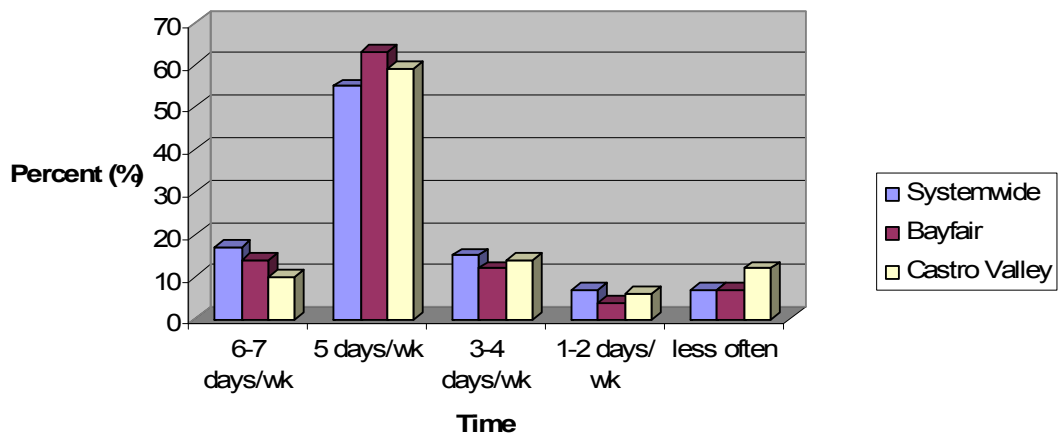
### Length of Time Riding BART



**Length of Time Riding BART**

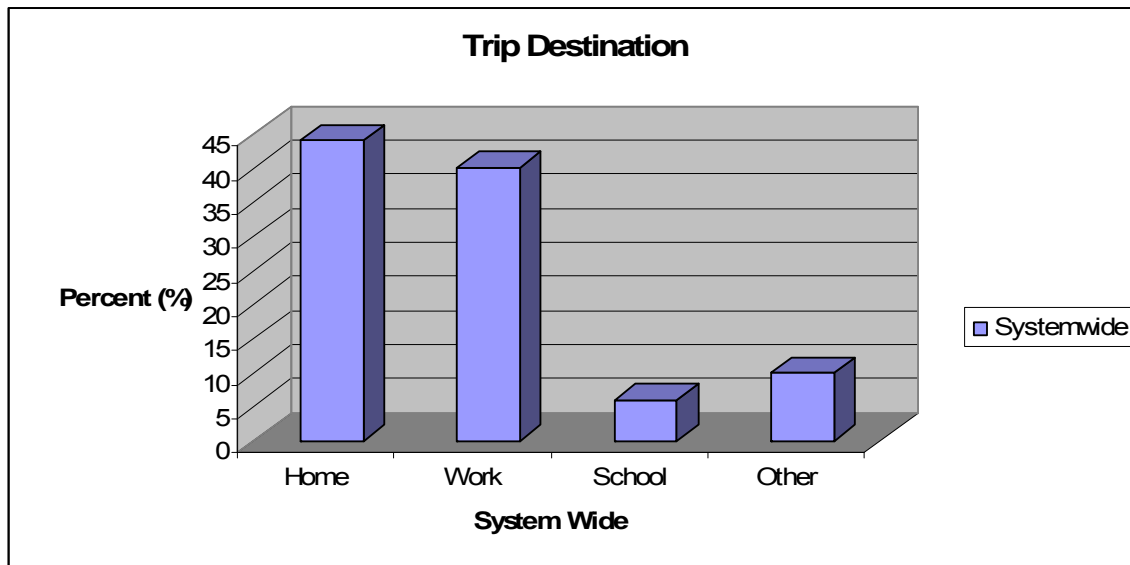
	System Wide	Bay Fair	Castro Valley
< 6 months	10	11	12
6 ms- 1 yr	5	6	7
1-2 yrs	14	13	17
3-5yrs	15	12	15
>5 yrs	56	58	49

### Frequency of Riding BART

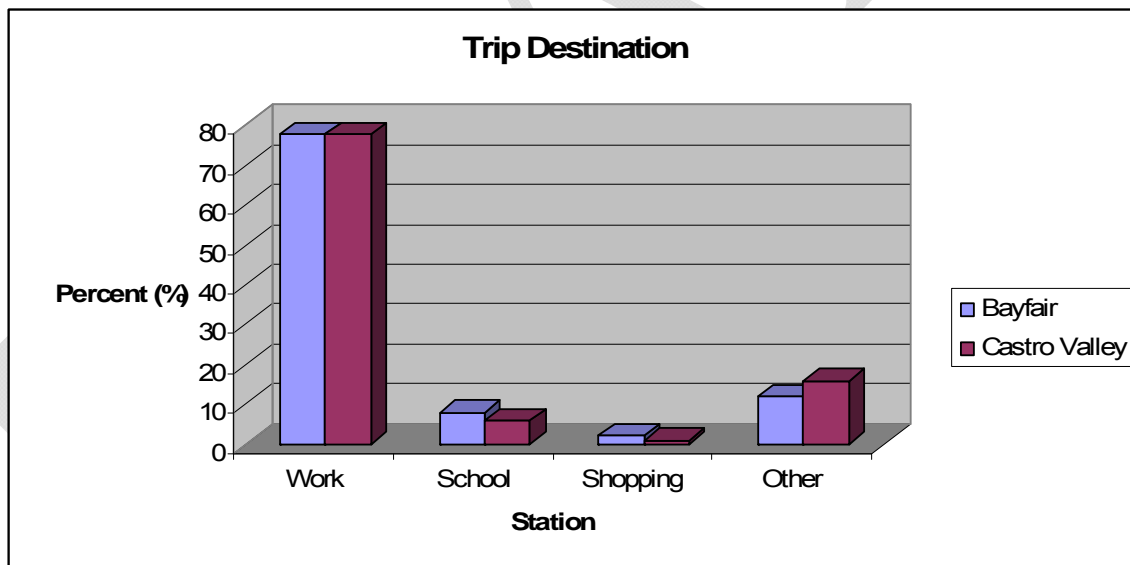


**Frequency of Riding BART**

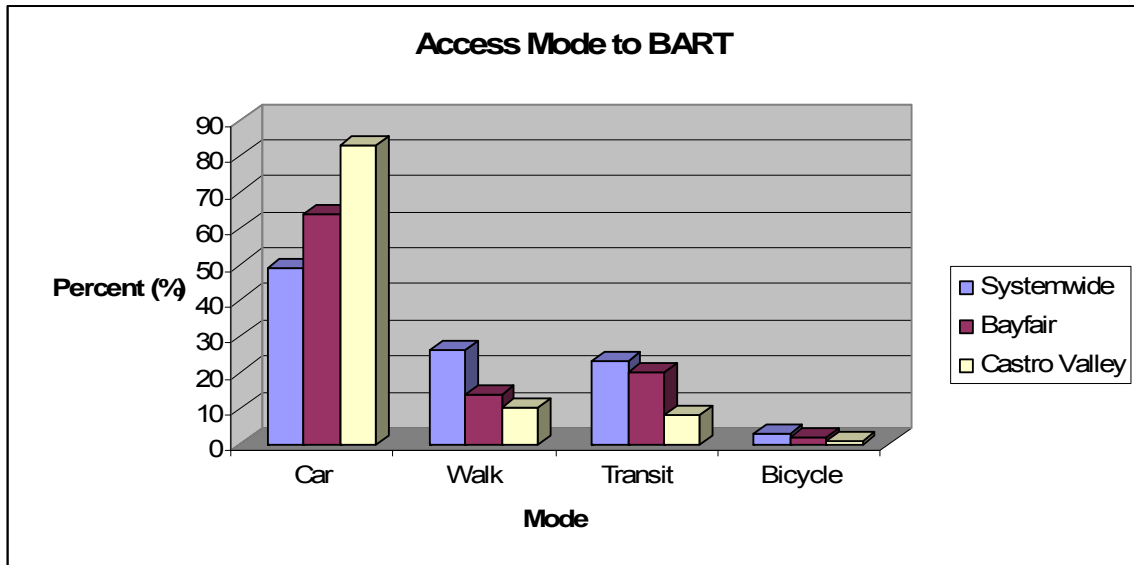
	System Wide	Bay Fair	Castro Valley
6-7 days/wk	17	14	10
5 days/wk	55	63	59
3-4 days/wk	15	12	14
1-2 days/ wk	7	4	6
less often	7	7	12



Trip Destination	System Wide
Home	44
Work	40
School	6
Other	10

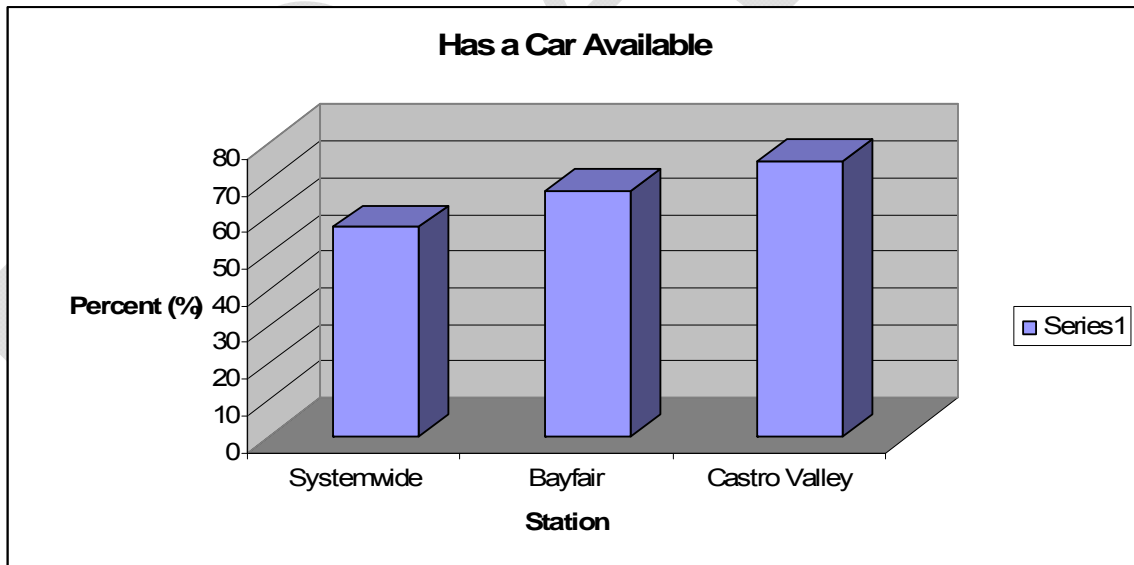


Trip Destination	Bay Fair	Castro Valley
Work	78	78
School	8	6
Shopping	2	1
Other	12	16



**Access Mode to BART**

	System Wide	Bay Fair	Castro Valley
Car	49	64	83
Walk	26	14	10
Transit	23	20	8
Bicycle	3	2	1



**Have a car Available**

	System Wide	Bay Fair	Castro Valley
	57	67	75



**AC Transit Lines in the Unincorporated Areas of Alameda County<sup>13</sup>**

Within AC Transit, there are a total of 24 bus lines which service the unincorporated areas of Alameda County, from which nineteen are Local Lines, two All Nighter-Lines, and five Transbay Lines. Seven of these lines (40/L, 50, 55, 82/L, 84, 93, 97) contain routes that proceed through BayFair BART, while there are five bus lines (80, 84, 87, 91, M) proceeding through Castro Valley BART.

**LOCAL LINES**

**1** - Bay Fair BART to Berkeley BART

**1R** – International Rapid. From Bay Fair BART to UC Berkeley via E.14<sup>th</sup>, International Blvd., Broadway, and Telegraph.

**40** – From Bay Fair BART to 11th St. & Jefferson St, via Bancroft Ave. and Foothill Blvd.

**50** - Fruitvale BART to Bay Fair BART via Park St., Bay Farm Island, Oakland Airport, Coliseum BART, Eastmont Transit Center, MacArthur Blvd., and 159th Ave.

**55** - San Leandro Main Library to Bay Fair BART via Davis St., Mulford Gardens, San Leandro Marina, Fairway Dr. and Halcyon Dr.

**80** - San Leandro BART to Hayward BART via Estudillo Ave., Foothill Blvd., Castro Valley Blvd., Castro Valley BART, Center St. and B St.

**82** – Hayward BART to Downtown Oakland via Mission Blvd., and International Blvd.

**81** - San Leandro BART to Hayward BART via Williams St., Wicks Blvd., Lewelling Blvd., Hesperian Blvd., Hacienda Ave. and Meekland Ave.

**84** – Hayward BART to San Leandro BART via Castro Valley BART, Somerset, and BayFair BART

**85** - San Leandro BART to Hayward BART via Washington Ave., Paseo Grande, Hesperian Blvd. and A St.

**87** - One-way loop: Castro Valley BART, Castro Valley Blvd., Eden Hospital, Seven Hills Rd., Center St., Castro Valley Blvd.

**91** - Castro Valley Senior Center to San Antonio St. and San Luis Obispo St., Hayward, via Redwood Rd., Castro Valley BART, A St., Hayward BART, Whitman St., South Hayward BART and Huntwood Ave.

**92** - Cal State East Bay to Chabot College via 2nd St., Winton Ave. and Hesperian Blvd. Continues weekends to South Hayward BART via Hesperian Blvd. and Tennyson Rd.

**93** - Bay Fair BART to Hayward BART via Ashland Ave., Paseo Grande, Grant Ave., Bockman Rd., Hacienda Ave., Blossom Way and Western Blvd.

<sup>13</sup> Source: Rocky Fernandez, Director, Ward IV AC Transit  
BART Transit Connection Directory; January 2007

[94](#) - Hayward BART to Hayward Highlands via East St. and Hayward High School

[95](#) - Hayward BART to Fairview District via D St. and Maud Ave. Weekends serves Don Castro Regional Recreation Area.

[97](#) - Bay Fair BART to Union City BART via Hesperian Blvd., Southland Shopping Center, Chabot College, Union Landing Shopping Center and Alvarado-Niles Blvd.

[99](#) – Bay Fair BART to Union City BART via Mission Blvd. and South Hayward BART.

### **ALL-NIGHTER LINES**

[801](#) - All Nighter. Downtown Oakland to Fremont BART via International Blvd., E. 14th St. and Mission Blvd.

[880](#) – All Nighter. Bay Fair BART to Castro Valley BART via 880.

### **TRANSBAY LINES**

[M](#) - Castro Valley Park & Ride to Hillsdale Shopping Center, San Mateo via Castro Valley BART, Hayward BART, Chabot College, Foster City and Hillsdale Blvd.

[MA](#) - Union City BART to Hillsdale Shopping Center, San Mateo via Union Landing Shopping Center, Hesperian Blvd., Chabot College, Hillsdale Blvd. and Oracle campus, Redwood City.

[NX4](#) - Castro Valley Park & Ride to Transbay Terminal, San Francisco via Center St., Seven Hills Rd., Lake Chabot Rd. and Foothill Blvd.

[S](#) - Hesperian Blvd. & Tahoe Ave., Hayward, to Transbay Terminal, San Francisco via Hesperian Blvd., Calaroga Ave. and Paseo Grande.

[SA](#) - Paseo Grande and Paseo Largavista, San Lorenzo, to San Francisco via Lewelling Blvd., Farnsworth St. and Merced St.

### **GUIDE TO AC TRANSIT'S LINE NUMBERS**

**1-99** – Local service routes operating in the East Bay service area, largely outside Fremont and Newark.

**200-299** – Local service routes operating in the East Bay service area only in Fremont and Newark.

**300-399** – Special service routes. These include late-night service, event service (i.e. seasonal Race Track service), and shuttle service between shopping malls and train stations. Many of these routes also operate only one or two days a week, or only during the morning or evening. Some, such as the 376, combine the popular segments of several routes and run after those routes cease running for the day since running the full lines would not attract sufficient passengers.

**600-699** – Lines serving public and private schools, including high schools, middle/junior high schools, and some elementary schools. These lines operate on school days only and are open to all riders at regular fares. **(There are none of these such lines serving the unincorporated areas of Alameda County)**

**800-899** – Lines that are part of the All-Nighter Network.

**A-Z** – Transbay lines, express commuter lines that cross the Oakland-San Francisco Bay Bridge, the San Mateo Bridge, or the Dumbarton Bridge connecting the East Bay with San Francisco, San Mateo, and Palo Alto, respectively. Combinations of letters and numbers are also used, as is the case with the N series (i.e. N, NL, NX1, NX2, etc.). All Transbay routes are lettered, with the 800 being the sole exception.

## **PEDESTRIAN & BICYCLE USE<sup>14</sup>**

According to the *Alameda County Pedestrian Master Plan for Unincorporated Area, 2006*, “The overall goal of creating a pedestrian-friendly environment for the unincorporated areas of Alameda County is to improve the quality of life. Streets that are attractive to pedestrians, increase street vitality and promote interaction among community members and local businesses. Communities then are able to become more tightknit and familiar to the residents and employees. The quality of the place will rise along with the values of the adjacent properties.”

“In the more urbanized, established communities like Ashland, Cherryland, and San Lorenzo, the land use and development patterns – high population densities (over 11,000 persons per square mile), a diversity of land uses, and developed along the original East Bay transit lines – encourage and support walking. The high residential densities in some of these communities play an important role in determining how and where these communities choose to travel. People are more likely to walk, ride a bicycle, or take transit in these mixed use communities, which are primarily residential neighborhoods with commercial areas along the major activity corridors, such as Mission Boulevard, Hesperian Boulevard, and Castro Valley Boulevard.”

### **Key Pedestrian Activity Corridors**

“The unincorporated areas of Alameda County represent diverse communities ranging from older, urbanized areas, such as San Lorenzo, Ashland, and Cherryland, along the San Francisco Bay to the suburban residential communities of Castro Valley and Fairview ... In the urbanized areas, residents walk to schools, senior centers, transit stops, and shops in their community. With Bay Trail, Ridge Trail, Lake Chabot and other regional recreation areas and trails in Alameda County, walking also serves as a recreational activity.”

### **Trip Purpose<sup>15</sup>**

- 70% of public input survey respondents walked for the purpose of social, recreation, or fitness.
- 30% of respondents cited either school or shopping, while only 17% indicated that work was the purpose of their walk trip.

### **Travel Mode**

- Despite a decrease (13%) between 1990 and 2000 in the number of walking trips to work for Alameda County as a whole, the number of walking trips in the unincorporated areas increased by 7.6%. The walk-to-work mode share as a percentage of all trips to work was lower in unincorporated Alameda County (1.8%) as compared to the County as a whole (3.2 %).
- The transit share is more than 3.5 times higher than the walk share in unincorporated Alameda County. The number of public transportation trips grew by over ten percent between 1990 and 2000.
- Much of the increase in walking trips were by residents in Ashland and San Lorenzo, which saw growth percentages of approximately 42% and 36%, respectively, which compares to the more modest growth of 6% in the relatively large community of Castro Valley and 10% in the remainder of the unincorporated area. Nonetheless, Fairview and Cherryland had experienced a drop by 60% and 48%, respectively, during the same period.

### **Pedestrian Programs**

Several programs are already in place to support and encourage walking in Alameda County. These includes school safety programs as well as health department programs that encourage walking as part of an overall healthy living regimen. These programs are briefly described below.

**Walkable Neighborhoods for Seniors (WN4S)** – The most notable pedestrian education and marketing program in Alameda County is the Walkable Neighborhood for Seniors program, which is funded by the Robert Wood Johnson Foundation and managed by the United Seniors of Oakland and Alameda County.

**Urban Trails** – Program to install pedestrian signage and maps in pedestrian activity areas.

**Walk to School Week (W2SW)** - Walk to School Week encourages schools to come together to promote the importance of walking. Walk to School Week is the first week in October. The program seeks to raise awareness of how enjoyable

<sup>14</sup> Source: Alameda County Pedestrian Master Plan for Unincorporated Areas, Alameda County Public Works Agency, July 2006

<sup>15</sup> Results of the public input survey, Alameda County Pedestrian Master Plan for Unincorporated Areas, Alameda County Public Works Agency, July 2006

and easy walking is, the importance of teaching children safe walking behavior, and taking steps to create more walkable communities. In Alameda County, thousands of children, parents, and teachers participate in the program.

**Walking School Bus** – The Walking School Bus program helps to establish adult-supervised groups of children that walk to school together. This program has been implemented by the office of Alameda County Supervisor Nate Miley in partnership with the United Seniors of Oakland an Alameda County, at Cherryland and Hillside Elementary Schools.

**School Crossing Guards** – The County of Alameda Adult Crossing Guards program is based on Caltrans Manual of Uniform Traffic Control Devices (MUTCD). Adult Crossing Guards normally are assigned where official supervision of elementary school pedestrians is desirable while they cross a public highway on the “Suggested Route to School”, and at least 40 elementary school pedestrians for each of any two hours (not necessarily consecutive) daily use the crossing while going to or from school. Adult crossing guards maybe used under the following conditions:

- At uncontrolled crossings where there is no alternate controlled crossing within 180 m
- At stop sign-controlled crossing
- At traffic signal-controlled crossings

There are currently 18 crossing guards located at elementary schools within the unincorporated areas of Alameda County.

#### **EXISTING BICYCLE COMMUTING AND RECREATIONAL ACTIVITY**<sup>16</sup>

According to the 2000 census, 1.2 percent of Alameda County residents commute to work by bicycle. This is about equal to the Bay Area average of 1.1 percent. In the study area, the community with the highest bicycle commute percentage is Ashland at 0.8 percent. The other communities are significantly less than the Alameda County average, ranging from 0.1 to 0.5 percent. What the census did not measure is how many people use their bicycle for other transportation trips such as shopping, errands or visiting friends. The 2000 Metropolitan Transportation Commission (MTC) Bay Area Travel Survey revealed that in the Bay Area, 1.3 percent of home-based shopping trips are also made by bicycle, as are 2.5 percent of social/recreational trips and 3.8 percent of school trips. Overall, 22 percent of all bicycle trips are work trips, 26 percent of bike trips are shopping trips, 12 percent are school trips and 40 percent are social/recreational trips or family/personal business trips.

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<sup>16</sup> Alameda County Bicycle Master Plan for Unincorporated Areas, Prepared by Alameda County Public Works Agency & Michelle DeRobertis December 2006

## HIGHWAYS & AND FREQUENTED ROADWAYS<sup>17</sup>

The primary highways within the unincorporated areas of Alameda County are:

**I-880:** Runs north-south from Oakland to San Jose and traverses the San Lorenzo area

**I-580:** Runs north-south (designated west-east) from Oakland to Castro Valley, through the Ashland area, then east-west from Castro Valley to Pleasanton and beyond

**I-238:** Runs east-west (designated south-north) from San Lorenzo to Castro Valley and transverses the Ashland area

State Route **238** (Foothill Blvd) runs north-south from Castro Valley to Hayward

State Route **185** (E 14th St/Mission Blvd) runs north-south from Oakland to Hayward

### TOP 5 VOLUME ROADWAYS WITHIN THE UNINCORPORATED AREA OF ALAMEDA COUNTY:

#### San Lorenzo/Hillcrest Knolls

- Hesperian Blvd
- Washington Ave
- Lewelling Blvd
- Grant Ave
- Bockman Road
- Hathaway Ave

#### Cherryland

- Meekland Ave
- Blossom Way
- Hampton Ave
- Medford Ave
- Grove Way

#### Castro Valley / Fairview

- Grove Way
- Castro Valley Blvd
- Crow Canyon Road
- Redwood Road
- Center Street

#### Ashland

- Ashland Ave
- 164th Ave
- 159th Ave
- Foothill Blvd
- Delano Street

Truck routes are not specifically designated within the unincorporated area. Instead, routes are restricted to truck traffic, especially through residential areas, with alternate routes identified. The typical preferred alternate routes are Hesperian Boulevard, Washington Avenue, Grant Avenue, Redwood Road, A Street, Lewelling Blvd., Meekland Avenue, Castro Valley Blvd., and Grove Way (in Castro Valley).

<sup>17</sup> Source: Alameda County Department of Public Works, June 2007

**Alameda County**  
Transportation Network <sup>18</sup>

Community	Roadway	Arterial	Freeway Access	Transit	Daily Volume	Truck Access	Lanes	Commercial District	Signal Coord
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**San Lorenzo/ Hillcrest Knolls**

Hesperian Blvd	x	x	x	34,000	x	6	x	x
Washington Ave	x	x	x	31,000	x	4	x	
Grant Ave	x		x	12,000	x	4	x	
Hathaway Ave			x	12,000	x	2		
Paseo Grande			x	12,000		2		
Bockman Road			x	10,000		2		

**Cherryland**

Meekland Ave	x		x	8,000	x	2	x	
Paseo Grande			x	6,000		2		
Blossom Way			x	5,000		2		
Hampton Ave				5,000		2		
Princeton Street			x	5,000		2		

**Castro Valley / Fairview**

Grove Way	x	x	x	34,000	x	4		
Castro Valley Blvd	x	x	x	30,000	x	4	x	x
Crow Canyon Road	x			29,000		4		
Center Street	x	x	x	29,000		2	x	
Redwood Road	x	x	x	24,000	x	6	x	x

**Ashland**

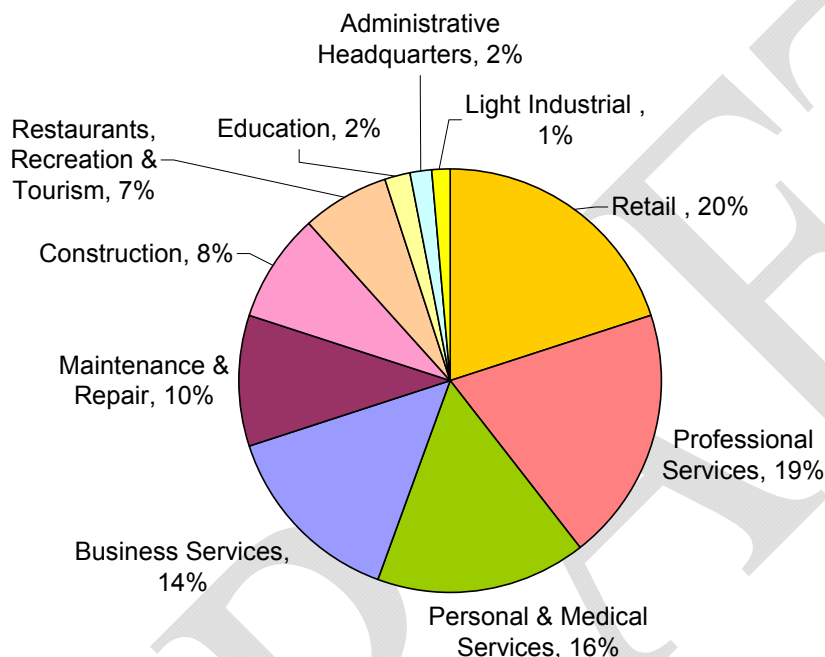
Lewelling Blvd	x	x		26,000	x	4	x	
East Lewelling Blvd	x	x	x	12,000	x	2	x	
Ashland Ave	x		x	12,000		2		
164th Ave	x	x	x	6,000		2		
159th Ave			x	5,000		2		
Foothill Blvd	x	x	x	4,000	x	4	x	
Delano Street			x	4,000		2		

<sup>18</sup> Source: Alameda County Public Works Agency

**BUSINESS BASE**

According to the February 6, 2006, *Draft Alameda County Economic Development Strategic, Regional Economic Context Briefing Paper\**, There are approximately 5,730 business establishments in the report's Study Area<sup>19</sup>, which includes or 2.5% of the nearly 233,000 companies located in the nine-county Bay Area. Relative to other communities, the Study Area's business community is heavily service oriented and, as is to be expected, oriented toward serving the local market. Nearly half of the businesses located in the Study Area provide local-serving retail (20%), personal & medical services (16%), or maintenance & repair services (10%) to the residents living in the area (for a complete list of company types under each heading, see Appendix B):

**Figure 2: Businesses by Type in the Study Area\*, 2005**



Source: County of Alameda Business License Data, 2005. It should be noted that 20% of those entities holding a business license are the owners of rental properties (64% residential and 36% commercial). The chart above excludes this portion of the total.

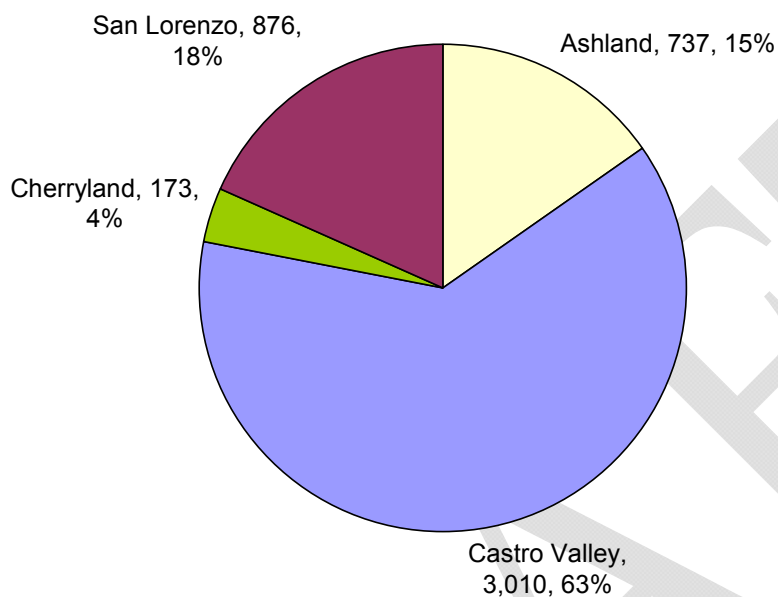
In addition, many of the business and professional service firms such as insurance and real estate brokers, as well as the restaurants and recreational services, are likely local-serving in nature. Yet it also is likely that many of the business and professional services firms provide services to businesses and individuals outside of the Study Area, thereby drawing wealth into the area. This is most likely true for firms in management consulting, accounting, legal, and computer services as well as in construction and light industrial activities as

\* Study Area as defined in the February 6, 2006, *Draft Alameda County Economic Development Strategic, Regional Economic Context Briefing Paper* which provides an overview of the economic context for the Alameda County Economic Development Strategic Plan for two redevelopment areas in unincorporated Alameda County. These areas include: the Alameda County-San Leandro Redevelopment Project Area (the "Joint Project") which includes a large portion of the Ashland community, including a three-mile commercial corridor along East 14<sup>th</sup> Street between the Cities of San Leandro and Hayward; and the Eden Area Redevelopment Project which consists of five distinct sub-areas: Castro Valley, Cherryland, Foothill, Mt. Eden and San Lorenzo. For the purposes of this report, Ashland, Castro Valley, Cherryland, and San Lorenzo constitute "the Study Area," (Mt. Eden is not considered as it will likely be incorporated into the City of Hayward, and the Foothill area is not considered separately as it is a small area and largely residential).

well. The Study Area\* is slightly more concentrated than the rest of the Bay Area in Construction companies (8% of total firms vs. 5%).

Within the Study Area\*, business establishments are largely concentrated in Castro Valley which is home to 63% of the firms in the area. The distribution among the four communities is as follows:

**Figure 3: Distribution of Businesses across the Study Area\*, 2005.<sup>20</sup>**



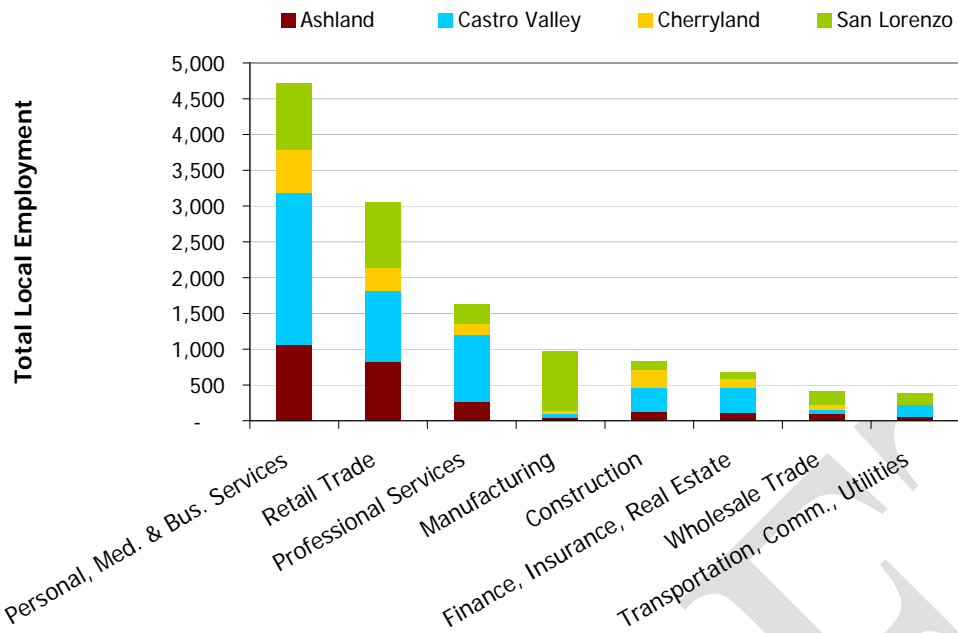
Across the Study Area<sup>1</sup>, the majority of firms (77%) are very small (less than five employees). This is quite typical of any region.

**Figure 4: Employment by Firm Type and Sub-Area\*<sup>21</sup>**

\* Study Area as defined in the February 6, 2006, *Draft Alameda County Economic Development Strategic, Regional Economic Context Briefing Paper*

<sup>20</sup> Source: Alameda County Business License Database, 2005.

<sup>21</sup> Source: Dun & Bradstreet, 2000



## INDUSTRY – 2000

- vi. Agriculture, forestry, fishing and hunting, and mining
- vii. Construction
- viii. Manufacturing
- ix. Wholesale trade
- x. Retail trade
- xi. Transportation and warehousing, and utilities
- xii. Information
- xiii. Finance, insurance, real estate, and rental leasing
- xiv. Professional, scientific, management, administrative, and waste management services
- xv. Educational, health, and social services
- xvi. Arts, entertainment, recreation, accommodation and food services
- xvii. Other services ( except public administration)
- xviii. Public Administration

## LOCAL UNIONS

Below are three major labor organizations that have a presence in the unincorporated area. Among numerous other affiliates, these labor unions service large employers such as the Eden Medical Center in Castro Valley, Safeway Inc., and the San Lorenzo & Castro Valley public school districts.

- The United Food and Commercial Workers International Union is a labor union representing approximately 1.4 million workers in the United States and Canada in many industries, including agriculture, health care, meatpacking, poultry and food processing, manufacturing, textile and chemical trades, and retail food. Until July 2005, UFCW was affiliated with the AFL-CIO, where it was the second largest union by membership. Along with two other members of the Change to Win Coalition, the UFCW formally disaffiliated with the AFL-CIO on July 29, 2005.
- Service Employees International Union (SEIU) is a labor union representing 1.8 million workers in about 100 occupations in the United States and Canada. The main divisions are health care (around 50% of the union's membership, including hospital, home care and nursing home workers), public services (government employees), and property services (including janitors and security officers). With over

300 local branches, SEIU is affiliated with the Change to Win Federation and the Canadian Labor Congress. It is based in Washington, D.C., and is structured into seven internal departments: Communications, Education, Human Rights, International Affairs, Organization, Political, and Research.

- The International Brotherhood of Teamsters (IBT), formerly known by the name International Brotherhood of Teamsters, Chauffeurs, Warehousemen and Helpers of America, is one of the largest labor unions in the United States. The name and logo of the union reflect the origin of the union as a craft union when founded in 1903. The union grew beyond those narrow craft boundaries with the development of automotive transport, organizing "over-the-road" highway drivers, studio transportation drivers, warehouse workers and dairy employees in the 1930s. The jurisdiction of the union was expanded further after World War II by raiding other union jurisdictions and organizing manufacturing, service and public sector workers, particularly after its expulsion from the AFL-CIO in 1957.

Below are more labor organizations that are located in the unincorporated area and/or service the area's residents:

- -Probation Peace Officers Associates (San Leandro)
- -Carpenters Union Local 713 (Hayward)
- -Sheet Metal Products Union (Hayward)
- -Sprinkler Fitters Local 483 (Hayward)
- -National Association of Letter Carriers (Hayward)
- -Hayward Firefighters Local (Hayward)
- -United Public Employees Local 790 (San Lorenzo)
- -Teamsters Local 70 (Hayward)
- -Baker's Union Local 125, 119 (San Leandro)
- -Security Officer's Union Local 247 (San Leandro)
- -Warehouse Mail Order & Retail Employees Local Union 853 (San Leandro)
- -United Furniture Workers (San Leandro)
- -United Steel Workers (San Leandro)
- -Service Employee's International Union Local 250 (Castro Valley)
- -United Food & Commercial Workers Union Local 101 (Castro Valley)

## MAJOR EMPLOYERS WITHIN THE UNINCORPORATED AREA'S SPHERE OF INFLUENCE

### **Major Employers in Hayward**<sup>22</sup>

- Berkeley Farms (Employees:640); Dairy Products
- Gillig Corporation (Employees:474); Bus Manufacturer
- Alameda Newspaper Group (Employees:405); Newspaper Publishing
- Pepsi Cola (Employees:400); Beverage Distribution
- Cell Genesys, Inc. (Employees:375); Biotechnology
- Injex Industries, Inc. (Employees:350); Auto Parts Manufacturing
- Morgan Advanced Ceramics (Employees:250); Manufacturing
- Kaiser Permanente Medical Ctr. (Employees:2,200); Hospital
- Hayward Unified School District (Employees:2,100); Public School
- Cal State University, East Bay (Employees:1,600); State University
- Mervyns (Employees:1,300); Department Store Headquarters
- SBC (Employees:940) Phone Utility
- City of Hayward (Employees:847); Local Government

<sup>22</sup> Source: Hayward Chamber of Commerce (Website), 2007

- Chabot College (Employees:763); Community College
- St. Rose Hospital (Employees:660); Hospital

**Major Employers in Castro Valley**<sup>23</sup>

- Castro Valley Unified School District (Employees: 953); Educational Services
- Eden Hospital Medical Center (Employees: 777); Health Services
- Seaworthy Ocean Specialists, Inc. (Employees: 208); Local Trucking
- Safeway Stores, Inc. (Employees: 143); Food Stores
- Eden Hospital Health Services Corp. (Employees: 134); Health Services
- Apple One Services Ltd. (Employees: 113); Health Services
- Lucky Stores, Inc. (Employees: 110); Food Stores
- Kreske Enterprises, Inc. (Employees: 72); Business Services
- PW Super Market, Inc. (Employees: 71); Grocery Store
- Pay Less Drug Stores (Employees: 69); Drug Store
- Shugart Matson Marketing (Employees: 68); Advertising

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<sup>23</sup> Source: Castro Valley Chamber of Commerce, Community Profile, 2001.

**RELIGIOUS AND FAITH BASED INSTITUTIONS AND ORGANIZATION**  
**PART 7**

(Database & Map Insert)

DRAFT

(MAP Insert of CBOs)

The follow list of Community based Organizations is listed on <http://www.sanlorenzoexpress.com/orgs.htm>

### **Congregations Organizing for Renewal**

COR is a federation of 12 churches in southern Alameda County working together to improve the quality of life. COR's director is Regina Martinez ([ginam@mindspring.com](mailto:ginam@mindspring.com)), 21455 Birch Street, Hayward, CA 94541; tele. 510-727-8833, fax 510-727-8830. COR is affiliated with [Pacific Institute for Community Organizing](#) (PICO), and with 14 other organizations makes up the PICO California Project. Local organizations include:

[Hayward Area Local Organizing Committee](#) includes St. Joachim's Catholic Church and Eden United Church of Christ (Congregational). See linked website for meeting information or call COR (510.727.8832).

San Lorenzo Local Organizing Committee includes St. John's Catholic Church, St. Christopher Church (Episcopal), San Lorenzo Community Church (Congregational), and Christ Lutheran Church. It meets on the fourth Tuesday of each month at 7:30 p.m. The location of meetings rotates among the churches; call COR for current meeting place (510.727.8832).

### **ECHO Housing**

ECHO Housing is a nonprofit agency offering counseling on issues between landlords and tenants. ECHO is at 770 A Street, Hayward 94541, tele. 510-581-9380, [echohousing@attglobal.net](mailto:echohousing@attglobal.net). See [Rent Talk](#).

### **Friends of the Library (San Lorenzo)**

Provides advocacy for new or enhanced library services and facilities, helps purchase library materials, and more. Meets fourth Monday each month, 6:30 p.m. at the library, 395 Paseo Grande. Contact Friends through the library director, [Anthony Dos Santos](#), telephone 670-6283, fax 317-8497; or Betty Moose, president, 278-2094.

### **Friends of San Lorenzo Creek**

Formed in 2002, this organization addresses all concerns about the San Lorenzo Creek system, from the various tributaries in the hills of Castro Valley to San Francisco Bay, as well as the associated watershed. Visit Friends of San Lorenzo Creek at <http://www.sanlorenzoexpress.com/fslc/fslc.htm> .

### **Gray Panthers of Southern Alameda County**

Works to unite age and youth in action. All ages are invited to become members. Members attend rallies protesting injustice toward age, housing, health, social security, medical care, transportation, utility service, and the environment, and write or phone legislators monthly on these issues. The group meets the fourth Thursday of each month at 1 p.m., 16079 via Del Sol, San Lorenzo. Contact Betty Moose, 278-2094. Visit the Gray Panthers National Home Page at <http://graypanthers.org> .

### **Hayward Area Historical Society**

Preserves local history, including San Lorenzo. Operates a museum, library, and bookstore (22701 Main Street, Hayward), as well as the restored McConaghy Estate, a private residence built in 1886 (on Hesperian Boulevard near Bockman Road). The Society holds regular meetings and social functions and publishes a quarterly magazine, "Adobe Trails," which contains articles on local history. Local residents are encouraged to join. For information call 510-581-0223.

### **League of Women Voters of the Eden Area**

The Eden Area chapter includes Hayward and San Leandro and surrounding unincorporated area of Eden Township, including Ashland, Castro Valley, Cherryland, Fairview, Hillcrest Knolls, and San Lorenzo. Call 582-9568, or write P.O. Box 2234 Castro Valley, CA 94546. Visit the website <http://www.lwvea.org/> .

### **Lorenzo Theater Foundation, Inc.**

A nonprofit organization that seeks to acquire and restore the Lorenzo Theater as a venue for the performing arts. (P.O. Box 193, San Lorenzo 94580; 247-2245). Visit the [Lorenzo Theater Foundation Website](#).

### **Neighborhood Watch**

Block organizations that are effective in preventing criminal activity. For information call the Alameda County Sheriff's Community Policing Unit, 667-7770.

**San Lorenzo Citizens Against Airport Noise**

This group works to reduce noise from overflights to and from the Hayward and Oakland airports, as well as police and news helicopter operations in the area. Visit the [SLCAAN Website](#).

**San Lorenzo Heritage Society**

The Society works to acquaint people with the modern history of San Lorenzo, dating to 1852, when squatters from Mission San Jose arrived on the Estudillo rancho. It publishes a newsletter on local history and is planning a number of historical markers in the area. Presently the Society is looking for a site to rebuild the dismantled 1880 barn from the Nielson farm, which had been the last large farm in San Lorenzo (replaced by homes in 1999). Local residents are encouraged to join. Write P.O. Box 52, San Lorenzo 94580, or call Mary Ann McMillan, 278-0249.

**Village Harvest**

Village Harvest collects fresh fruit from backyard trees for people who are dependent on charity. If you have a tree and are not using most of the fruit, here is a wonderful opportunity to share the bounty! If you have a modest amount of fruit (a few boxes) and can pick it yourself, you are encouraged to harvest and deliver the fruit to a drop-off location (listed at the [Village Harvest website](#)). If you have a larger amount of fruit or cannot pick it because of age or disability, Village Harvest will send a team of volunteers to harvest your tree. E-mail [info@villageharvest.org](mailto:info@villageharvest.org) or call 650.740.7725.

## HOMEOWNERS GROUPS AND NEIGHBORHOOD ASSOCIATIONS

- |   |                                     |
|---|-------------------------------------|
| 1. Castro Valley Orchard Property Owners Assoc.       | Castro Valley                       |
| 2. West Castro Valley Homeowners Association          | Castro Valley                       |
| 3. Greater Canyon Homeowners Association              | Castro Valley                       |
| 4. Wildwood Homeowner's Association at Five Canyons   | Castro Valley                       |
| 5. Foxridge Homeowners Association                    | Castro Valley                       |
| 6. Center/Heyer Improvement Group                     | Castro Valley                       |
| 7. Somerset Homeowner's Association                   | Castro Valley                       |
| 8. Norris Canyon Property Owners Association          | Castro Valley                       |
| 9. Crescent Hill Homeowners Association               | Castro Valley                       |
| 10. Cull Canyon Area Homeowners Association           | Castro Valley                       |
| 11. Center Street Homeowners Association              | Castro Valley                       |
| 12. Castro Village Merchants Association              | Castro Valley                       |
| 13. Columbia Homeowners Association                   | Castro Valley                       |
| 14. Palomares Hills Homeowners Association            | Castro Valley                       |
| 15. Five Canyons Home Association                     | Castro Valley                       |
| 16. Alameda County Property & Homeowner's Association | Castro Valley                       |
| 17. Five Canyons Homeowners Association               | Castro Valley                       |
| 18. Shadow Creek Homeowners Association               | Castro Valley                       |
| 19. Greenridge - Coldwater Homeowners Association     | Castro Valley                       |
| 20. Forest Creek Homeowners Assoc.                    | Castro Valley                       |
| 21. Hayward Hills Homeowners Association              | Castro Valley                       |
| 22. Lancewood Homeowners Association                  | Castro Valley                       |
| 23. Castro Valley Community Homeowners Association    | Castro Valley                       |
| 24. Lake Chabot Residents Association                 | Castro Valley                       |
| 25. Palomares Canyon Homeowners Association           | Castro Valley                       |
| 26. Ravenwood Association/San Lorenzo East            | Castro Valley                       |
| 27. Springhill Homeowners Association                 | Castro Valley                       |
| 28. Baker Court Owner's Association                   | Castro Valley                       |
| 29. Woodland Estates Community Association            | Hayward                             |
| 30. The Mansfield Avenue Association                  | Hayward                             |
| 31. Fairview Community Club, Inc.                     | Hayward                             |
| 32. Hayward Hills Property Owners Association         | Hayward                             |
| 33. Safe Ashland Neighborhood Organization            | San Leandro                         |
| 34. R.A.F.T.A.  | San Leandro                         |
| 35. Miramar Hills Committee                           | San Leandro                         |
| 36. Hillcrest Knolls Home Improvement Club, Inc       | San Leandro                         |
| 37. Hillcrest Knolls Association                      | San Leandro                         |
| 38. Cherryland Community Association                  | San Lorenzo                         |
| 39. San Lorenzo Village Homes Association             | San Lorenzo                         |
| 40. San Lorenzo Village Homes Association             | San Lorenzo                         |
| 41. Ashland Area Community Association                | San Lorenzo                         |
| 42. Eucalyptus Park Homeowners Association            | San Lorenzo                         |
| 43. El Portal Ridge Homes/Neighborhood Association*** | <u>newly formed as of June 2007</u> |

## COMMUNITY ASSOCIATIONS

### Ashland Community Association

The association has nonregular general meetings. Mail to P.O. Box 465, San Lorenzo 94580; president Katrina Moretti, 938-4619.

According to Tasha Bartholomew, Staff Writer for the *Oakland Tribune*, in her article published June 19, 2006 "Darlene Castro, a longtime member of the Ashland Community Association, was a little disappointed that more residents did not show up at the meeting. She said the supervisors need their input for true change to occur. Castro said the association, which has existed for 25 years, once boasted a membership of more than 200 people. Now, she said, there are only about two handfuls of members left. She said over the years, the association has gotten sidewalks and gutters on various streets, and worked with the supervisors and sheriffs department to rid the area of known prostitution houses." Ashland Community Association, contact Darlene Castro at (510) 727-0950.

### Cherryland Community Association

Meets second Tuesday of each month, 7:30 p.m., at the Meek Mansion carriage house, Hampton and Boston roads. The association publishes a monthly newsletter. Mail to P.O. Box 3, San Lorenzo 94580; president [Kathy Gil](#) (676-2670).

### San Lorenzo Village Homes Association

The association was formed when San Lorenzo Village was first developed in the 1940s and is one of the oldest and largest homeowner associations in the U.S.) Most homes in San Lorenzo Village are now within the association, which enforces covenants and restrictions ("CC&Rs") in the deeds of homes within the association. The CC&Rs control how property can be used. Homeowners who wish to deviate from the CC&Rs can apply to the association for permission. The association publishes a bimonthly newsletter. (377 Paseo Grande; voice 351-2731, fax 481-5627; send email to [slvha@slvha.com](mailto:slvha@slvha.com)). Visit the Homes Association Website at <http://www.slvha.com> .

Monthly meetings -- The association board holds monthly public meetings that serve as community meetings for San Lorenzo Village. Meetings are held at 7:30 p.m. on the third Thursday each month at the Community Center (in the same building as the association office). See [board meeting agendas and minutes](#).

Business and Development Committee -- This committee was established in early 1998 to deal with a variety of issues regarding commercial development and physical conditions in San Lorenzo. It was terminated in 2002. See [BDC agendas and minutes](#).

## CHAMBERS OF COMMERCE

### **Castro Valley Chamber of Commerce,**

3467 Castro Valley Blvd. Castro Valley, Ca. 94546  
Valorie Robles - *Executive Director* 510-537-5300

## CLUBS AND SOCIAL ORGANIZATIONS

**Senior Sociables** -- Individuals over age 50 get together every Thursday, 9 a.m. to 3 p.m., for a variety of social activities, including card games, pool, bingo. The group also hosts dancing every Wednesday from 10 a.m. to noon. All activities take place at the San Lorenzo Community Hall, 377 Paseo Grande. Day trips are also planned. For more information call Etel Crosby, 278-5690, or write P.O. Box 433, San Lorenzo 94580.

**Palomares 4H Club**, Castro Valley, California, [Teresa.Busch@kp.org](mailto:Teresa.Busch@kp.org)

**Palomares Astronomy Project**, [4hastro@sun.stanford.edu](mailto:4hastro@sun.stanford.edu)

**Hayward Area Genealogical Society** -- Meets monthly from January through October on the fourth Tuesday, 6:30 - 8 p.m. in the San Lorenzo Library, 395 Paseo Grande (you don't have to be a member to attend). The society publishes a monthly newsletter, *The Informer*, from January through November. Contact H.A.G.S., PO Box 754, Hayward 94543, or call Wayne Ainsworth at 537-2099.

**San Lorenzo Garden Club** -- Meets the first Friday of each month at 1 p.m. at Christ Lutheran Church, 100 Hacienda, San Lorenzo. The club is engaged in a wide variety of activities, including plant exchanges, raising funds for reforestation and scholarships to students of horticulture, and helping plant and maintain gardens for nonprofit organizations. Contact Rose (278-2405) or Dorothy (481-1372).

**The Castro Valley Community Band** is a 60-piece, all-volunteer concert band based in Castro Valley, California and conducted by Kathleen (Kathy) Maier. To reach Kathy by telephone, leave a message at the Castro Valley Adult School: (510) 886-1000. She will return your call.

## SPORTS CLUBS AND ASSOCIATIONS

### **Youth Soccer League**

**The Southern Alameda County Youth Soccer League** for boys and girls covers San Lorenzo and San Leandro. The number of teams expands to fit the number of kids who sign up. There were more than 1,800 players in 2000. Player registration takes place in February and March. Call the league at 278-7627; if no response, call the Soccer Zone store at 276-1313.

### **Little League Baseball**

**Ashland Little League** includes about 300 kids. The ball park is behind Edendale Middle School, 16180 Ashland Ave. (the snack bar has a telephone, 276-9516). Early sign-ups (\$30) are in November; regular sign-ups (\$75) are from January through March. The season opens in early April. Call Lance Bauer (481-3822) or Rosa Chavez (Spanish speaking, 266-3776).

**San Lorenzo Little League** hosts two leagues: the **American and National**, each with 28 teams. Over 700 kids participate. Registration takes place in January and the playing season opens in March. The ball park is on Grant Avenue across from Arroyo High School (the snack bar has a telephone, 278-5434). For more information write P.O. Box 21, San Lorenzo 94580, or call Rich Renteria, 881-8139.

### **Castro Valley Sports Foundation, Inc.**

2101025, P.O. Box 20687, Castro Valley, CA 94546

Phone: 510-537-3335 ext. 1697, E-Mail: [info@cvsportsstadium.org](mailto:info@cvsportsstadium.org)

Promoting fun, fitness, and health in our community!

The CVSF, Inc. mission "to continue on in perpetuity as a fund raising vehicle for community groups and organizations active in supporting and improving sports and athletics in Castro Valley."

Board of Directors:

Donald Gelles, President, Martin Capron, Vice President, Cliff Eldridge, Treasurer,

Heidi Denzler, Secretary, Ken O'Donnell, Media/Web

Bob Duey, Claudia Felson, Melissa Phillips, Brian Morrison, Joe Farias, George Pacheco

Jr., Darrell Lavin and Gene Housley

### **USA Track and Field Club of Castro Valley Track Club**

Track : 4th-12th grade track and field and cross country training and competition through the. Track and field runs from February through August, with cross country from August to December. See <http://www.cvtrackclub.com> or email Coach Jim Phillips at [mail@jamesiphillips.com](mailto:mail@jamesiphillips.com)

### **Castro Valley Independent Baseball**

3056 Castro Valley Blvd., Box 32, Castro Valley, CA 94546 (510) 581-4739

Email- [jrcvbb@yahoo.com](mailto:jrcvbb@yahoo.com)

### **Castro Valley Youth Baseball League**

Email- [pres@cvbaseball.org](mailto:pres@cvbaseball.org)

### **Highland Little League**

(510) 886-9871 Castro Valley Strikers U16 Girls- Link

### **Girls Softball League**

(510) 881-1786 Babe Ruth

### **NJB- National Junior Basketball [www.CVnjb.com](http://www.CVnjb.com)**

**Castro Valley Youth Soccer League**

P.O. Box 20338, Castro Valley, CA 94546  
 League Office: (510) 537-5247 Fax: (510) 537-9726  
 Web Site: [www.cvsoccer.com](http://www.cvsoccer.com)

**Castro Valley Jugglers Association**

Meets at the Castro Valley BART Station on Tuesday nights from 7:30 to 9:30 until further notice. Contacts:  
[louiskruk@comcast.net](mailto:louiskruk@comcast.net) and [tonyf@att.net](mailto:tonyf@att.net)

**Eden Yoga and Wellness**

20410 Lake Chabot Rd, Castro Valley, CA 94546 Call: (510) 690-9696

**Tennis Professionals, High School Coaches, Recreational Tennis Leadership**

Trying to organize and promote tennis in Castro Valley. Interested? Call Bill Patton, USPTA Pro.  
 Call (510) 728-9623.

**SERVICE/FRATERNAL ORGANIZATIONS****Rotary**

Rotary is a worldwide organization of business and professional leaders that provides humanitarian service, encourages high ethical standards in all vocations, and helps build goodwill and peace in the world.

- Castro Valley Sunrise Rotary, PO Box 2855, Castro Valley, CA 94546, tel:510-828-3850
- Castro Valley Rotary Club, PO Box 2117, Castro Valley, CA 94546, Bernie Kempen Email: [attorneybernie@itsover.com](mailto:attorneybernie@itsover.com)
- The San Lorenzo Rotary Club was chartered in 1955. It meets every Thursday at 12:15 p.m. at the Hometown Buffet in the Greenhouse Shopping Center (Washington and Lewelling). President Michael Jennings (tel. 415.743.3239, ext. 3231); secretary Judy Huie (tel. 786-1858). See Rotary International.

**American Legion** -- The San Lorenzo Post was chartered in 1949 and presently has about 260 members. It meets on the 2nd and 4th Tuesdays of each month at 7:30 p.m. in the San Lorenzo Community Hall (377 Paseo Grande). Contact Peter DiGregorio, 351-6148.

**Lions Club** -- The San Lorenzo chapter, founded in 1945, meets every Wednesday morning at 6:45 a.m. at Baker's Square on Hesperian (next to Target). The chapter supports centers for the blind in Oakland and Pittsburgh, raises funds for scholarships to local youth, and supports a group home for youth in San Leandro. Contact P.O. Box 395, San Lorenzo 94580, or Hal Gin, 885-3763.

**Kiwanis Club**, Hayward - Castro Valley, 24052 Mission Blvd, Hayward, 510-889-5885 or email @ [GerryCPA99@aol.com](mailto:GerryCPA99@aol.com)

**Moose Lodge** -- 1367 Bockman Road, San Lorenzo (Everett Arruda, administrator, 278-2341). See Moose International.

**Scouting**

**The Tres Ranchos District** consists of over 80 Units (Cub Scout Packs, Boy Scout Troops, Venturing Crews and Varsity Scout Teams) in Castro Valley, Hayward, San Leandro and San Lorenzo. <http://www.sfbac.org/tr/>

Orval "OB" Badger, District Chairman, (510) 895-5714, email: [orvaleone@aol.com](mailto:orvaleone@aol.com)

Rich Riley, District Commissioner, (510) 783-4235, email: [Reramr2@comcast.net](mailto:Reramr2@comcast.net)

David Rodriguez, District Executive, (510) 577-9000

Unit Number	City	Unit Number	City
<b>CUB SCOUT PACKS</b>		<b>BOY SCOUT TROOPS</b>	
<a href="#">603</a>	San Lorenzo	<a href="#">317</a>	LDS San Lorenzo

<a href="#">616</a>	San Lorenzo	<a href="#">603</a>	San Lorenzo
<a href="#">618</a>	San Leandro	<a href="#">612</a>	San Lorenzo
<a href="#">701</a>	Castro Valley	<a href="#">635</a>	LDS San Lorenzo
<a href="#">702</a>	San Lorenzo	<a href="#">701</a>	Castro Valley
<a href="#">703</a>	Castro Valley	<a href="#">702</a>	Castro Valley
<a href="#">704</a>	Castro Valley	<a href="#">708</a>	Castro Valley
<a href="#">705</a>	Castro Valley	<a href="#">722</a>	Castro Valley
<a href="#">706</a>	Castro Valley	<a href="#">726</a>	Castro Valley
<a href="#">708</a>	Castro Valley	<a href="#">738</a>	LDS Castro Valley
<a href="#">715</a>	Castro Valley	<b>VENTURING CREWS</b>	
<a href="#">722</a>	Castro Valley	<a href="#">317</a>	LDS San Lorenzo
<a href="#">725</a>	Castro Valley	<a href="#">603</a>	San Lorenzo
<a href="#">726</a>	Castro Valley	<a href="#">625</a>	LDS San Lorenzo
<a href="#">738</a>	LDS Castro Valley	<a href="#">635</a>	LDS San Lorenzo
<b>VARSITY SCOUT TEAMS</b>	Click on the Team Number for more information about the unit	<a href="#">701</a>	Castro Valley
<a href="#">317</a>	LDS San Lorenzo	<a href="#">726</a>	Castro Valley
<a href="#">625</a>	LDS San Lorenzo	<a href="#">738</a>	LDS Castro Valley
<a href="#">635</a>	LDS San Lorenzo	<a href="#">824</a>	Castro Valley
<a href="#">738</a>	LDS Castro Valley		

**Boy Scouts** -- San Francisco Bay Area Council, 1001 Davis St., San Leandro; 577-9000.

Cub Scout Pack 602 (meets at Grace Lutheran Church)

Cub Scout Pack 603 (sponsored by San Lorenzo Community Church)

Cub Scout Pack 616 (meets at Lorenzo Manor School)

Cub Scout Pack 618 (meets at Corvallis School)

Cub Scout Pack 702 (meets at Calgary Lutheran School)

Boy Scout Troop 612 (sponsored by San Lorenzo Community Church)

**Girl Scouts** -- Girl Scouts of S.F. Bay Area, 7700 Edgewater Drive, Oakland, Suite 340; 562-8470, fax 633-9925.

## COMMUNITY EVENTS:

### Castro Valley

Breakfast Club

Fall Festival

Rowell Ranch Rodeo Parade

Ora Loma Earth Day Celebration  
and Clean up

### Ashland

Spring Fling / Cinco de Mayo

### Cherryland

Community BBQ

### Community-Wide

Fall Clean Up

National Night Out

Volunteer Recognition

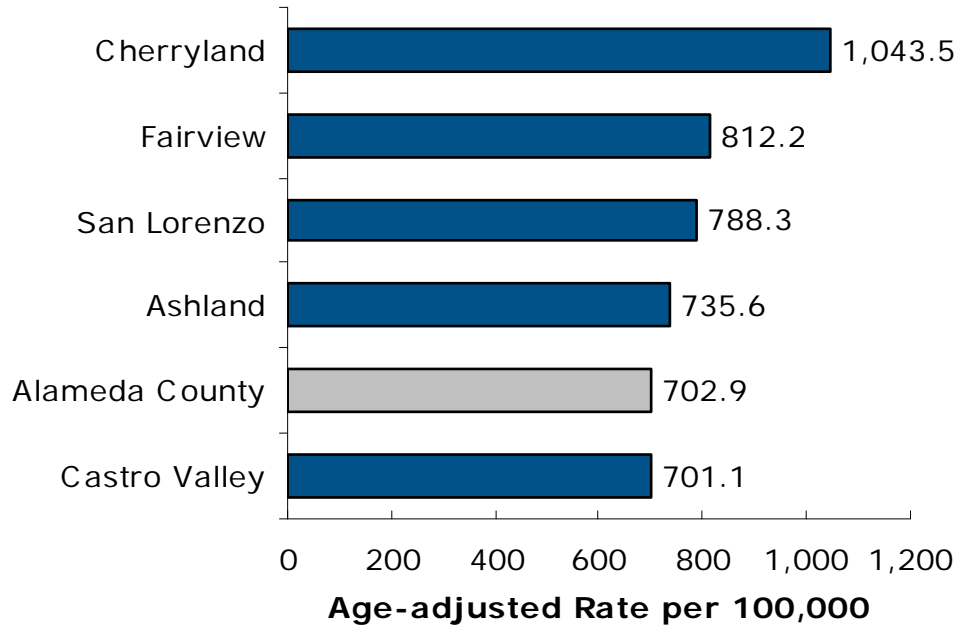
**2006 Part One Crimes per Community Area as defined by the Alameda County Sherriff's Department**

CRIME TYPE	SAN LORENZO	CHERRYLAND	ASHLAND	CASTRO VALLEY	FAIRVIEW/HAYWARD **	VALLEY**	TOTAL
<b>Homicide</b>	1	0	1	0	0	1	3
<b>Rape</b>	2	4	3	11	2	3	25
<b>Robbery</b>	56	51	109	47	21	0	284
<b>Aggravate d Assault</b>	36	32	36	59	17	2	182
<b>Simple Assault</b>	61	167	228	300	122	22	900
<b>Burglary</b>	224	95	113	200	113	40	785
<b>Vehicle Theft</b>	174	206	218	279	138	63	1078
<b>Larceny-Theft</b>	277	179	194	662	201	7	1520
<b>Arson</b>	3	3	8	19	3	1	37
<b>TOTAL</b>	834	737	910	1577	617	139	4814

\*\* Hayward/Fairview is the area across the freeway from Castro Valley and the Valley is Dublin/Sunol/Livermore

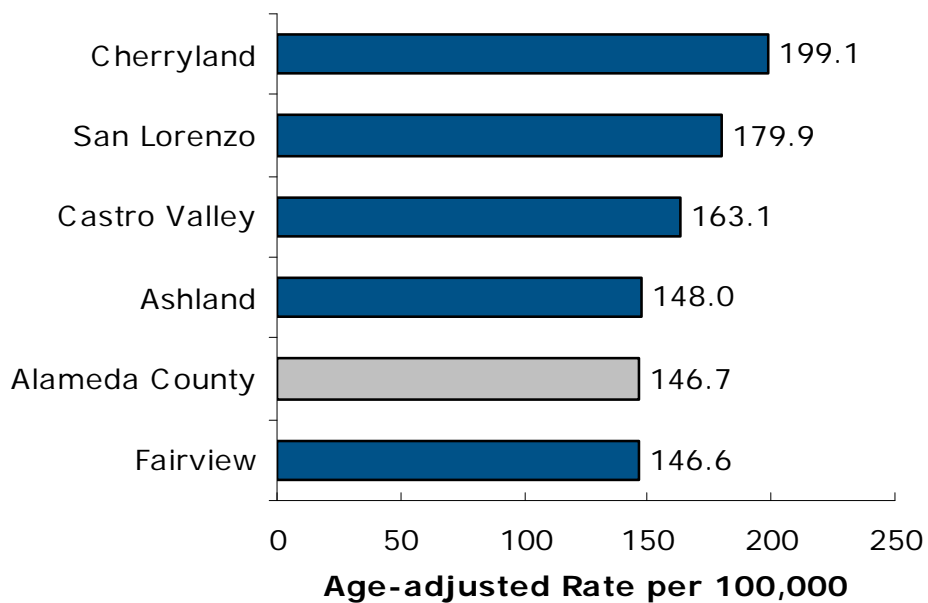
Mortality from All Causes, 2002-2004

All-Cause Mortality

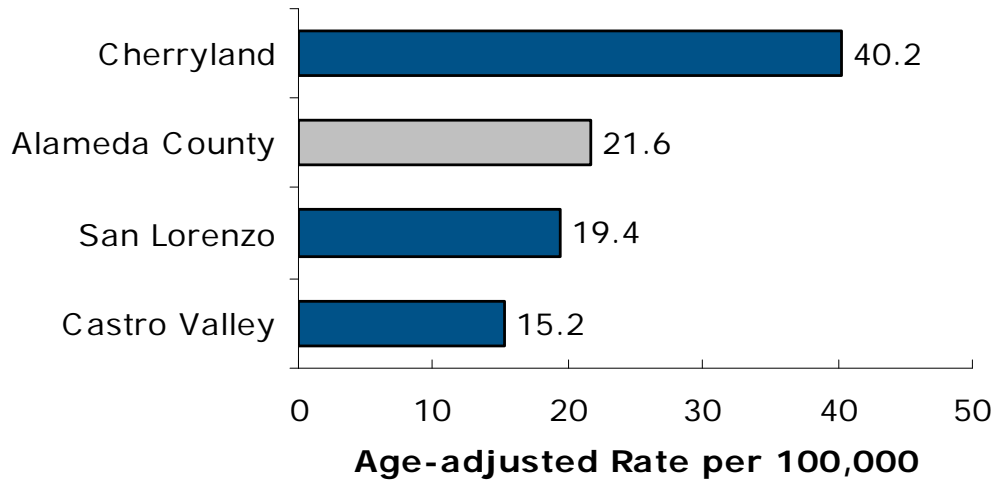


Chronic Disease Mortality, 2002-2004

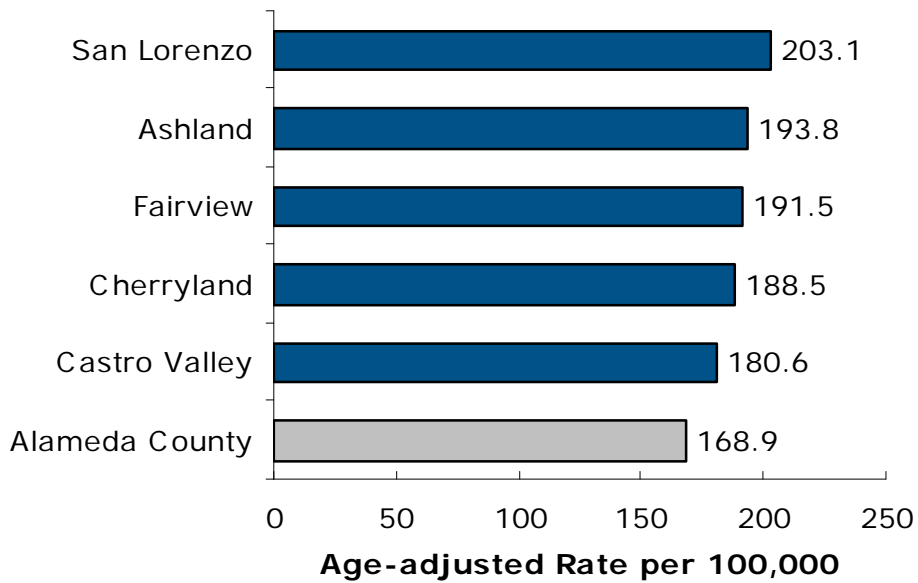
Coronary Heart Disease Mortality



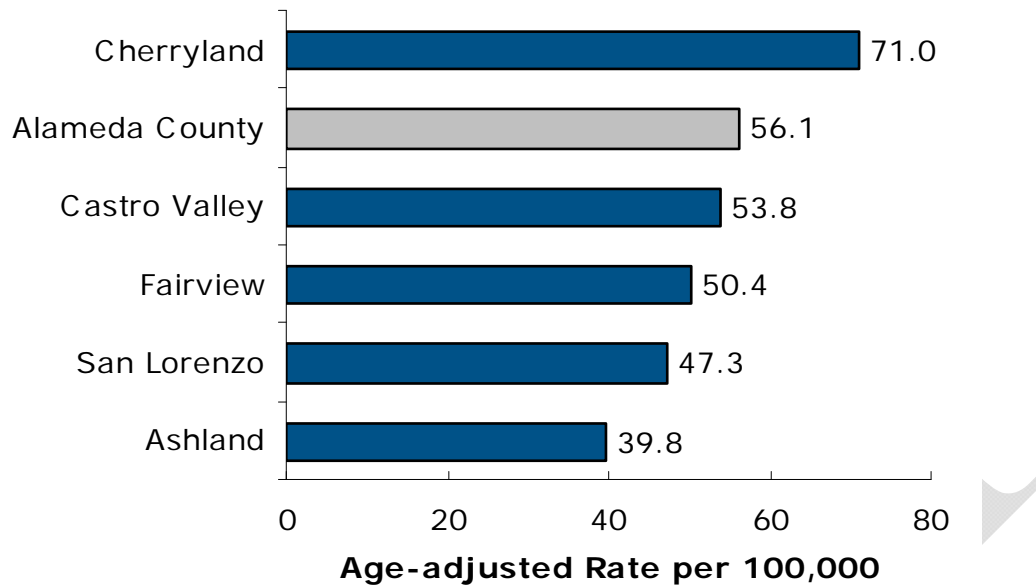
## Diabetes Mortality



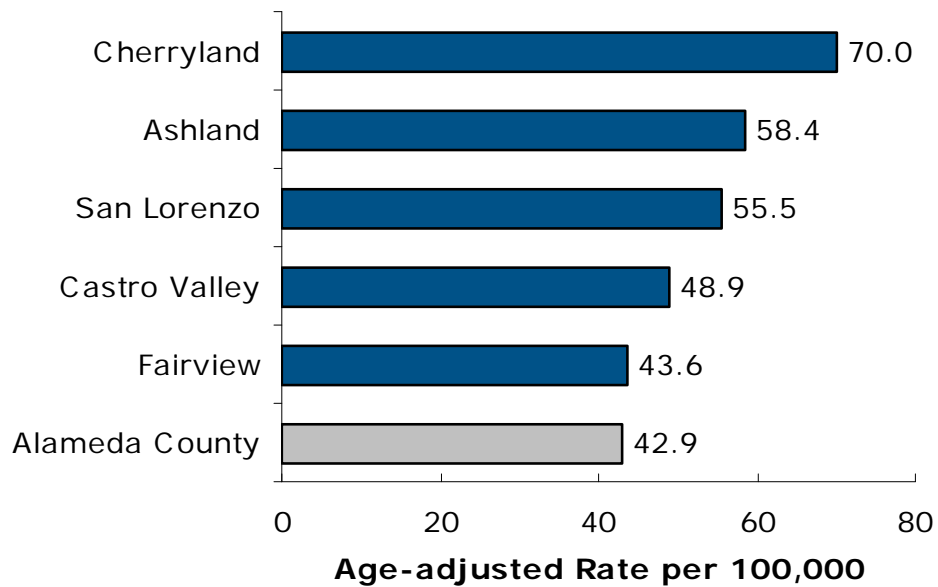
## Cancer Mortality



### Stroke Mortality

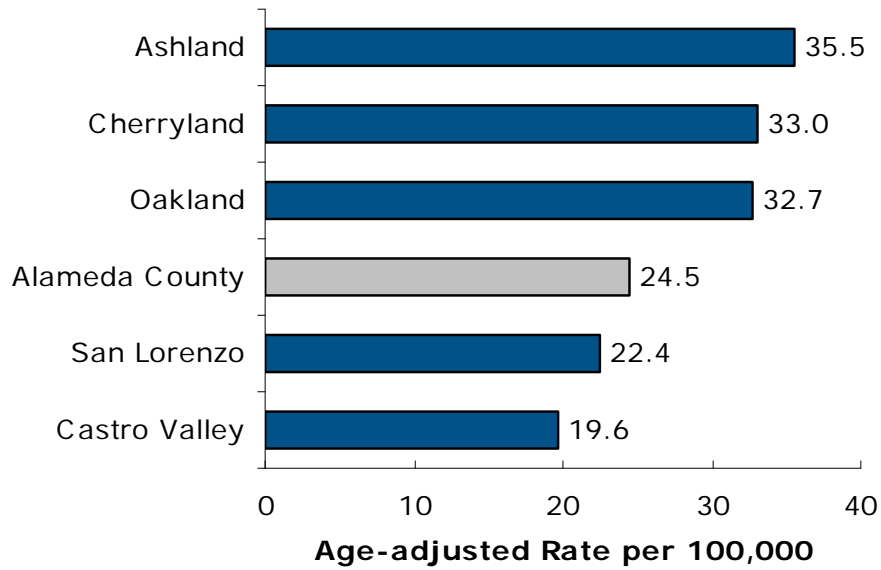


### Lung Cancer Mortality



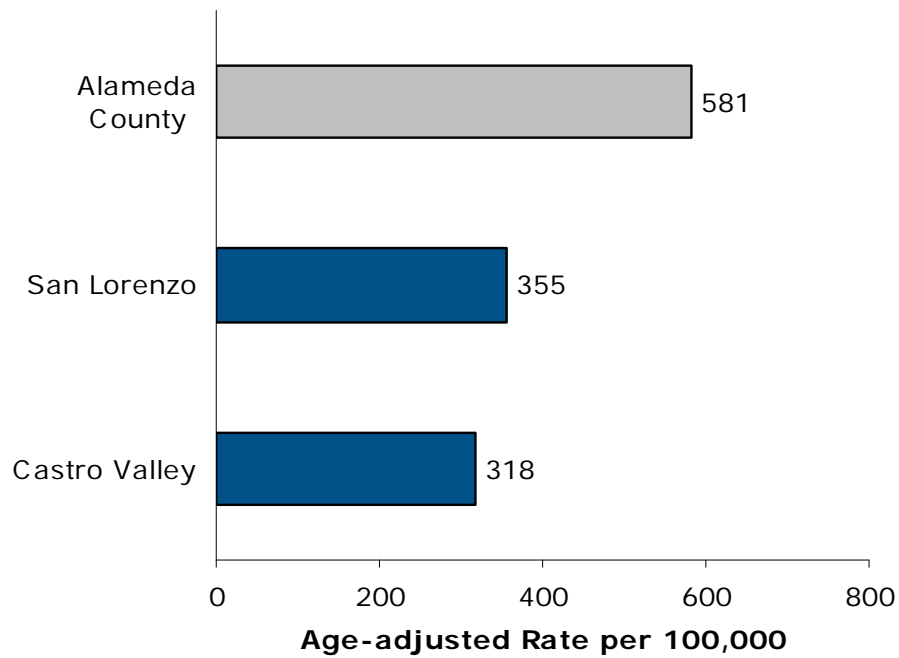
## Injury Mortality, 2002-2004

### Unintentional Injury Mortality



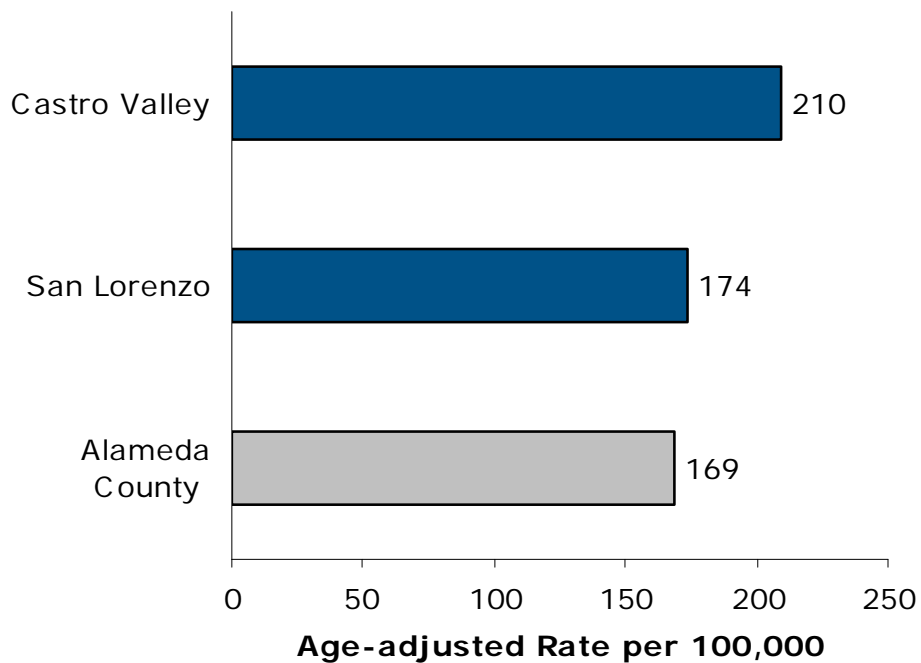
## Hospitalization for Asthma, 2003-2005

### Child (<5 Years) Asthma Hospitalization

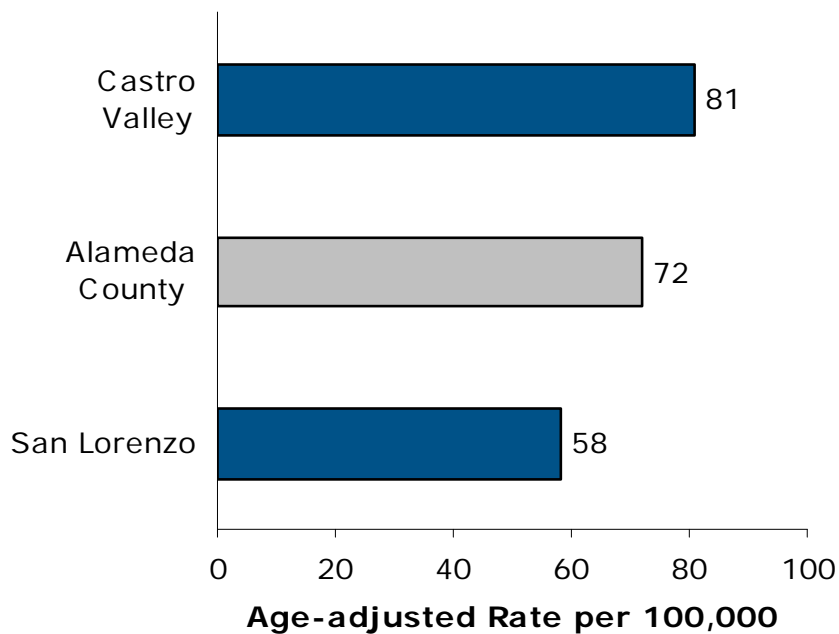


## Hospitalization for Mental Disorders/Addictions, 2003-2005

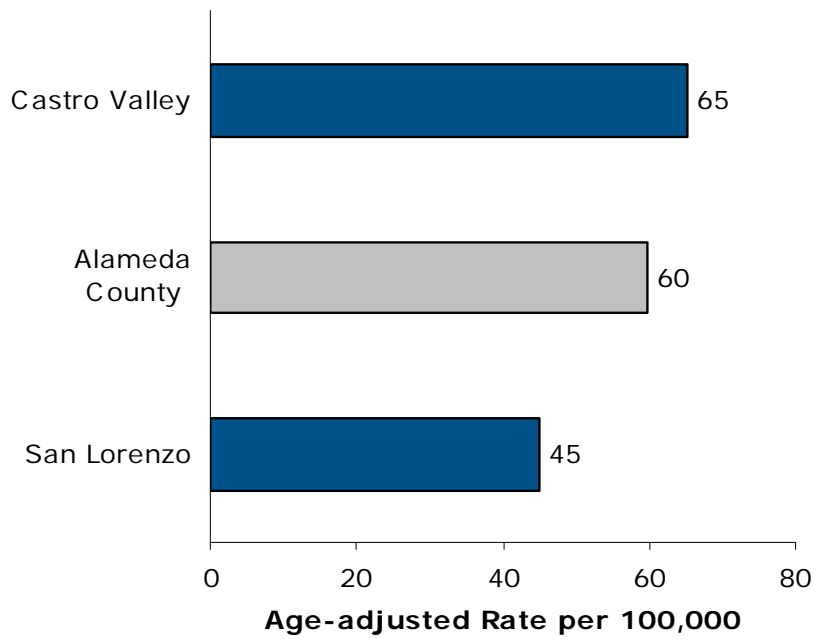
### Depression Hospitalization



### Alcohol Hospitalization

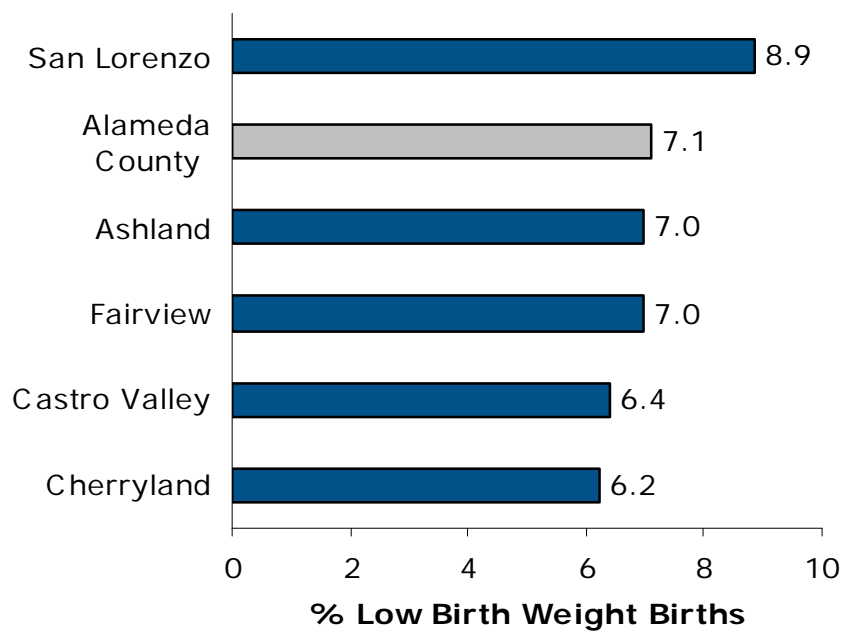


### Drug Hospitalization

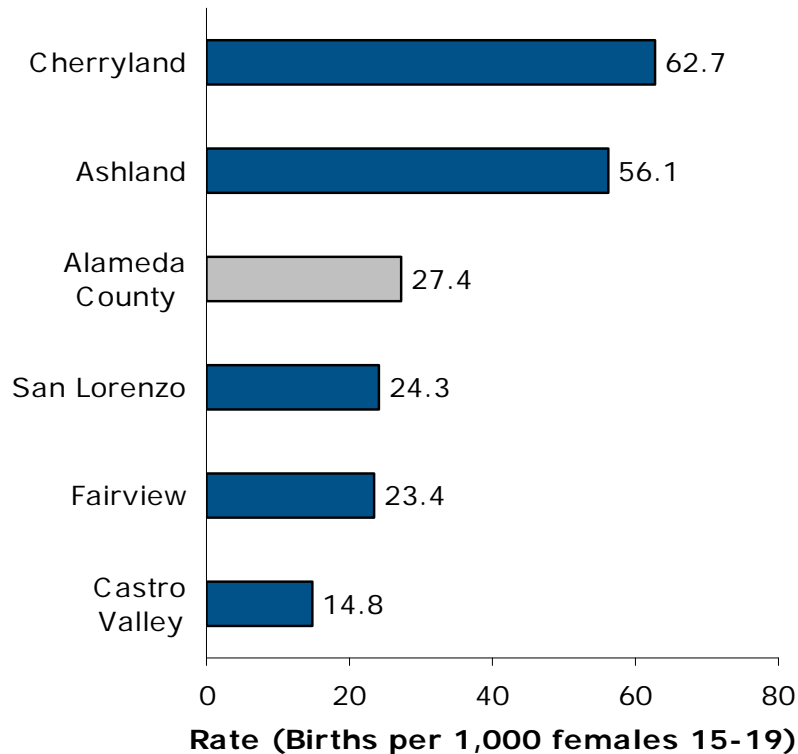


### Maternal and Child Health, 2003-2005

#### Low Birth Weight Births



## Teen Births



### BIRTH RATES IN ASHLAND AND CHERRYLAND <sup>24</sup>

- In 1999, there were 618 live births in Ashland/Cherryland.
- In 1999, Ashland/Cherryland residents were having more babies per 1,000 people (19.8 births per 1,000 people) than in Alameda County as a whole (14.1 per 1,000 people).
- In the last decade, rate of births in Ashland/Cherryland decreased by 9% from 21.7 births per 1,000 people in 1990 to 19.8 per 1,000 in 1999.
- In 1999, the greatest number of births in Ashland/Cherryland was to Latinas (47%); 21% were to Whites; 19% were to African Americans; and 13% were to Asian/Pacific Islanders.
- The majority (78.5%) of births were to mothers ages 20 to 34 years, and about same percentage were to teen girls ages 19 or under (10.7%), and women ages 35 and older (10.8%).
- In 1999, about 71% of the mothers had at least a high school diploma, compared to the County rate of 79%.

### INFANT DEATH IN ASHLAND AND CHERRYLAND <sup>25</sup>

(The death of a baby before the first birthday.)

- From 1990 to 1998, there were 28 infant deaths in Ashland/Cherryland.
- Over the last decade, 39% of infant deaths in Ashland/Cherryland were due to problems that develop around the time of birth (perinatal conditions), such as infections in the mother, malnutrition and slow growth of the unborn baby, and birth trauma.
- Congenital anomalies accounted for 21% of the infant deaths. Sudden Infant Death Syndrome (SIDS) accounted for 18%, and 21% were due to other causes.
- The majority of infant deaths in Ashland/Cherryland were in the Latino community (39%). About 29% of the infant deaths were among Whites, 21% were among African Americans, and 11% were among Asian/Pacific Islanders.

<sup>24</sup> ASHLAND/CHERRYLAND - Community Information Book 2001, Alameda County Public Health Department

<sup>25</sup> ASHLAND/CHERRYLAND - Community Information Book 2001, Alameda County Public Health Department

## **Synopsis**

Based on measurable standards, the Castro Valley Unified School District (CVUSD) has had more successful students than San Lorenzo Unified School District (SLUSD) and more successful students than in the unincorporated Hayward Unified School District (HUSD). Students at the elementary school, middle school and high school levels in the CVUSD enjoyed a generally high level of proficiency on the California Standards Tests (CST) compared to the majority of schools in the SLUSD and HUSD. Every school in the CVUSD met the overall Adequate Yearly Progress Criteria based on the No Child Left Behind Standards while a number of schools in the SLUSD did not and none of the three elementary schools in the HUSD did.

## **CASTRO VALLEY UNIFIED SCHOOL DISTRICT**

*(Information Compiled from SARCs through the website <http://www.cv.k12.ca.us/schools.html>)*

### **Castro Valley Elementary Schools**

Castro Valley has 9 elementary schools in its district. They are: Castro Valley Elementary, Chabot Elementary, Independent Elementary, Jensen Ranch Elementary, Marshall Elementary, Palomares Elementary, Proctor Elementary, Stanton Elementary and Vannoy Elementary. The smallest elementary school is Palomares with 128 students. The largest elementary school is Proctor with 519 students. Each of the schools has well maintained facilities that are in good condition. Each of the schools in the district meet the overall Adequate Yearly Progress Criteria (based on the No Child Left Behind standards). Nearly every one of the teachers is fully credentialed at every elementary school in the district. Suspensions remained generally low across schools with the highest rate being 6.5% for Stanton in the 2005-2006 academic year. Student generally did well and scored at the proficient or advanced level on the California Standards Tests at a number of the elementary schools in Castro Valley. Independent Elementary had the highest percentage of proficient/advanced students at 86% in English. Jensen Ranch Elementary had the highest percentage of proficient/advance students in math and science at 95% and 77% respectively. Stanton Elementary had the lowest level of proficiency in all 3 subjects at 48%, 56% and 33% in English, Math and Science respectively. Each of the schools generally had a higher number of students that were proficient in Math, English and Science (in that descending order). The highest percentage of students to pass the California Physical Fitness Test was at Independent Elementary at 70.7%. The lowest percentage of students to pass the California Physical Fitness Test was at Castro Valley Elementary at 32.3%.

### **Creekside and Canyon Middle Schools**

Creekside Middle School opened 10 years ago in response to the growing middle school population at Canyon Middle School. Canyon Middle School is larger with 1278 students. There are 392 students in 6<sup>th</sup> grade, 402 students in 7<sup>th</sup> grade and 484 students in 8<sup>th</sup> grade. There are 808 students attending Creekside Middle School with 268 students in 6<sup>th</sup> grade, 272 students in 7<sup>th</sup> grade and 269 students in 8<sup>th</sup> grade. Canyon Middle School is predominantly White (40.6%) as is Creekside Middle School (62.7%). The average class sizes for all subjects (English, Mathematics, Science and Social Science) are approximately 30 at both schools. Canyon Middle School had a 22% suspension rate and a .3% expulsion rate while Creekside Middle School had a 17% suspension rate and a .1% expulsion rate. Both schools have received renovations and new structures recently. Canyon Middle School has received refurbished classrooms, a refurbished gym, library, cafeteria and theater while Creekside Middle School has received a new gym and reconstructed playing fields. All of the facilities at both schools are in good condition. Almost all teachers at both schools are fully credentialed. There are 2 academic counselors at each school and a librarian and speech/language/hearing specialist at Canyon Middle School.

Students performed relatively well on the California Standards Test at each school. 50% or more of the students performed at a proficient/advanced level in English, Mathematics, Science and History at both Creekside Middle School and Canyon Middle School. In 7<sup>th</sup> grade 42% of students at Canyon Middle School met fitness standards while 37% of students at Creekside Middle School met fitness standards. Both schools scored high in the Academic Performance Index ranks. Overall adequate yearly progress has been made (based on standards by the No Child Left Behind Act) by Canyon Middle School and Creekside Middle School. Both Schools offer 57,975 minutes of instruction (the state minimum is 54,000)

### **Castro Valley High School**

Castro Valley High School is considered a High Achieving School based on the Academic Performance Index (API). It is a California Distinguished School which is given to the top 5% of California high schools. It has a total enrollment of 2770 students with 780 students in 9<sup>th</sup> grade, 707 students in 10<sup>th</sup> grade, 625 students in 11<sup>th</sup> grade and

658 students in 12<sup>th</sup> grade. Castro Valley High School is predominantly White with students from that group comprising of 52.5% of the population. Other significant groups include Asians at 22.4% of the population and Hispanics/Latinos at 13.4% of the population. Average class size in each subject is as follows: English: 26.1 students, Math: 27.2 students, Science: 32.2 students and Social Science: 31.7 students. Campus Patrollers monitor the campus during school hours. Students are given the privilege of an open campus (with the exception of 9<sup>th</sup> graders). Visitors must sign in at the school office and display their visitors pass while on campus.

There are a variety of programs that recognize students and their achievements and they include: the Renaissance Program, Students of the Month, Student of the Quarter, Renaissance Student of the Month and the Herculean Award. Castro Valley High School has a variety of sports programs. There are six in the fall, seven in the winter and nine in the spring. Castro Valley has 45 different on-campus clubs/organizations. For 2005-2006 the suspension rate (the total number of suspensions divided by enrollment) was 8% and the expulsion rate (the total number of expulsions divided by enrollment) was .5% for Castro Valley High School. Castro Valley High School's infrastructure is in good condition and well maintained. Renovations have been widespread due to a voter-approved bond measure. Castro Valley High School is maintained by a custodial staff and district maintenance ensures that the school is in good condition.

In 2005-2006 Castro Valley High School employed 112 teachers with a full credential and 7 teachers without a full credential. 97.4% of core academic classes were taught by No Child Left Behind compliant teachers and 2.6% of core academic classes were taught by No Child Left Behind non-compliant teachers. Teachers are evaluated based on the California Standards for the Teaching Profession which includes: engaging all students, creating and maintaining effective student environments for learning, understanding and organizing subject matter, planning instruction and designing student learning, assessing student learning and developing as a professional educator. There are 5 academic counselors (1 for every 554) students, 1 librarian and 1 speech therapist. Student scores for the California Standards Tests are as follows: English, 58% proficient/advanced, Mathematics, 35% proficient/advanced, Science, 52% proficient/advanced, History, 52% proficient/advanced. In the California Physical Fitness Test 28.2% of students in 9<sup>th</sup> grade met fitness standards.

The Academic Performance Index (API) measures the performance and progress of California Schools. A 10 means that the school is in the highest 90% of schools while a 1 means that the school is in the lowest 10% of schools. Castro Valley High School received an 8 statewide and a 1 compared to similar schools. Castro Valley High School made the Academic Yearly Progress (AYP) criteria in all categories. AYP includes the participation rate on the state's standards based assessments in English and mathematics, percent proficient on the state's standards based assessments in English and mathematics, the API and the graduation rate. The dropout rate for Castro Valley High School was .6% while the graduation rate was 97.3% for 2004-2005. 74.1 % of students were enrolled in classes required for UC/CSU admission while 57.2% graduated and completed all courses required for UC/CSU admission.

Castro Valley High School offers 12 advanced placement courses with 3.2% of its students enrolled. In 2006 56.1% of 12<sup>th</sup> grade students took the SATS. The average scores were: verbal, 533, math, 563 and writing, 535. Curriculum development is based on the California Content Standards. Castro Valley High School offers 69505 minutes of instruction for each grade level. The amount required by the state is 64800 minutes of instruction.

### **Redwood Continuation School**

Redwood Continuation School includes many students that are considered "at risk" and provides alternative options. There are 22 total students enrolled, all of them are in 12<sup>th</sup> grade. The suspension rate (number of suspensions divided by enrollment) was 159% and the expulsion rate (number of expulsion divided by enrollment) was 0%. Redwood Continuation School's infrastructure is in good condition and is well maintained. There is one full credential teacher at Redwood Continuation School. 77.7% of core academic classes are taught by a compliant NCLB teacher and 22.3% are taught by a non-compliant NCLB teacher.

Teachers are evaluated based on the California Standards for the Teaching Profession which includes: engaging all students, creating and maintaining effective student environments for learning, understanding and organizing subject matter, planning instruction and designing student learning, assessing student learning and developing as a professional educator. There is no support staff at Redwood Continuation School. The dropout rate for 2004-2005 was 38.5%.

### **Redwood Alternative School**

Redwood Alternative School includes many students that are considered "at risk" and provides alternative options. There are 203 students attending Redwood Alternative School with 23 students in 9<sup>th</sup> grade, 58 students in 10<sup>th</sup> grade, 69 students in 11<sup>th</sup> grade and 53 students in 12<sup>th</sup> grade. Redwood Alternative School is predominantly White (42.9%), Hispanic/Latino (21.7%) and African American (19.2%). The average class size in each subject is as follows: English, 20.2%, Math, 22.3%, Social Science, 23.1%. The suspension rate (number of suspensions divided by enrollment)

was 73% and the expulsion rate (number of expulsion divided by enrollment) was 0.5%. Redwood Alternative School's infrastructure is in good condition and is well maintained.

There are 10 full credential teachers at Redwood Alternative School. 93.8% of core academic classes are taught by NCLB compliant teachers while 6.2% are taught by NCLB non-compliant teachers. Teachers are evaluated based on the California Standards for the Teaching Profession which includes: engaging all students, creating and maintaining effective student environments for learning, understanding and organizing subject matter, planning instruction and designing student learning, assessing student learning and developing as a professional educator. There are .4 full-time equivalent academic counselors assigned to the school and .6 full-time equivalent social workers assigned. Student scores for the California Standards Tests are as follows: English, 13% proficient/advanced, Mathematics, 20% proficient/advanced, History, 14% proficient/advanced.

Redwood Alternative School did not make the Academic Yearly Progress (AYP) criteria in all categories. It did not meet the AYP criteria overall and in participation rates in English and mathematics. The dropout rate for 2004-2005 was 19.7% while the graduation rate for 2004-2005 was 93.6%. 31.9% of students were enrolled in courses required for UC/CSU while 7.7% of students who graduated met all requirements for UC/CSU enrollment.

### **Castro Valley Adult School<sup>26</sup>**

The stated mission of Castro Valley Adult School is "to offer a variety of quality educational and enrichment opportunities". It offers courses that fall under the following headings: Computer Classes for Active Adults 50+, Active Adults 50+, Career and Technical, Computer Classes, Community Interest, Culinary, Dog Training, Financial Planning, Foreign Language, Health, Nutrition and Safety, and Music.

## **SAN LORENZO UNIFIED SCHOOL DISTRICT**

*(Information compiled from SARCs from the website <http://www.sanlorenzousd.k12.ca.us/en/schools.htm>)*

### **San Lorenzo High School**

San Lorenzo High School had a total enrollment of 1636 students for the 2005-2006 academic year. San Lorenzo High School is predominantly Latino and African American which comprise of 42.7% and 25.8% of the population respectively. Average class size in each subject is as follows: English: 25 students, Math: 26 students, Science: 32 students and Social Science: 33 students.

For 2005-2006 the suspension rate was .426 and the expulsion rate was .011. San Lorenzo High School has begun a renovation process following the passage of the Measure E bond. New flooring and bleachers were replaced in the west gymnasium and permanent classroom wings will be replacing nine portable classrooms along with an expanded library.

In 2005-2006 San Lorenzo High School employed 71 teachers with a full credential and 74 total teachers. 23% of the Core Academic Classes were taught by No Child Left Behind compliant teachers. Student scores for the California Standards Tests are as follows: English, 26% proficient/advanced, Mathematics, 10% proficient/advanced, Science, 24% proficient/advanced, History, 27% proficient/advanced.

The Academic Performance Index (API) measures the performance and progress of California Schools. A 10 means that the school is in the highest 90% of schools while a 1 means that the school is in the lowest 10% of schools. San Lorenzo High School received a 2 statewide and a 3 compared to similar schools. San Lorenzo High School met the overall Academic Yearly Progress (AYP) criteria. AYP includes the participation rate on the state's standards based assessments in English and mathematics, percent proficient on the state's standards based assessments in English and mathematics, the API and the graduation rate. The dropout rate for San Lorenzo High School was 5% while the graduation rate was 97% for 2005-2006. 50.6% of students were enrolled in classes required for UC/CSU admission. San Lorenzo High School offers 65434 minutes of instruction for each grade level. The amount required by the state is 64800 minutes of instruction.

### **Arroyo High School**

Arroyo High School had a total enrollment of 1778 students for the 2003-2004 academic year. Arroyo High School is predominantly White and Latino which comprise of 38% and 30% of the population respectively. Average class size in each subject is as follows: English: 25 students, Math: 27 students, Science: 31 students and Social Science: 32 students.

For 2003-2004 there were 396 total suspensions (down from 607 in 2002-2003) and 7 expulsions. Arroyo High School has begun a renovation process since the Summer of 2005 following the passage of the Measure E bond. Plans included new flooring and bleachers for the gym and new science classrooms and laboratories.

<sup>26</sup> Information found at: <http://www.cvadult.org/>

In 2004 Arroyo High School employed 80 teachers with a full credential and 82 total teachers. Each of the Core Academic Classes were taught by Highly Qualified Teachers based on the No Child Left Behind standards. Student scores for the California Standards Tests are as follows: English, 40% proficient/advanced, Mathematics, 15% proficient/advanced, Science, 39% proficient/advanced, History, 31% proficient/advanced. In the California Physical Fitness Test 38% of students in 9<sup>th</sup> grade met 6 out of 6 fitness standards.

The Academic Performance Index (API) measures the performance and progress of California Schools. A 10 means that the school is in the highest 90% of schools while a 1 means that the school is in the lowest 10% of schools. Arroyo High School received a 6 statewide and a 2 compared to similar schools. Arroyo High School made the Academic Yearly Progress (AYP) criteria in all categories. AYP includes the participation rate on the state's standards based assessments in English and mathematics, percent proficient on the state's standards based assessments in English and mathematics, the API and the graduation rate. The dropout rate for Arroyo High School was .5% while the graduation rate was 99% for 2003. 64% of students were enrolled in classes required for UC/CSU admission. Arroyo High School offers 64800 minutes of instruction for each grade level. The amount required by the state is 64800 minutes of instruction.

### **Royal Sunset High School**

Royal Sunset High School had a total enrollment of 245 students for the 2003-2004 academic year. Royal Sunset High School is predominantly Latino, White and African American which comprise of 38%, 35% and 17% of the population respectively. Information regarding class size was not available due to the low enrollment of Royal Sunset High School.

For 2003-2004 there were 112 total suspensions and no expulsions. Royal Sunset High School has 55 hours of custodial time per week and guidelines for students to deal with natural disasters. There are computers in every classroom, three labs and a media center as well as laptops in several classrooms.

In 2004 Royal Sunset High School employed 14 fully credentialed teachers. Each of the Core Academic Classes were taught by Highly Qualified Teachers based on the No Child Left Behind standards. Student scores for the California Standards Tests are as follows: English, 3% proficient/advanced, Mathematics, 5% proficient/advanced, Science, N/A, History, 3% proficient/advanced.

Royal Sunset High School did not make the Academic Yearly Progress (AYP) criteria overall. AYP includes the participation rate on the state's standards based assessments in English and mathematics, percent proficient on the state's standards based assessments in English and mathematics, the API and the graduation rate. The dropout rate for Royal Sunset High School was 7.3% while the graduation rate was 97% for 2003. No students were enrolled in classes required for UC/CSU admission. Royal Sunset High School offers 64800 minutes of instruction for each grade level. The amount required by the state is 64800 minutes of instruction.

### **East Bay Arts**

East Bay Arts is a college prep high school option that focuses on a variety of artistic mediums for students. It emphasizes cooperative learning and provides programs to assist students (SAT prep, scholarships) that wish to enter a college. It is a smaller school that works under the contention that students are more successful in smaller environments.<sup>27</sup>

### **KIPP King Collegiate High School**

KIPP King Collegiate High School will open in the Summer of 2007 and will teach 9<sup>th</sup> grade (relatively little info available).<sup>28</sup>

### **KIPP Summit Academy**

KIPP Summit Academy is a public middle school that was founded in 2003 to serve historically underserved students and families. KIPP Summit Academy teaches students from 5<sup>th</sup> to 8<sup>th</sup> grade. It features an extended school day and school year that is designed to help students become well rounded and place them on a college prep tract.<sup>29</sup>

### **Bohannon, Edendale and Washington Manor Middle Schools**

Each of the Middle Schools has similar levels of enrollment with Bohannon at 973, Edendale at 917 and Washington Manor at 904 students. Each of the schools are predominantly Latino with Bohannon at 46% Latino, Edendale at 45% Latino and Washington Manor at 32% Latino. The average class sizes for all subjects (English, Mathematics, Science and Social Science) are approximately 30 at both schools. Bohannon Middle School had 420 suspensions and 8 expulsions in the 2003-2004 academic year. Edendale Middle School had 631 suspensions and 8

<sup>27</sup> Information found at: <http://www.eastbayarts.com/>

<sup>28</sup> Information found at: <http://www.kipp.org/09/schools/detail.cfm?id=58>

<sup>29</sup> Information found at: <http://www.kippsummit.org/>

expulsions in the 2003-2004 academic year. Washington Manor Middle School had 329 suspensions and 8 expulsions in the 2003-2004 academic year. Almost all teachers at each of the schools are fully credentialed.

Student results for Bohannon Middle School on the CST are as follows: 30% proficient/advanced in English, 24% proficient/advanced in Mathematics and 14% proficient/advanced in History/Social Science. Student results for Edendale Middle School on the CST are as follows: 20% proficient/advanced in English, 20% proficient/advanced in Mathematics and 7% proficient/advanced in History/Social Science. Student results for Washington Manor Middle School on the CST are as follows: 37% proficient/advanced in English, 34% proficient/advanced in Mathematics and 25% proficient/advanced in History/Social Science. In 7<sup>th</sup> grade 25% of students at Bohannon Middle School met fitness standards, 33% of students at Edendale Middle School met fitness standards and 50% of students at Washington Manor Middle School met fitness standards. Statewide API rankings were as follows: Bohannon, 6, Edendale, 3 and Washington Manor, 7. Overall adequate yearly progress has been made (based on standards by the No Child Left Behind Act) by Bohannon Middle School and Washington Manor Middle School. Both Schools offer 54,000 minutes of instruction (the state minimum is 54,000)

### **San Lorenzo Elementary Schools**

San Lorenzo has 9 elementary schools in its district. They are: Bay Elementary, Colonial Acres Elementary, Corvallis Elementary, Dayton Elementary, Del Ray Elementary, Grant Elementary, Hesperian Elementary, Hillside Elementary and Lorenzo Manor Elementary. The smallest elementary school is Grant with 448 students. The largest elementary school is Hesperian with 638 students. Each of the schools in the district met the overall Adequate Yearly Progress Criteria (based on the No Child Left Behind standards) except for Grant Elementary and Hillside Elementary. Nearly every one of the teachers is fully credentialed at every elementary school in the district. Suspensions remained generally low across schools with the highest number of suspensions at 139 at Hillside Elementary in the 2003-2004 academic year. A large percentage of students did not score at the proficient/advanced level on the California Standards Tests throughout the San Lorenzo Elementary Schools. Bay Elementary had the highest percentage of proficient/advance students in English, Math and Science at 48%, 52% and 27% respectively. Hillside Elementary had the lowest level of proficiency in English, Math and Science at 18%, 18% and 0% respectively. The highest percentage of students to pass 6 of 6 California Physical Fitness Test Standards was at Dayton Elementary at 26%. The lowest percentage of students to pass 6 of 6 California Physical Fitness Test Standards was at Lorenzo Manor Elementary at 4%.

### **San Lorenzo Adult School**

The stated mission of San Lorenzo Adult School is to “promote lifelong learning”. It has a variety of programs that fall under the categories of: high school diploma/adult literacy, ESL and Citizenship, CBET Program, Career Technical, Educational/Vocational, Computer Education, Parenting/Family/Consumer Awareness, Health & Fitness, Home Ec/Sewing/Quilting, San Lorenzo History, Older Adults, Music, Art and Adults with Disabilities.<sup>30</sup>

## **HAYWARD UNIFIED SCHOOL DISTRICT**

(Information compiled from SARCs from the website: <http://www.husd.k12.ca.us/m5i1.html>)

### **Cherryland, Fairview and Strobridge Elementary School**

There are three elementary schools in Hayward that serve children from the unincorporated area. They are Cherryland, Fairview and Strobridge Elementary. The smallest elementary school is Fairview with 383 students. The largest elementary school is Cherryland with 897 students. None of the three schools met the overall Adequate Yearly Progress Criteria (based on the No Child Left Behind standards). Nearly every one of the teachers is fully credentialed at all three of the elementary schools. Cherryland Elementary School had 2 suspensions per every 100 students while Fairview and Strobridge Elementary School had 6 suspensions per every 100 students. A large percentage of students did not score at the proficient/advanced level on the California Standards Tests at either of the three schools. Strobridge Elementary had the highest percentage of proficient/advance students in English, Math and Science at 36%, 45% and 17% respectively. Cherryland Elementary had the lowest level of proficiency in English, and Math at 25% and 36% respectively. Fairview had the lowest level of proficiency in Science at 3%. The highest percentage of students to pass 6 of 6 California Physical Fitness Test Standards was at Fairview Elementary at 25%. The lowest percentage of students to pass 6 of 6 California Physical Fitness Test Standards was at Strobridge Elementary at 9%.

<sup>30</sup> Information found at: <http://www.slz.usd.org/adultschool/>

### **Hayward Adult School**

Hayward Adult School provides a variety of classes targeted at older individuals in the community. Some of the classes fall under categories such as: computer classes, career/technical, job training, community interest/health and safety, ESL/Citizenship, High School Diploma/GED, parenting education and others.<sup>31</sup>

### **COMMUNITY COLLEGES THAT SERVE THE UNINCORPORATED AREA**

There are two community colleges that the majority of students attend from unincorporated Alameda County. They are **Chabot College** and **Los Positas College**. Chabot College is located in Hayward while Los Positas College is located in Livermore. Both colleges offer a variety of programs. They have programs to help students get into a 4-year institution, job training programs and life-long learning programs. Programs are offered on campus and online.<sup>32</sup>

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<sup>31</sup> <http://www.haywardadult.org/>

<sup>32</sup> Information found at: <http://www.laspositascollege.edu/> and <http://www.chabotcollege.edu/>

## ALAMEDA COUNTY LIBRARIES

### Castro Valley Library

20055 Redwood Road

Hours: Monday and Tuesday, noon to 8 p.m.; Wednesday and Thursday, 10 a.m. to 6 p.m.; Friday, closed; Saturday, 10 a.m. to 5 p.m.; Sunday, 1 to 5 p.m. Volumes: 100,497.

(510) 670-6280.

### San Lorenzo Library

## PARK LAND AND ACREAGE

County area parks in Hayward Area Parks & Recreation District's (HARD) jurisdiction.

There are 34 parks in the unincorporated county area with total of 273 acres.

Facility	Total acreage	Facility	Total acreage
Adobe Park	1.75	Greenridge Park	43.1
Arroyo Swim Center	1	Hesperian Park	0.8
Ashland Park	1.24	Hillcrest Knolls Park	1.25
Bay Trees Park	12.3	KC Aitken Sr./Com. Ctr.	3.5
Bohannon Field	2.07	Lakeridge Park	5.64
Carlos Bee Park	6.88	Laurel Park	1.4
Castro Valley Park	8.15	McConaghy Park	3.08
Castro Valley Swim Ctr.	1	Meek Estate Park	9.75
Cherryland Park	3.93	Mervin Morris Park	4.71
Del Rey Park	3	Palomares Hills Park	6
Earl Warren Park	8.4	Parsons Park	4.2
East Avenue Park	26.87	Ridge Trail Park	2.3
Edendale Park	1.29	Rowell Ranch	43
Fairmont Drive Linear	1.21	San Felipe Park	10.8
Fairmont Terrace Park	1.67	San Lorenzo Park	31
Fairview Park	1	Sulphur Creek	8.56
Five Canyons Park	12		
		<b>TOTAL ACREAGE</b>	<b>272.85</b>

## COMMUNITY FACILITIES & PARKS

### CASTRO VALLEY (ZIP CODE) FACILITIES

1. **Earl Warren Park:** Earl Warren Park located at 4660 Crow Canyon, Castro Valley provides a pleasant relief within ear shot of freeways and major thoroughfares. It is used by several dog clubs for shows and meetings and is a favorite dog walking area for the locals. It has Picnic Tables, Barbecues, Play Area, Parking Lot, Rest Rooms, Open Lawn Area
2. **Carlos Bee Park:** 1905 Carlos Bee Park might be considered on the cusp of Castro Valley. It is located at 1905 Grove Way. It has one of the most picturesque entries of any of our parks. Once past the secluded entry way one more local park becomes available. It has Picnic Tables, Group Picnic Area, Barbecues and a Play Area.
3. **Dearview Park:** Dearview Park was constructed to provide a park and recreational area for the new Columbia Developments. The park is located at 5780 Thousand Oaks. There is a swimming pool attached to the park but sorry, it is for members only. The park has picnic tables, picnic areas, barbecues, basketball courts and a par course.
4. **Anthony Chabot Regional Park or Lake Chabot,** as those of us who are long time residents of Castro Valley like to call it - is one of the best guarded secrets of our community. Although the park traverses numerous East Bay cities the Castro Valley entrance on Lake Chabot Road provides a quick transition from city to mountain

hideaway in just a short drive from any location within Castro Valley. Considering our population it is amazing the isolation one can achieve with just a short stroll down either side of the picturesque lake.

5. **Cull Canyon Park:** Cull Canyon Park is located near the junction of Heyer and Cull Canyon. This park is noted primarily for its award winning 1.5 acre swim lagoon. The swim complex is open from Easter until after Labor Day. (Call 510-636-1684 for information). There is a fee to enter the swim area. The area around the swim lagoon provides additional picnic tables, hiking trails and the Cull Canyon Reservoir loaded with bass, catfish and sunfish.
6. **Greenridge Park:** Greenridge provide a park for both the new and established communities in the Greenridge area (6108 Greenridge Road). It has picnic tables, barbeques, play area, hiking and riding trails, tennis courts and to top it off a beautiful view.
7. **Palomares Hills Park:** Palomares Hills is another Castro Valley community park constructed primarily for the local sub community of Palomares but available to all of Castro Valley. It is located at 7050 Palomares Hills. Just head up toward Palomares and it is on the left near the top of the hill. It has Picnic Tables, Group Picnic Areas, Barbecues, Play Area, Ball Fields, Soccer Fields, Snack Bar, Rest Rooms an Open Lawn Area and a Par Course
8. **Parsons Park:** Parsons Park is the newest addition to the plentiful collection of Castro Valley parks. It is a 4-acre park located at the site of the former Parsons School. Although purchased in 1992 by the Hayward Area Recreation and Park District Board of Directors it was not developed until this year due to funding shortages. With the recent passage of Proposition 12 money finally became available and this beautiful community park was completed. The park features an accessible children's play area, picnic and game tables, open turf area and a perimeter walking path. Parsons Park is located at Almond Road and Walnut Road in Castro Valley
9. **Golden Tee Golfland** 2533 Castro Valley Boulevard, Castro Valley, CA 94546, Telephone: 510-537-4073
10. **Castro Valley Center for the Arts** 510-889-8961.
11. **Castro Valley Community Center** (18988 Lake Chabot Road) is an all purpose park located on a wide expanse of land that covers a multiple block area from Seven Hills Road to Lake Chabot Road. It is not only a green hideaway in the city but a focal point for numerous activities. The Chanticleers Theater calls the park its home -- offering year around plays at reasonable prices. The Community Center itself faces Lake Chabot Road and schedules events and activities throughout the year. In addition you can enjoy the picnic facilities, barbecues, play areas, parking, tennis courts, basketball court, horseshoe courts, softball field and even a snack bar. For additional information please call (510) 881-6700.
12. **Adobe Art Center:** The Adobe Art Center at 20395 San Miguel Ave has been open for 25 years. It is a focal point for Castro Valley and local community artists. The center provides workshops and classes and a show case for bay area artists. The building was constructed during the depression by the Works Progress Administrations (WPA) with adobe bricks from the area. The exhibits change throughout the year. Please call 510-881-6735 for additional information.
13. **Kenneth C. Aitken Senior & Community Center:** The Senior & Community Center is a special resource for Castro Valley. One of our newer structures the facility is available for retl and is used by numerous clubs in Castro Valley. Located at 17800 Redwood Road it provides Picnic tables, play areas and the community center building. Call (510) 881-6700 for rental information.
14. **Castro Valley High School Swim Center:** The Swim Center is located at 19500 Santa Maria Ave.

#### SAN LORENZO (ZIP CODE) FACILITIES

1. **Arroyo High School**, 15701 Lorenzo, San Lorenzo, Parking Lot, Rest Rooms, Swim Center, Open Lawn Area
2. **Bohannon School**, 800 Bockman, San Lorenzo, Ball Fields, Soccer Fields, Open Lawn Area
3. **Del Rey Park**, Bockman and Channel, San Lorenzo, Picnic Tables, Barbecues, Play Area, Parking Lot, Open Lawn Area
4. **Edendale Park**, 16278 Ashland, San Lorenzo, Play Area, Open Lawn Area
5. **Fairmont Terrace Park**, Berkshire and Manchester, San Lorenzo, Picnic Tables, Play Area, Basketball Courts, Open Lawn Area
6. **Hesperian Park**, 620 Drew, San Lorenzo, Play Area, Open Lawn Area
7. **Mc Conaghy Park**, 18701 Hesperian, San Lorenzo, Picnic Tables, Barbecues, Parking Lot, Tennis Courts, Horseshoe Courts, Rest Rooms, Open Lawn Area, Historical Building
8. **Mervin Morris Park**, Nielsen and Grant, San Lorenzo, Picnic Tables, Barbecues, Play Area, Parking Lot, Tennis Courts, Rest Rooms, Open Lawn Area, Skate Area
9. **San Lorenzo High School**, 50 E Lewelling, San Lorenzo, Ball Fields, Soccer Fields, Rest Rooms
10. **San Lorenzo Park and Recreation Center**, 1970 Via Buena Vista, San Lorenz, Picnic Tables, Barbecues, Play Area, Hiking/Riding Trails, Parking Lot, Ball Fields, Basketball Courts, Soccer

Fields, Community Center Building, Snack Bar, Meeting Rooms, Rest Rooms, Open Lawn Area, Par Course, Lagoon

**SAN LEANDRO (ZIP CODE) FACILITIES**

1. **Ashland Park**, 1530-167th, San Leandro, Picnic Tables, Barbecues, Play Area, Parking Lot, Community Center Building, Meeting Rooms, Rest Rooms, Open Lawn Area
2. **Hillcrest Knolls Park**, 150th and Van, San Leandro, Group Picnic Area, Play Area

**HAYWARD (ZIP CODE) FACILITIES**

1. **Cherryland Park**, 198 Grove, Hayward, Picnic Tables, Barbecues, Play Area, Parking Lot, Basketball Courts, Horseshoe Courts, Open Lawn Area, Skate Area
2. **Colonial Acres School**, 17115 Meekland, Hayward, Play Area, Open Lawn Area
3. **Fairmont Linear Park**, Fairmont and East 14th, SL, Picnic Tables, Barbecues, Play Area, Parking Lot, Open Lawn Area
4. **Fairview Park**, 2841 Romagnola, Hayward, Play Area, Recreation Center Building, Rest Rooms, Open Lawn Area
5. **Hayward Area Senior Center**, North Third and Crescent, Hayward, Parking Lot, Community Center Building, Meeting Rooms, Rest Rooms, Par Course
6. **Meek Park**, Boston and Hampton, Hayward, Picnic Tables, Group Picnic Area, Barbecues, Play Area, Parking Lot, Rest Rooms, Open Lawn Area, Historical Building
7. **Rancho Arroyo Park**, 2121 Depot, Hayward, Picnic Tables, Barbecues, Play Area, Basketball Courts, Open Lawn Area
8. **Rowell Ranch**, 9711 Dublin Canyon, Hayward, Group Picnic Area, Barbecues, Parking Lot, Rest Rooms, Rodeo Park
9. **Sunset Adult School**, 22100 Princeton, Hayward, Parking Lot, Rest Rooms, Swim Center, Open Lawn Area

## FINANCIAL INTUITIONS

## PART 14

savings and loans, banks, credit unions, cash checking etc.

c. Locations

**To Be Compiled**

(Map & database Inserted)

## AVAILABILITY AND PATTERNS OF LOANS, MORTGAGES, AND INSURANCE

## PART 15

**To Be Compiled**

**1. ANG-Daily Review**

No distribution information provided to the public.

**2. Castro Valley Forum**

Number of Homes Reached: 60,000-62,000

Distribution Location(s): Castro Valley

**3. Contra Costa Times**

Number of Subscribers:

Sunday- 184,685

Daily- 173,741

Distribution Location(s): All of Contra Costa, San Ramon, Dublin, Livermore, Castro Valley, Berkeley, Benicia, Solano, Pleasanton and Vallejo.

**4. Local TV, Radio, Web-Based Media**

- A. [www.mycastrovalley.com](http://www.mycastrovalley.com)
- B. <http://www.myhayward.us>
- C. [www.sanlorenzoexpress.com](http://www.sanlorenzoexpress.com)

The following is a listing of the local representatives in unincorporated Alameda County and the unincorporated areas that their district covers.

**Board of Supervisors:** Supervisors are elected to 4-year terms.

1) **Alice Lai-Bitker** is the District 3 Board of Supervisor and her district covers San Lorenzo and Ashland. She was appointed to the Board in 2000, elected in 2002 and reelected in 2006.<sup>33</sup>

Contact Information:  
1221 Oak Street, Suite 536  
Oakland, CA 94612  
(510) 272-6693  
Fax: (510) 268-8004  
Email: Bosdist3@acgov.org

2) **Nate Miley** is the District 4 Board of Supervisor and his district covers Castro Valley, Fairview, Ashland and Cherryland. He was elected in 2000 and reelected in 2004.<sup>34</sup>

Contact Information:  
1221 Oak Street, Suite 536  
Oakland, CA 94612  
(510) 272-6694  
Fax: (510) 465-7628

Eden District Office  
20999 Redwood Road  
Castro Valley, CA 94546  
(510) 670-5717  
Fax: (510) 537-7289  
Email: Bosdist4@acgov.org

**State Assembly:** State Assembly Members are limited to three 2-year terms.

1) **Mary Hayashi** is the State Assembly Member for the 18<sup>th</sup> District which covers Castro Valley, Ashland, Cherryland and San Lorenzo. She was elected in 2006.<sup>35</sup>

Contact Information:  
State Capitol  
P.O. Box 942849  
Sacramento, CA 94249-0018  
Tel: (916) 319-2018  
Fax: (916) 319-2118

22320 Foothill Boulevard, Suite 540 Hayward, CA 94541  
Tel: (510) 583-8818  
Fax: (510) 583-8800

2) **Alberto Torrico** is the State Assembly Member for the 20<sup>th</sup> District which covers Castro Valley and Fairview. He was first elected in 2004 and is serving his second term.<sup>36</sup>

Contact Information:  
State Capitol  
P.O. Box 942849

<sup>33</sup> <http://www.acgov.org/board/>

<sup>34</sup> <http://www.acgov.org/board/>

<sup>35</sup> <http://democrats.assembly.ca.gov/members/a18>

<sup>36</sup> <http://democrats.assembly.ca.gov/members/a20/>

Sacramento, CA 94249-0020  
Tel: (916) 319-2020  
Fax: (916) 319-2120

39510 Paseo Padre Parkway, Suite 280  
Fremont, CA 94538  
Tel: (510) 440-9030  
Fax: (510) 440-9035  
Email: Assemblymember.Torrico@assembly.ca.gov

**Senator:** State Senators can serve two 4-year terms.

1) **Ellen Corbett** is a State Senator for Senate District 10 which covers Castro Valley, Fairview, Cherryland, Ashland and San Lorenzo. She was elected in 2006.<sup>37</sup>

Contact Information:  
State Capitol, Room 3092  
Sacramento, CA 95814

1057 MacArthur Blvd. Suite 206  
San Leandro, CA 94577

2) **Don Perata** is a State Senator for Senate District 9 which covers Castro Valley. He was elected in 1998 and is in his last term.<sup>38</sup>

Contact Information:  
State Capitol, Room 205  
Sacramento, CA 95814

1515 Clay Street, #2202  
Oakland, CA 94612  
Telephone: (510) 286-1333  
Email: Senator.Perata@sen.ca.gov

State Capitol, Room 500  
Sacramento, CA 95814

**Congress:** There is no term limit for Congress Members.

1) **Barbara Lee** is a Congresswoman for the 9<sup>th</sup> Congressional District which covers Castro Valley, Ashland, Cherryland and Fairview. She was first elected to Congress in 1998.<sup>39</sup>

Contact Information:  
1301 Clay Street Suite  
1000-N Oakland, CA 94612  
Phone: (510) 763-0370  
Fax: (510) 763-6538

2444 Rayburn HOB  
Washington, D.C. 20515  
Phone: (202) 225-2661  
Fax: (202) 225-9817

<sup>37</sup> <http://dist10.casen.govoffice.com/>

<sup>38</sup> <http://dist9.casen.govoffice.com/>

<sup>39</sup> <http://lee.house.gov/>

2) **Pete Stark** is a Congressman for the 13<sup>th</sup> Congressional District which covers San Lorenzo. He was first elected to Congress in 1973.<sup>40</sup>

Contact Information:  
239 Cannon Building  
Washington, DC 20515  
Telephone: 202-225-5065  
Fax: 202-226-3805

39300 Civic Center Dr.  
Suite 220  
Fremont, CA 94538  
Telephone: 510-494-1388  
Fax: 510-494-5852

**Castro Valley Board of Education:**

Members are: Kunio Okui, John Barbieri, Janice Friesen, George Granger and Jo A.S. Loss.<sup>41</sup>

Contact Information:  
Telephone: (510) 537-3000

**San Lorenzo Board of Education:**

Members are: Norm Fobert, Gene Judson, Isabel Polvorosa, Helen Randall and Helen Foster.<sup>42</sup>

Contact Information:  
Telephone: (510) 317-4600

**Hayward Board of Education:**

Members are: Grant Peterson, Myrna Truehill, Sarah Gonzales, Paul Frumkin III and Jeff Cook.<sup>43</sup>

Contact Information:  
Telephone: (510) 784-2640

**Appointed Committees that Directly Affect the Unincorporated Area:<sup>44</sup>**

**Castro Valley Municipal Advisory Council**

Advisory body to Supervisor Nate Miley.  
Meets 6:30 p.m. the second and fourth Mondays of each month at:  
4400 Alma Avenue  
Castro Valley, 94546

**Community Development Agency Planning Commission**

Meets 6:00 p.m. the first and third Mondays of each month at:  
224 W. Winton Avenue  
Room 160  
Hayward, 94544

**Community Development Agency Board of Zoning Adjustments – West County**

Meets 6:00 p.m. the second and fourth Wednesdays of each month at:  
224 West Winton Avenue  
Suite 160  
Hayward, 94544

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<sup>40</sup> <http://www.house.gov/stark>

<sup>41</sup> <http://www.cv.k12.ca.us/board.html>

<sup>42</sup> [http://www.sanlorenzousd.k12.ca.us/en/board\\_notes.htm](http://www.sanlorenzousd.k12.ca.us/en/board_notes.htm)

<sup>43</sup> <http://www.husd.k12.ca.us/m3i2.html>

<sup>44</sup> <http://www.acgov.org/cda/planning/>

Breakdown of political party affiliation in the Eden Township Area<sup>45</sup>

Democrats: 32,375  
Republicans: 13,395  
American Independent Party: 1,088  
Green Party: 496  
Libertarian Party: 317  
Natural Law Party: 65  
Peace and Freedom Party: 206  
Declined to State: 11,632  
Miscellaneous: 405  
Total: 59,978

Castro Valley Political Breakdown<sup>46</sup>

Population (2000) 57,219  
Total voters: 26,220  
Democrat: 13,017  
Republican: 8,774  
Declined to state: 3,367  
American Independent: 406  
Reform: 119  
Libertarian: 136  
Green: 176  
Natural Law: 32  
Miscellaneous: 192

Organized Political Groups

Smart Voter

[www.smartvoter.org](http://www.smartvoter.org)  
Nonpartisan Election Information  
League of Women Voters

CV Democratic Club

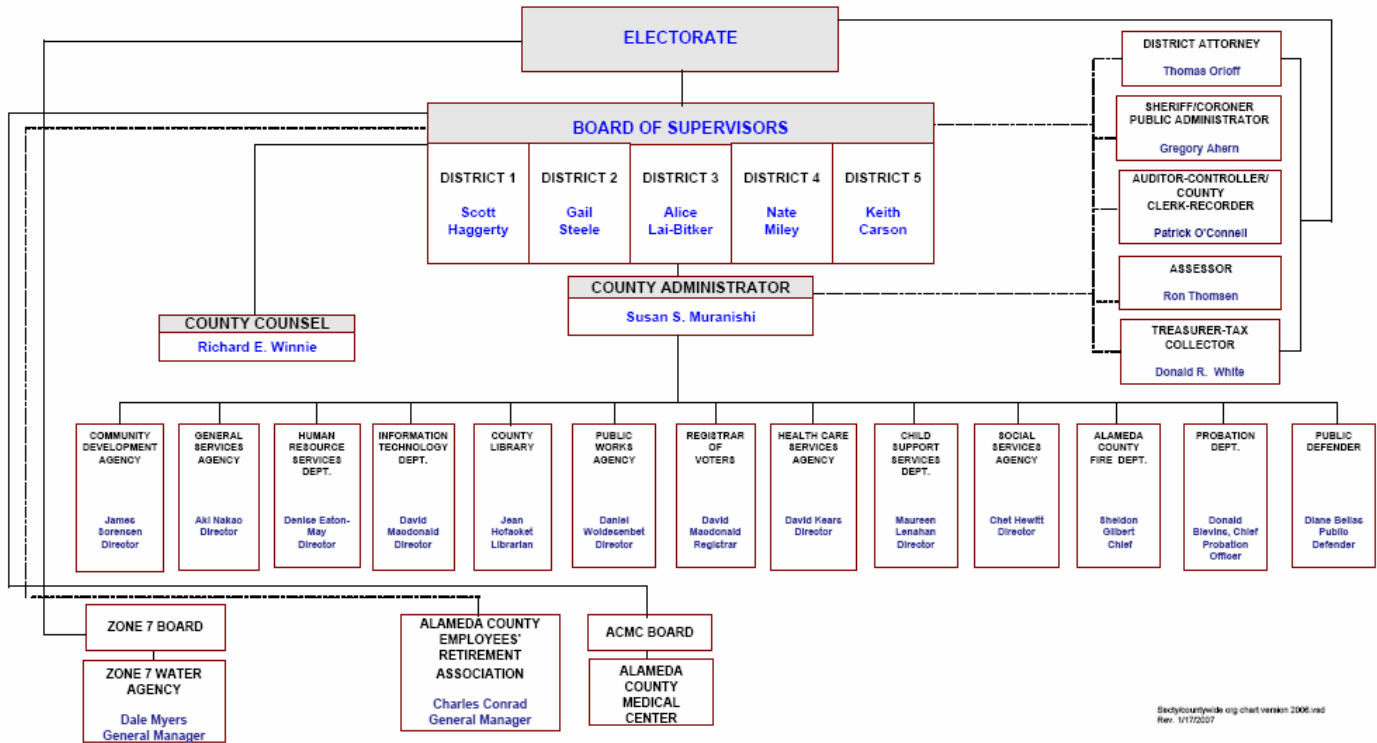
(510) 889-7662.  
P.O. Box 20866, C.V. 94546  
<http://www.ebdir.net/cvdemos/>

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<sup>45</sup> Information provided by Alameda County Registrar of Voters

<sup>46</sup> [http://www.mycastrovalley.com/local\\_gov/#politicalbreak](http://www.mycastrovalley.com/local_gov/#politicalbreak)

**ALAMEDA COUNTY GOVERNMENT OVERVIEW**



Secfy\countywide.org\chart\version 2006.rwd  
Rev. 1/17/2007

- County Administrator Office
- Public Works Agency
- Public Health Department
- Community Development Agency
- Planning
- Redevelopment
- Sheriff's Department
- Library
- Fire Department

*More To Be Compiled*

**List of all Plans/Studies that have the most effect on the unincorporated urban area of Alameda County**

<b>Planning Department</b>	
1)	<b>Specific Plan For Areas of Environmental Significance, May, 1977.</b>
2)	<b>Noise Element of the Alameda County General Plan, July 31, 1975; Revised September 29, 1975; Amended May 5, 1994 Board of Supervisors Resolution 94-272.</b>
3)	<b>Open Space Element of the General Plan: County of Alameda, State of California, May 30, 1973; Amended May 5, 1994, Board of Supervisors Resolution 94-272.</b>
4)	<b>The Recreation Plan, A Plan for Beaches, Parks and Recreation Areas Being a Part of the Master Plan, Alameda County, California, June 12, 1956 with A Part of the Park and Recreation Element of the General Plan Principles and Standards for Planning Local Parks and Other Recreation Areas, November 21, 1968; both Amended May 5, 1994 Board of Supervisors Resolution 94-272.</b>
5)	<b>Scenic Route Element of the General Plan, Alameda County, California, May, 1966; Amended May 5, 1997, Board of Supervisors Resolution 94-272.</b>
6)	<b>Seismic Safety and Safety Elements of the County of Alameda General Plan, Adopted by the Alameda County Board of Supervisors August 5, 1982.</b>
7)	<b>Conservation Element of the Alameda County General Plan, Adopted November 23, 1976; Amended May 5, 1994, Board of Supervisors Resolution 94-272.</b>
8)	<b>Alameda County Housing Element, October 2, 2003.</b>
9)	<b>Archaeology in Alameda County: A Handbook for Planners, October, 1976. Accompanying graphic: Archaeological Sensitivity in Alameda County.</b>
10)	<b>General Plan for the Central Metropolitan, Eden, and Washington Planning Units, Alameda County, California, January 13, 1981.</b>
11)	<b>Unincorporated Eden Area (portion) Plan, November 3, 1983; Amended June 1, 1995, R-95-680; Land Use Diagram.</b>
12)	<b>Castro Valley Plan, April 4, 1985.</b>
13)	<b>East County Area Plan, A Portion of the Alameda County General Plan, Volume 1 – Goals, Policies and Programs, Adopted by the Board of Supervisors May 5, 1994; Corrected March, 1996; Amended September, 1996 by the Board; Amended July, 1998 by the Board; Amended November, 2000 by Alameda County Initiative Measure D (resulting modifications adopted by the Board May, 2002.)</b>
14)	<b>Ashland and Cherryland Business Districts Specific Plan, Adopted by the Alameda County Board of Supervisors June 1, 1995.</b>
15)	<b>Castro Valley Central Business District Specific Plan, January 7, 1993</b>
16)	<b>Fairview Area Specific Plan, Adopted by the Alameda County Board of Supervisors September 4, 1997.</b>
18)	<b>Specific Plan for the Upper Madison Avenue/Common Road Area, Castro Valley, California, April, 1975.</b>
19)	<b>Alameda County Airport Land Use Policy Plan, July 16, 1986.</b>
20)	<b>(Measure D, 2000)</b>
21)	<b>TITLE: Initiative Ordinance Amending the Alameda County General Plan to, among Other Things: Modify the Existing Urban Growth Boundary in East County; Require Location of New Housing, Including Affordable Housing, Primarily within Existing Cities; Expand Restrictions Applicable to Rural Areas of East County to Rural Castro Valley Areas; Limit Expansion of Growth Inducing Public Facilities; Limit Expansion of the South Livermore Valley Plan Area; Re-designate Urban Land Uses to Agriculture; and Remove “Urban Reserve” Land Use Designation.</b>
22)	<b>Preliminary Cultural Resources Survey—Ashland &amp; Cherryland Districts, San Lorenzo—Alameda County—California, April 30, 1998.</b>
<b>Plans In Process of Update or Creation:</b>	
AA)	<b>Castro Valley General Plan</b>
BB)	<b>Eden Area General Plan</b>
CC)	<b>Sunol Downtown Area Plan</b>

DD)	<b>Resource Conservation, Open Space, and Agriculture Elements (ROSA)</b>
EE)	<b>Specific Plan for the Upper Madison Avenue/Common Road Area, Castro Valley, California, 2006.</b>
FF)	<b>Historic Preservation Ordinance</b>
GG)	<b>Williamson Act Program</b>
HH)	<b>Creeks Ordinance</b>
<b>Redevelopment Agency</b>	
1.	<b>Eden Project Area Five-Year Implementation Plan</b>
2.	<b>Joint Project Area Five-Year Implementation Plan</b>
3.	<b>Economic Strategic Development Plan</b>
4.	<b>Castro Valley Redevelopment Strategic Plan</b>
5.	<b>Hesperian Corridor Streetscape Master Plan</b>
6.	<b>East 14<sup>th</sup> Street / Mission Boulevard Master Plan</b>
<b>Library</b>	
1.	Castro Valley Library Application for the California Reading and Literacy Improvement and Public Library Construction and Renovation Bond act of 2000 Funds.
2.	Castro Valley Library Community Library Needs Assessment 2004.
3.	San Lorenzo Library Community Needs Assessment, January 2004.
4.	Final Report, Alameda County Library Ashland, Cherryland and San Lorenzo Library Visioning Process, February 2005.
<b>Alameda County Associated Community Action Program (ACAP)</b>	
1.	The Community Action Plan (CAP) mentioned above encompasses all of Alameda County outside of Oakland and Berkeley, which includes the populations of unincorporated Alameda County.
<b>Alameda County Sheriff's Office</b>	
1.	Strategic Plan 2006-2008
<b>Alameda County Public Works Agency</b>	
1.	Traffic Calming Program
2.	Sidewalk Construction and Repair Program
3.	Pedestrian Master Plan
4.	Bicycle Master Plan
5.	Pavement Management Program, Radar Program
6.	School Safety Program
7.	Stormwater Quality Management Plan
<b>Alameda County Fire Department</b>	
1.	Mission Statement
2.	Philosophy Document
3.	Strategic Plan
4.	Fire Station Replacement and Retrofit Stations 1-2-4-5-7
5.	Maintenance Facility Construction
<b>Public Health Department</b>	
1.	County Health Status Report
2.	Community Information Books, City Health Profiles and the Hospital Council report

**Castro Valley Sanitary District**

Roland P. Williams Jr. General Manager  
21040 Marshall St., Castro Valley 94546. (510) 537-0757

**Hayward Area Recreation and Park District**

Includes Hayward, Castro Valley, San Lorenzo, Fairview, Ashland and Cherryland. President Minane Jameson (510) 487-8651

**CASTRO VALLEY UNIFIED SCHOOL DISTRICT**

4400 Alma Avenue  
Castro Valley, Ca. 94546

**Board of Education Members:**

George Granger, president Phone: (510) 537-3000, Ext. 1688  
Kunio Okui, vice president/clerk Phone: (510) 537-3000, Ext. 1686  
John Barbieri Phone: (510) 537-3000, Ext. 1685  
Jo Loss Phone: (510) 537-3000, Ext. 1693  
Janice Friesen: (510) 537-3000, Ext. 1687

**More To Be Compiled**

**DRAFT**

## ZONING

**PART 21**

d. Planning, overview of zoning codes

**To Be Compiled**

## PROPERTY AND/OR ENVIRONMENT CONDITIONS

**PART 22**

e. Scale of density, blight, over-all aesthetics, appeal – how it looks

**To Be Compiled**

## PHASE TWO

**PART 23**

**PLACES WHERE PEOPLE CLUSTER OR GATHER**

**PEOPLE'S ATTITUDES**

**ESTABLISHED OR RECOGNIZED LEADERS**

**LOCAL PROBLEMS/CONCERNS/TRENDS**

**To Be Compiled**

## MAPS

**PART 24**

## RESOURCES

**PART 25**

**To Be Compiled**

## ACKNOWLEDGEMENTS

**PART 26**

We would like to thank the following people for their support in gathering the information within this document.

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Marita Harwluk, Redevelopment Agency  
Art Carerra, Public Works Agency  
John Bates, Public Works Agency

**Many more to be listed.....**

**More To Be Compiled**