

Appendix A

Notice of Preparation

MAR 14 2006

PATRICK O'CONNELL, Cou
By *[Signature]*

NOTICE OF PREPARATION (NOP)
ENVIRONMENTAL IMPACT REPORT (EIR)

Date: March 6, 2006
To: Responsible Agencies, and Interested Parties and Organizations
Subject: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Castro Valley General Plan
Project Title: Castro Valley General Plan
Location: Castro Valley, Alameda County, California

Alameda County is preparing a new General Plan for Castro Valley and has determined that an Environmental Impact Report (EIR) will be necessary pursuant to the California Environmental Quality Act (CEQA). Alameda County is requesting input from the public and from interested and affected public agencies on how the General Plan may affect the environment. More specifically, input is being solicited regarding the scope and content of environmental analysis that is relevant to each responsible and trustee agency's statutory/regulatory responsibilities including potentially significant environmental issues, reasonable alternatives, and mitigation measures that the EIR needs to include in order to identify and evaluate the potential impacts of adopting the proposed plan.

Although specific proposals and revisions for the Castro Valley General Plan have not yet been determined, we are soliciting your concerns now. The purpose for obtaining your input at this point in the process is to allow the County to take environmental issues into consideration during formulation of new goals, policies, and programs for the General Plan as well as to begin identifying issues to be addressed in the EIR. The attached materials include a description of proposed General Plan's objectives and scope, location maps, and a preliminary list of environmental issues.

If your agency is a responsible agency as defined by Section 15381 of the State CEQA Guidelines, your agency will need to use the environmental documents prepared by Alameda County when considering your permit or other approval for the action.

Due to the time limits mandated by State law, your comments should be submitted by the earliest possible date, but not later than 30 days after your receipt of this notice per CEQA Guidelines Section 15082(b). Please send your written response, with the name of your agency contact person, to: Lou Andrade, Project Planner, Alameda County Planning Department, 224 West Winton Avenue, Room 111, Hayward, California 94544.

Members of the public and other interested parties are invited to comment on the proposed EIR at a General Plan Community Workshop on March 29, 2006, from 7:00 to 9:00 PM, at the Eden Medical Center, Conference Rooms A, B, and C, 20103 Lake Chabot Road, Castro Valley, CA. If you have questions, please call Mr. Andrade at (510) 670-5400.

[Signature]

Chris Bazar, Planning Director
Alameda County Planning Department

3/6/06
Date



STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Arnold
Schwarzenegger
Governor

Sean Walsh
Director

Notice of Preparation

March 7, 2006

To: Reviewing Agencies

Re: Castro Valley General Plan
SCH# 2006032036

Attached for your review and comment is the Notice of Preparation (NOP) for the Castro Valley General Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Lou Andrade
Alameda County
224 W. Winton Avenue, Room 111
Hayward, CA 94544

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

for
Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2006032036
Project Title Castro Valley General Plan
Lead Agency Alameda County

Type NOP Notice of Preparation

Description Alameda County has initiated a comprehensive update of the Castro Valley General Plan, providing an opportunity to explore long-term goals and development opportunities for the urbanized portion of the Castro Valley Planning Area. As required by State Law, Alameda County's General Plan serves as the "constitution" for the physical development of the County. The County's Plan consists of a series of area plans that apply to specific unincorporated communities and geographic areas as well as several countywide elements. The Castro Valley General Plan is one of the Area Plans that comprise the Alameda County General plan and, as such, State law does not require that it deal with the full range of issues the State law requires a city or county General Plan to address. The Plan must, however, be consistent with all countywide Plan elements including Housing, Noise, and the Resources, Open Space, and Agriculture (ROSA) Plan.

Lead Agency Contact

Name Lou Andrade
Agency Alameda County
Phone 510-670-5400 **Fax**
email
Address 224 W. Winton Avenue, Room 111
City Hayward **State** CA **Zip** 94544

Project Location

County Alameda
City
Region

Cross Streets

Parcel No.

Township

Range

Section

Base

Proximity to:

Highways

Airports

Railways

Waterways

Schools

Land Use

Project Issues Landuse; Population/Housing Balance; Job Generation; Recreation/Parks; Public Services; Traffic/Circulation; Biological Resources; Forest Land/Fire Hazard; Air Quality; Noise; Geologic/Seismic; Water Quality; Flood Plain/Flooding; Toxic/Hazardous; Aesthetic/Visual

Reviewing Agencies Resources Agency; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 3; Department of Health Services; State Clearinghouse; Native American Heritage Commission; California Highway Patrol; Caltrans, District 4; Regional Water Quality Control Board, Region 2

Date Received 03/07/2006 **Start of Review** 03/07/2006 **End of Review** 04/05/2006

Resources Agency

- Resources Agency
Nadell Gayou
- Dept. of Boating & Waterways
David Johnson
- California Coastal
Commission
Elizabeth A. Fuchs
- Colorado River Board
Gerald R. Zimmerman
- Dept. of Conservation
Roseanne Taylor
- California Energy
Commission
Roger Johnson
- Dept. of Forestry & Fire
Protection
Allen Robertson
- Office of Historic
Preservation
Wayne Donaldson
- Dept of Parks & Recreation
Environmental Stewardship
Section
- Reclamation Board
DeeDee Jones
- S.F. Bay Conservation &
Dev't. Comm.
Steve McAdam
- Dept. of Water Resources
Resources Agency
Nadell Gayou
-
- Conservancy

- Fish & Game Region 3
Robert Floerke
- Fish & Game Region 4
Mike Mulligan
- Fish & Game Region 5
Don Chadwick
Habitat Conservation Program
- Fish & Game Region 6
Gabrina Gatchel
Habitat Conservation Program
- Fish & Game Region 6 I/M
Tammy Allen
Inyo/Mono, Habitat Conservation
Program
- Dept. of Fish & Game M
George Isaac
Marine Region

Other Departments

- Food & Agriculture
Steve Shaffer
Dept. of Food and Agriculture
- Depart. of General Services
Public School Construction
- Dept. of General Services
Robert Sleppy
Environmental Services Section
- Dept. of Health Services
Veronica Rameriz
Dept. of Health/Drinking Water

Independent

Commissions, Boards

- Delta Protection Commission
Debby Eddy
- Office of Emergency Services
Dennis Castrillo
- Governor's Office of Planning
& Research
State Clearinghouse
- Native American Heritage
Comm.
Debbie Treadway

- Public Utilities Commission
Ken Lewis
- State Lands Commission
Jean Sarino
- Tahoe Regional Planning
Agency (TRPA)
Cherry Jacques

Business, Trans & Housing

- Caltrans - Division of
Aeronautics
Sandy Hesnard
- Caltrans - Planning
Terri Pencovic
- California Highway Patrol
John Olejnik
Office of Special Projects
- Housing & Community
Development
Lisa Nichols
Housing Policy Division

Dept. of Transportation

- Caltrans, District 1
Rex Jackman
- Caltrans, District 2
Marcelino Gonzalez
- Caltrans, District 3
Katherine Eastham
- Caltrans, District 4
Tim Sable
- Caltrans, District 5
David Murray
- Caltrans, District 6
Marc Birnbaum
- Caltrans, District 7
Cheryl J. Powell

- Caltrans, District 8
Dan Kopulsky
- Caltrans, District 9
Gayle Rosander
- Caltrans, District 10
Tom Dumas
- Caltrans, District 11
Mario Orso
- Caltrans, District 12
Bob Joseph

Cal EPA

Air Resources Board

- Airport Projects
Jim Lerner
- Transportation Projects
Kurt Karperos
- Industrial Projects
Mike Tollstrup

- California Integrated Waste
Management Board
Sue O'Leary

- State Water Resources Control
Board
Jim Hockenberry
Division of Financial Assistance

- State Water Resources Control
Board
Student Intern, 401 Water Quality
Certification Unit
Division of Water Quality

- State Water Resources Control Board
Steven Herrera
Division of Water Rights

- Dept. of Toxic Substances Control
CEQA Tracking Center

- Department of Pesticide Regulation

Regional Water Quality Control
Board (RWQCB)

- RWQCB 1
Cathleen Hudson
North Coast Region (1)
- RWQCB 2
Environmental Document
Coordinator
San Francisco Bay Region (2)
- RWQCB 3
Central Coast Region (3)
- RWQCB 4
Jonathan Bishop
Los Angeles Region (4)
- RWQCB 5S
Central Valley Region (5)
- RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R
Central Valley Region (5)
Redding Branch Office
- RWQCB 6
Lahontan Region (6)
- RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7
Colorado River Basin Region (7)
- RWQCB 8
Santa Ana Region (8)
- RWQCB 9
San Diego Region (9)
- Other _____
- _____
- _____

fish and Game

- Dept. of Fish & Game
Scott Flint
Environmental Services Division
- Fish & Game Region 1
Donald Koch
- Fish & Game Region 2
Barry Curtis

Appendix B

**Response to Notice of
Preparation**

From: King Family [mailto:sixkings@comcast.net]
Sent: Tuesday, March 28, 2006 11:57 PM
To: lou@castrovalleygeneralplan.org
Subject: CV Gen Plan 3/29 Meeting & NOP of EIR

Hello Lou Andrade:

I am Bruce King, a resident in Castro Valley. I was planning on attending the Castro Valley General Plan meeting tomorrow evening (3/29/06), but I may have other family commitments that will prevent me from being at the meeting. It's possible I will be able to attend, but it's also likely I won't be in attendance.

I have attended most all of the CV General and Strategic planning meetings, and I'm honored to be part of the process. I am writing this email to express and register general comments on "...the environmental issues that should be covered in the General Plan EIR." I am requesting that the General Plan EIR adequately cover impacts on and mitigations for the San Lorenzo Creek Watershed as a whole (including Castro Valley and downstream of Castro Valley) and specific creeks flowing through Castro Valley (e.g., San Lorenzo Creek, Castro Valley Creek, Chabot Creek, Cull Creek, and Crow Creek). Examples of issues that should be covered include:

- 1) Run-off, creek volumes, flood potentials, and flood control
- 2) Run-off from development, maintenance of absorptive area, erosion control, and landscaping
- 3) Prohibition or limits on development, repair, and rebuilding of structures and other man-made features (e.g. parking lots) within setback zones of all creek sections (i.e., open and culverted sections) so as to protect existing natural creek resources and allow for future restorations.
- 4) Prohibit the construction of new culverts, new armored walls, and other "hardscape" (like concrete) in creek channels.
- 5) Incentives for property owners to restore creeks and riparian buffer zones
- 6) Identification of realistic and feasible daylighting opportunities and protection of those opportunities on public and institutional properties, while encouraging voluntary daylighting on private properties through grant funding and other incentives.
- 7) Maintenance and improvement of existing riparian and aquatic habitats, including fish habitat, fish migration, and obstacles to fish migration.
- 8) Sources of run-off pollution and water quality.
- 9) Public access to creek areas
- 9) Ordinances, management plans, public participation, and means to accomplish the above over time.

In addition, the EIR should cover:

- 1) Protection of biological resources within the proposed biological resources overlay zone
- 2) Addition of native vegetation and trees within development and open spaces as mitigation for some lost habitat and to reduce water consumption and runoff.
- 3) Light pollution
- 4) Bicycle and public transportation routes and facilities

Thank you for this opportunity to provide some initial comments on the environmental issues that should be covered in the General Plan EIR.

Sincerely,
Bruce King
3127 Terry Court
Castro Valley, CA 94546 510-886-0997

CASTRO VALLEY GENERAL PLAN
ENVIRONMENTAL IMPACT REPORT (EIR)
PUBLIC SCOPING MEETING

March 29, 2006

The Alameda County Planning Department invites you to comment on the proposed scope of the Environmental Impact Report for the new Castro Valley General Plan. In addition to speaking at tonight's meeting, you can complete this form and hand it in tonight or submit written comments in a letter or by e-mail to:

Lou Andrade, Project Planner
Alameda County Planning Department
224 West Winton Avenue, Room 111
Hayward, California 94544
lou@castrovalleygeneralplan.org

Written comments on the scope of the EIR must be received by April 15, 2006.

For more information about the Castro Valley General Plan, visit our website at <http://www.castrovalleygeneralplan.org/>

Environmental issues the EIR should consider:

Plant Native trees,
oaks, California Bay, Western Sycamore.
Recommended strongly for new housing.
- Crow Canyon Rd.
Natives specific to canyonlands planted
in median to tie open space in hills
to road. Large trees calming.

Measures to mitigate the Plan's environmental impacts:

Name: Jody Calves
Address: 6633 Crow Canyon Rd
E-mail: Castro Valley, CA 94552

CASTRO VALLEY GENERAL PLAN
ENVIRONMENTAL IMPACT REPORT (EIR)
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March 29, 2006

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Lou Andrade, Project Planner
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224 West Winton Avenue, Room 111
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lou@castrovalleygeneralplan.org

Written comments on the scope of the EIR must be received by April 15, 2006.

For more information about the Castro Valley General Plan, visit our website at
<http://www.castrovalleygeneralplan.org/>

Environmental issues the EIR should consider:

Consistency in new housing with
existing - especially scale, yard
size, character.

Measures to mitigate the Plan's environmental impacts:

Name: Jody Culver
Address: 6633 Greenwood Canyon Rd
E-mail: Castro Valley, CA 94552

**CASTRO VALLEY GENERAL PLAN
ENVIRONMENTAL IMPACT REPORT (EIR)
PUBLIC SCOPING MEETING**

March 29, 2006

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Alameda County Planning Department
224 West Winton Avenue, Room 111
Hayward, California 94544
lou@castrovalleygeneralplan.org

Written comments on the scope of the EIR must be received by April 15, 2006.

For more information about the Castro Valley General Plan, visit our website at
<http://www.castrovalleygeneralplan.org/>

Environmental issues the EIR should consider:

Use the Biological Resources overlay zone map to keep development out of these areas. Keep development away from creeks, hillsides (slopes) and riparian areas. Flooding in these areas should be considered. These areas need to be protected. Provide for open areas for parks.

Measures to mitigate the Plan's environmental impacts:

Make creek preservation a priority!
Enforce policies already in place.

Name:

Roxanna Lewis

Address:

E-mail:

ejrox@sbsglobal.net



Department of Toxic Substances Control

Maureen F. Gorsen, Director
700 Heinz Avenue, Suite 200
Berkeley, California 94710-2721



Arnold Schwarzenegger
Governor



Alan C. Lloyd, Ph.D.
Agency Secretary
Cal/EPA

March 29, 2006

Mr. Lou Andrade
Project Planner
Alameda County Planning Department
224 West Winton Avenue, Room 111
Hayward, California 94544

Dear Mr. Andrade:

The Department of Toxic Substances Control (DTSC) has reviewed the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) of March 6, 2006 for the Castro Valley General Plan. As you may be aware, DTSC oversees hazardous substance cleanup pursuant to the California Health and Safety Code, Division 20, Chapter 6.8. As a potential Responsible Agency, DTSC is submitting comments to ensure that the California Environmental Quality Act (CEQA) documentation prepared for this project adequately addresses any remediation of hazardous substance releases that might be required as part of the project.

Alameda County issued the NOP to obtain input regarding the scope and environmental analysis that is relevant to each responsible agency's statutory/regulatory responsibilities. DTSC recommends that the EIR outline the procedures for evaluating the potential for hazardous substance releases to have occurred at any sites within the General Plan area that are to be developed or where the land use is to be changed. These procedures should be included in the EIR to facilitate the preparation of project-specific CEQA documents for future development within the General Plan area.

For each site where development is to occur under the General Plan, current and historical land use records should be consulted to identify land uses that may have resulted in a hazardous substance release at the site. In particular, properties where there have been industrial or agricultural uses could potentially have contamination. Sampling and analysis of soil and/or groundwater should be conducted for sites where current or historical operations may have caused a hazardous substance release. The results of sampling should be discussed in the project-specific CEQA documents and screening levels or any risk assessments that are used in determining whether contamination poses a potential, significant human health or environmental risk should be identified.

Mr. Lou Andrade
March 29, 2006
Page 2

If remediation activities are required as part of development projects, these activities should be discussed in the project-specific CEQA documents along with the cleanup levels that will be applied and the anticipated regulatory agency oversight. Potential impacts associated with the remediation activities should also be addressed by the project-specific CEQA documents. If the remediation activities include soil excavation, the documentation should include: (1) an assessment of air impacts and health impacts associated with the excavation activities; (2) identification of any applicable local standards which may be exceeded by the excavation activities, including dust and noise levels; (3) transportation impacts from the removal or remedial activities; and (4) risk of upset should there be an accident during cleanup.

DTSC can assist your agency in overseeing characterization and cleanup activities through our Voluntary Cleanup Program. A fact sheet describing this program is enclosed. We are aware that projects such as this one are typically on a compressed schedule, and in an effort to use the available review time efficiently, we request that DTSC be included in any meetings where issues relevant to our statutory authority are discussed.

Please contact Eileen Belding at (510) 540-3844 if you have any questions. Thank you in advance for your consideration of our comments.

Sincerely,



Mark Piros, P.E., Unit Chief
Northern California - Coastal Cleanup Operations Branch

Enclosure

cc: without enclosures

Governor's Office of Planning and Research
State Clearinghouse
P. O. Box 3044
Sacramento, California 95812-3044

Guenther Moskat
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

From: "Andrade, Lou, CDA" <lou.andrade@acgov.org>
Subject: FW: CV Gen Plan & NOP of EIR
Date: April 3, 2006 8:47:44 AM PDT
To: "Vivian Kahn" <vkahn@kmort.com>, "Leslie Gould" <leslie@dyettandbhatia.com>, "Vivian Kahn" <vivian@dyettandbhatia.com>

Further elaboration

-----Original Message-----

From: King Family [mailto:sixkings@comcast.net]
Sent: Sunday, April 02, 2006 3:34 AM
To: King Family; lou@castrovalleygeneralplan.org
Cc: Da Costa, Manny
Subject: Re: CV Gen Plan & NOP of EIR

Hi Lou:

I enjoyed and appreciated the 3/29/06 Castro Valley General Plan EIR Meeting. Following the meeting I've had more time to collect additional thoughts and expand on some of the topics I listed in my 3/28/06 email. I believe these topic areas should be addressed in the EIR, but I realize that some details of these topics may ultimately be suited for inclusion in the General Plan or Alameda County policies/ordinances, or may be difficult to regulate.

Topics/Mitigations:

1) Stormwater BMPs.

New CV Development needs to follow Alameda County Stormwater Quality Control Requirements (www.acgov.org/pwa/brochure%209_05%20final.pdf), and incorporate stormwater Best Management Practices (<http://www.basmaa.org/documents/index.cfm?fuseaction=documentdetails&documentID=27>).

2) Impervious Surfaces:

Imperviousness of the areas covered by the CV General Plan and mitigations to control addition of more impervious surface in new developments and on existing properties should be discussed in the EIR. Maximum impervious percentages for different zones or development types might possibly be a mitigation. For example, limiting impervious surface in the biological resources overlay zone, and allowing higher levels of impervious surface in other zones. See this webpage for more discussion of watershed planning and impervious surface capacity: <http://72.14.203.104/search?q=cache:H0iHxFT7gEQJ:www.hwrc.org/pdf/whitepaper.pdf+Natural+Resource+Based+Planning+Ovsrview+of+Strategies+to+Deal+with+Polluted+Runoff+and+Imperviousness&hl=en&gl=us&ct=clnk&cd=8>

3) Culverted Creeks:

Parcels on culverted sections of creeks should be included in the proposed Biological Resources Overlay Zone, since these creek sections are a current or future watershed and biological asset. For example, Chabot Creek north of 580 and Castro Valley Creek North of Redwood Road in the CV Blvd. vicinity. Examples of current planning for development on parcels where these creeks are

culverted include the new CV library, and Eden Hospital facilities.

4) Native Landscaping:

Landscaping in new developments in Castro Valley (CV) might follow "Bay-Friendly Landscape Guidelines," including the inclusion of plants native to the CV area. This serves to protect the quality and quantity of water entering our creeks, conserve resources, and contributes to and rebuilds the "rural" character of CV that is expressed as a goal for the General Plan. For example, inclusion of native oaks throughout the public and larger development areas of the General and Strategic Plans would be good for the watershed, restore some limited habitat, and make a unifying statement that CV has a "rural" town feeling (i.e., actually an unincorporated area). I'm not sure how this could be included as a mitigation in the EIR, or whether this could be a design guide in the General Plan. Bay-Friendly Landscaping has more at <http://www.stopwaste.org/home/index.asp?page=378>

5) Light Pollution:

Lighting on streets and new development needs to prevent light pollution. Here's what the Lick Observatory on Mount Hamilton says are the key mitigations:

<http://mitham.ucick.org/public/lighting/Summary2.html>. As we loose our ability to see the stars above, our perception of a "rural" town feeling will diminish, and our perspective on our place in the Universe may be distorted.

Thanks again for accepting my input. I've authored sections of EIRs before, so I realize that the above information contains rough topic and mitigation ideas that might ultimately fit in various ways into the EIR.

Sincerely,

Bruce King
3127 Terry Court
Castro Valley, CA 94546
510-886-0997

----- Original Message -----

From: Andrade, Lou, CDA
To: King Family
Sent: Wednesday, March 29, 2006 8:47 AM
Subject: RE: CV Gen Plan 3/29 Meeting & NOP of EIR

Duly noted and I have passed them on to our EIR consultants.
Thank you for your comments.

Louis Andrade
Alameda County Planning Department
224 West Winton Avenue #111
Hayward, CA 94541
510-670-6512

-----Original Message-----

From: King Family [mailto:sixkings@comcast.net]
Sent: Tuesday, March 28, 2006 11:57 PM
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- 4) Prohibit the construction of new culverts, new armored walls, and other "hardscape" (like concrete) in creek channels.
- 5) Incentives for property owners to restore creeks and riparian buffer zones
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- 4) Bicycle and public transportation routes and facilities

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Sincerely,
Bruce King
3127 Terry Court
Castro Valley, CA 94546
510-886-0997



March 27, 2006

Lou Andrade, Project Planner
Alameda County Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94554

Re: Notice of Preparation of a Draft Environmental Impact Report – Castro Valley
General Plan

Dear Mr. Andrade:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Notice of Preparation of a Draft Environmental Impact Report (EIR) for the Castro Valley General Plan (Plan). EBMUD does not provide wastewater services to the Plan Area, but does provide water service from fifteen pressure zones ranging in service elevation from 100 to 950 feet. Although no specific development projects are proposed by the Plan at this time, EBMUD has the following comments.

LAND-USE DESIGNATIONS

The Plan should include land-use designations that recognize EBMUD facilities in the Plan Area. EBMUD suggests that a Utility-Land Use designation be applied wherever EBMUD facilities are sited, and that utility uses allowed under the new land-use designation include water storage, pumping and treatment facilities, as well as related maintenance facilities. A list of EBMUD storage and pumping plant facilities in Castro Valley have been summarized (see enclosure).

WATER SERVICE

Please be aware that pursuant to Section 15083.5 of the California Environmental Quality Act Guidelines, and Section 10910-10915 of the California Water Code, a Water Supply Assessment (WSA) may be required if projects subsequently defined in or by the General Plan meet specified thresholds of the California Water Code. Written requests to prepare a WSA must be submitted to EBMUD. Preparation of the WSA will require that EBMUD contact the project sponsor to gather data and estimates of future water demands for the project area. Please be aware that the WSA can take up to 90 days to complete from the day the request was received.

Lou Andrade, Project Planner

March 27, 2006

Page 2

WATER RECYCLING

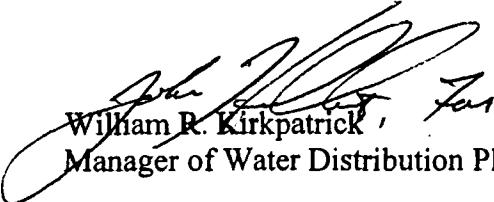
EBMUD's Policy 8.01 requires that customers use non-potable water for non-domestic purposes when it is of adequate quality and quantity, available at reasonable cost, not detrimental to public health and not injurious to plant life, fish and wildlife to offset demand on the EBMUD's limited potable water supply. As part of EBMUD's continuing long-term water supply planning, the feasibility of providing recycled water to areas within Castro Valley may be considered in the future. Therefore, EBMUD requests that Alameda County require developers of new or redevelopment projects in Castro Valley to coordinate and consult with EBMUD regarding the feasibility of supplying these projects with recycled water for landscape irrigation purposes.

WATER CONSERVATION

The proposed Plan presents an opportunity to incorporate water conservation measures. EBMUD would request that Alameda County include a requirement in the Plan, and analysis in the EIR, that the County and project sponsors comply with the California AB 325, Model Water Efficient Landscape ordinance, Division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490-495. EBMUD staff would appreciate the opportunity to meet with the project sponsor to discuss water conservation programs and best management practices. A key objective of this discussion will be to explore timely opportunities to expand water conservation via early consideration of EBMUD's conservation programs and best management practices applicable to the Plan and any defined project.

If you have any questions concerning this response, please contact David J. Rehnstrom, Senior Civil Engineer, Water Service Planning at (510) 287-1365.

Sincerely,


William R. Kirkpatrick,
Manager of Water Distribution Planning

WRK:GAA:sb
sb06_083.doc

Enclosure

**EBMUD Storage and Pumping Facility Location
Castro Valley**

Facility	Location
Pumping Plant	
Almond	1721 President Drive
Bayview	Mattox Road, 100feet North East of Foothill Blvd
Eden	6650 Jensen Ranch Road
Fire Trail	5600 Crow Canyon Road
Jensen No 1	5600 Crow Canyon Road
Jensen No 2	22061 Center Street
Madison	300 feet North of end of Proctor Road
Miller	Opposite of 16872 Columbia Drive
Norris	54506 Jensen Road
Proctor	18350 Almond Road
Walpert North	East of end of Boulder Canyon Drive
Reservoir	
Almond	Opposite 18083 Lamson Rd
Arcadian	End Of Brookdale
Cull Creek	Cull Canyon Rd north of High School
Eden	Right-of-way north of Villareal Dr
El Portal	17241 President Dr
Fairview North No. 1	East of the end of Boulder Canyon Dr
Fairview North No. 2	East of the end of Boulder Canyon Dr
Fire Trail No. 1	North end Greenridge Rd
Fire Trail No. 2	North end Greenridge Rd
Jensen	5494 Jensen Rd
Madison	Opposite 16872 Columbia Dr
Miller	20' north of 6597 Bellhurst Way
Norris	Alongside 6650 Jensen Ranch Rd
Palomares No. 1	Adjacent to 6421 Sunnyslope Ave
Palomares No. 2	Adjacent to 6421 Sunnyslope Ave
Proctor No. 1	300' north of end of Proctor Rd
Proctor No. 2	300' north of end of Proctor Rd
South	North of Grove Way and Gail Dr
Stanton	North side of Fairmont Dr, ¼ mile west of Lake Chabot Rd
Walpert North No. 1	East of the end of Boulder Canyon Dr
Walpert North No. 2	East of the end of Boulder Canyon Dr



April 3, 2006

Lou Andrade
Project Planner
Alameda County Planning Dept.
224 West Winton Avenue, Room 111
Hayward, Ca 94544

**Subject: Castro Valley General Plan - Draft Environmental Impact Report
Notice of Preparation**

Dear Mr. Andrade:

The East Bay Regional Parks District (the "District") has received the Notice of Preparation (NOP) for the Draft Environmental Impact Report for the City of Pleasanton General Plan Update. The District manages 65 regional parks, approximately 1,100 miles of trails, and 96,000 acres of open space for recreation and resource protection throughout Alameda and Contra Costa Counties, including the Anthony Chabot Regional Park, Cull Canyon Regional Park, Lake Chabot Regional Park, Five Canyons Open Space, and portions of the Las Trampas Regional Wilderness and Pleasanton Ridge Regional Park within the Castro Valley Planning Area as identified in the NOP.

The District's 1997 Master Plan also identifies a number of planned regional trail facilities throughout the Castro Valley Planning Area including Cull Canyon to Bishop Ranch trail and the Don Castro to Pleasanton Ridge trail.

The Castro Valley General Plan and associated Environmental Impact Report should address any potential impacts to existing and planned regional park and trail facilities in the planning area and consistency with the District's 1997 Master Plan, the updated Unincorporated Alameda County Bicycle and Pedestrian Plan, and other documents as appropriate.

Additionally, it should be noted that approximately 90% of District lands are managed as natural parklands. As such the Castro Valley General Plan should address the demand and supply for developed parklands such as sports fields, off-leash dog parks, and other uses not typically operated on District lands on County and/or other lands.

Thank you for the opportunity to review and comment on this project. We would appreciate receiving future information on the General Plan and EIR as it becomes available. Please feel free to contact me at (510) 544-2623, or by email at bholt@ebparks.org, should you have any questions and to coordinate further throughout this process.

Respectfully,

Brian W. Holt
Senior Planner

Cc: L. Tong -- Interagency Planning Manager

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April 3, 2006

ALA000215
SCH 2006032036

Mr. Lou Andrade
Alameda County
224 W. Winton Avenue, Room 111
Hayward, CA 94544

Dear Mr. Andrade:

Castro Valley General Plan – Notice of Preparation

Thank you for including the California Department of Transportation (Department) in the environmental review process for the proposed Castro Valley General Plan. The comments presented below are based on the Notice of Preparation for the Castro Valley General Plan Draft Environmental Impact Report. As lead agency, Alameda County is responsible for all project mitigation, including improvements to state highways. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures. Any required roadway improvements should be completed prior to certificate of occupancy. While an encroachment permit is only required when the project involves work in the State Right of Way (ROW), the Department will not issue an encroachment permit until our concerns are adequately addressed. Therefore, we strongly recommend that the lead agency ensure resolution of the Department's concerns prior to submittal of an encroachment permit application. Further comments will be provided during the encroachment permit process; see the end of this letter for more information regarding encroachment permits.

The traffic impact analysis should analyze the effect this general plan will have on State highway facilities and include, but not be limited to the following:

1. Existing Conditions – Current year traffic volumes and peak hour level of service (LOS) analysis of affected State highway facilities.
2. Proposed General Plan Only with Select Link Analysis – Trip generation and assignment for build-out of general plan. Select link analysis represents a project only (in this case, proposed general plan amendment only) traffic model run, where the project's trips are distributed and assigned along a loaded highway network. This procedure isolates the specific impact on the State highway network.

3. General Plan Build-out Only – Trip assignment and peak hour LOS analysis. Include current land uses and other pending general plan amendments.
4. General Plan Build-out plus Proposed General Plan Update– Trip assignment and peak hour LOS analysis. Include proposed general plan amendment and other pending general plan amendments.
5. Mitigation measures should consider highway and non-highway improvements and services. Special attention should be given to the development of alternate solutions to circulation problems that do not rely on increased highway construction.
6. All mitigation measures proposed should be fully discussed, including financing, scheduling, implementation responsibilities, and lead agency monitoring.

We recommend you utilize Caltrans' "*Guide for the Preparation of Traffic Impact Studies*" which can be accessed from the following webpage:
<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>

We look forward to reviewing the Draft Environmental Impact Report for the Castro Valley General Plan. Please send two copies to the address at the top of this letterhead, marked ATTN: Lisa Carboni, Office of Transit and Community Planning.

Encroachment Permit

Any work or traffic control within the State ROW requires an encroachment permit that is issued by the Department. Traffic-related mitigation measures will be incorporated into the construction plans during the encroachment permit process. See the following website link for more information: <http://www.dot.ca.gov/hq/traffops/developserv/permits/>

To apply for an encroachment permit, submit a completed encroachment permit application, environmental documentation, and five (5) sets of plans (in metric units) which clearly indicate State ROW to the address at the top of this letterhead, marked ATTN: Sean Nozzari, Office of Permits.

Should you require further information or have any questions regarding this letter, please call Lisa Carboni of my staff at (510) 622-5491.

Sincerely,



TIMOTHY C. SABLE
District Branch Chief
IGR/CEQA

c: Scott Morgan (State Clearinghouse)



DEPARTMENT OF CONSERVATION

DIVISION OF LAND RESOURCE PROTECTION

801 K STREET • MS 18-01 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 324-0850 • FAX 916 / 327-3430 • TDD 916 / 324-2555 • WEBSITE conservation.ca.gov

April 6, 2006

Mr. Lou Andrade, Project Planner
Alameda County Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544

Subject: Castro Valley General Plan (NOP) for a Draft Environmental Impact Report
(DEIR) - SCH# 2006032036, Alameda County

Dear Mr. Andrade:

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the NOP for the referenced project. The Division monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act and other agricultural land conservation programs. We offer the following comments and recommendations with respect to the project's impacts on agricultural land and resources.

Project Description

The project is a proposed update to the Castro Valley General Plan (CVGP), which is an area plan under the Alameda County (County) General Plan. Castro Valley is centrally located in the western part of the County, bounded by the City of San Leandro to the west, the City of Hayward to the south, East Bay Regional Park District to the north and Contra Costa County to the east. According to the Department's Williamson Act map for the County, it appears that contracted land lies within the CVGP boundaries.

Agricultural Setting of the Project

The DEIR should describe the project setting in terms of the actual and potential agricultural productivity of the land. The Division's Important Farmland Map (IFM) for the County should be utilized to identify agricultural land within the project site and in the surrounding area that may be impacted. Acreages for each land use designation should be identified for both areas. Likewise, the County's Williamson Act Map should

be utilized to identify potentially impacted contract, Farmland Security Zone (FSZ) and agricultural preserve land by acreage and whether it is prime or nonprime agricultural land according to definition in Government Code §51201(c). Maps of the Important Farmland and Williamson Act land should be included in the DEIR.

In addition, we recommend including the following items of information to characterize the agricultural land resource setting of the project.

- Current and past agricultural use of the project area. Include data on the types of crops grown, crop yields and farm gate sales values.
- To help describe the full agricultural resource value of the soils of the site, we recommend the use of economic multipliers to assess the total contribution of the site's potential or actual agricultural production to the local, regional and state economies. State and Federal agencies such as the UC Cooperative Extension Service and USDA are sources of economic multipliers.

Project Impacts on Agricultural Land

The Department recommends that the following be included in the DEIR in the analysis of project impacts.

- Type, amount, and location of farmland lost to project implementation. The conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance is considered a potentially significant adverse impact.
- A discussion of conflicts with Williamson Act contracts, including termination in order to accommodate the project. The DEIR should also discuss the impacts that conflicts or termination would have on nearby properties under contract; i.e., growth-inducing impacts from the perspective that the removal of contract protection removes a barrier to development and results in an incentive to shift to a more intensive land use such as urban development. The termination of a Williamson Act contract is considered a potentially significant adverse impact.
- Indirect impacts on current and future agricultural operations; e.g., land-use conflicts, increases in land values and taxes, vandalism, population, traffic, water availability, etc.
- Growth-inducing impacts, including whether leapfrog development is involved.
- Incremental project impacts leading to cumulatively considerable impacts on agricultural land. These impacts would include impacts from the proposed project as well as impacts from past, current and probable future projects. The Division's farmland conversion tables may provide useful historical data.
- Impacts on agricultural resources may also be quantified and qualified by use of established thresholds of significance (CEQA Guidelines §15064.7). The Division has developed a California version of the USDA Land Evaluation and Site Assessment (LESA) Model, a semi-quantitative rating system for establishing the

environmental significance of project-specific impacts on farmland. The model may also be used to rate the relative value of alternative project sites. The LESA Model is recommended by CEQA and is available from the Division at the contact listed below.

Williamson Act Lands

The Department recommends that the following information be included in the DEIR regarding Williamson Act land impacted by the project.

As a general rule, land can be withdrawn from Williamson Act contract only through the nine-year nonrenewal process. Immediate termination via cancellation is reserved for "extraordinary", unforeseen situations (See Sierra Club v. City of Hayward (1981) 28 Cal.3d 840, 852-855)). Furthermore, it has been held that "cancellation is inconsistent with the purposes of the (Williamson) act if the objectives to be served by cancellation should have been predicted and served by nonrenewal at an earlier time, or if such objectives can be served by nonrenewal now" (Sierra Club v. City of Hayward).

- If cancellation is proposed, notification must be submitted to the Department when the County or City accepts the application as complete (Government Code §51284.1). The board or council must consider the Department's comments prior to approving a tentative cancellation. Required findings must be made by the board or council in order to approve tentative cancellation. Cancellation involving FSZ contracts include additional requirements. We recommend that the DEIR include discussion of how cancellations involved in this project would meet required findings. However, notification must be submitted separately from the CEQA process and CEQA documentation. (The notice should be mailed to Bridgett Luther, Director, Department of Conservation, c/o Division of Land Resource Protection, 801 K Street MS 18-01, Sacramento, CA 95814-3528.)
- Pursuant to Government Code §51243, if a city annexes land under Williamson Act contract, the city must succeed to all rights, duties and powers of the county under the contract unless conditions in §51243.5 apply to give the city the option to not succeed to the contract. Although a city may have protested a contract and although LAFCO may have upheld the protest, conditions in §51243.5 may not have been met to give the city the option to not succeed to the contract. A LAFCO must notify the Department within 10 days of a city's proposal to annex land under contract (Government Code §56753.5). A LAFCO must not approve a change to a sphere of influence or annexation of contracted land to a city unless specified conditions apply (Government Code §§51296.3, 56426, 56426.5, 56749 and 56856.5).
- Termination of a Williamson Act/FSZ contract by acquisition can only be accomplished by a public agency, having the power of eminent domain, for a public improvement. The Department must be notified in advance of any proposed public

acquisition (Government Code §51290 - 51292), and specific findings must be made. The property must be acquired in accordance with eminent domain law by eminent domain or in lieu of eminent domain in order to void the contract (§51295). The public agency must consider the Department's comments prior to taking action on the acquisition. School districts are precluded from acquiring land under FSZ contract. We recommend discussion in the DEIR of whether such action is envisioned by this project and how the acquisition will meet the required findings. However, notification must be submitted separately from the CEQA process and CEQA documentation to the address noted above.

- *If any part of the site is to continue under contract, or remain within an agricultural preserve, after project completion, the DEIR should discuss the proposed uses for those lands. Uses of contracted and preserve land must meet compatibility standards identified in Government Code §51238 - 51238.3, 51296.7. Otherwise, contract termination (see above) must occur prior to the initiation of the land use, or the preserve must be disestablished.*
- An agricultural preserve is a zone authorized by the Williamson Act, and established by the local government, to designate land qualified to be placed under contract. Preserves are also intended to create a setting for contract-protected lands that is conducive to continuing agricultural use. Therefore, the uses of agricultural preserve land must be restricted by zoning or other means so as not to be incompatible with the agricultural use of contracted land within the preserve (Government Code §51230). The DEIR should also discuss any proposed general plan designation or zoning within agricultural preserves affected by the project.

Mitigation Measures

The Department believes that the most effective approach to farmland conservation and impact mitigation is one that is integrated with general plan policies. Mitigation requirements can then be applied systematically towards larger goals of sustaining an agricultural land resource base and economy.

The Department encourages the use of agricultural conservation easements on land of at least equal quality and size as partial compensation for the direct loss of agricultural land. If a Williamson Act contract is terminated, or if growth inducing or cumulative agricultural impacts are involved, we recommend that this ratio be increased. We highlight this measure because of its acceptance and use by lead agencies as mitigation under CEQA. It follows a rationale similar to that of wildlife habitat mitigation. The loss of agricultural land represents a permanent reduction in the State's agricultural land resources. Agricultural conservation easements will protect a portion of those remaining resources and lessen project impacts in accordance with CEQA Guideline §15370.

Mitigation using agricultural conservation easements can be implemented by at least two alternative approaches: the outright purchase of easements or the donation of mitigation fees to a local, regional or statewide organization or agency whose purpose includes the acquisition and stewardship of agricultural conservation easements. The conversion of agricultural land should be deemed an impact of at least regional significance, and the search for replacement lands conducted regionally or statewide, and not limited strictly to lands within the project's surrounding area.

Other forms of mitigation may be appropriate for this project, including the following:

- Protecting farmland in the project area or elsewhere in the County through the use of less than permanent long-term restrictions on use such as 20-year Farmland Security Zone contracts (Government Code §51296 et seq.) or 10-year Williamson Act contracts (Government Code §51200 et seq.).
- Directing a mitigation fee to invest in supporting the commercial viability of the remaining agricultural land in the project area, County or region through a mitigation bank that invests in agricultural infrastructure, water supplies, marketing, etc.
- The Department also has available listing of approximately 30 "conservation tools" that have been used to conserve or mitigate project impacts on agricultural land. This compilation report may be requested from the Division at the address or phone number below.

Although the direct conversion of agricultural land and other agricultural impacts are often deemed to be unavoidable by an agency's CEQA analysis, mitigation measures must nevertheless be considered. The adoption of a Statement of Overriding Consideration does not absolve the agency of the requirement to implement feasible mitigation that lessens a project's impacts. A principal purpose of an EIR is to present a discussion of mitigation measures in order to fully inform decision-makers and the public about ways to lessen a project's impacts. In some cases, the argument is made that mitigation cannot reduce impacts to below the level of significance because agricultural land will still be converted by the project, and, therefore, mitigation is not required. However, reduction to a level below significance is not a criterion for mitigation. Rather, the criterion is feasible mitigation that lessens a project's impacts. Pursuant to CEQA Guideline 15370, mitigation includes measures that "avoid, minimize, rectify, reduce or eliminate, or compensate" for the impact. For example, mitigation includes "*Minimizing impacts by limiting the degree or magnitude of the action and its implementation (§15370(b))*" or "*Compensating for the impact by replacing or providing substitute resources or environments (§15370(e)).*"

All measures ostensibly feasible should be included in the DEIR. Each measure should be discussed, as well as the reasoning for selection or rejection. A measure brought to the attention of the Lead Agency should not be left out unless it is infeasible on its face.

Mr. Lou Andrade, Project Planner

April 6, 2006

Page 6 of 6

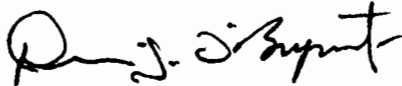
Finally, when presenting mitigation measures in the DEIR, it is important to note that mitigation should be specific, measurable actions that allow monitoring to ensure their implementation and evaluation of success. A mitigation consisting only of a statement of intention or an unspecified future action may not be adequate pursuant to CEQA.

Information about agricultural conservation easements, the Williamson Act and provisions noted above is available on the Department's website or by contacting the Division at the address and phone number listed below. The Department's website address is:

<http://www.conservation.ca.gov/dlrp/index.htm>

Thank you for the opportunity to comment on this NOP. If you have questions on our comments or require technical assistance or information on agricultural land conservation, please contact Bob Blanford at 801 K Street, MS 18-01, Sacramento, California 95814; or, phone (916) 327-2145.

Sincerely,



Dennis J. O'Bryant
Acting Assistant Director

cc: State Clearinghouse

Alameda County Resource Conservation District
3585 Greenville Rd. Suite 2
Livermore, CA 94550

From: "Blanford, Bob" <Bob.Blanford@conservation.ca.gov>
Subject: **RE: Castro Valley Planning Area**
Date: April 19, 2006 10:51:09 AM PDT
To: "Vivian Kahn" <vkahn@kmort.com>

Thank you. Based on the boundaries of the CVGP shown on this map, it does not appear that WA contracted land is involved. However, you may want to consider impacts to contracted land that appears to lie adjacent to some of the northern and eastern boundaries.

-----Original Message-----

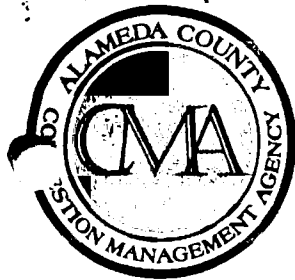
From: Vivian Kahn [mailto:vkahn@kmort.com]
Sent: Monday, April 17, 2006 11:42 PM
To: Blanford, Bob
Cc: Lou Andrade
Subject: Castro Valley Planning Area

Bob,

Here's a map that shows the current Castro Valley Planning Area. We'd appreciate knowing if any lands under Williamson Act contracts are within the area shown on the map. Please get in touch if you have any questions.

Vivian Kahn

Vivian Kahn, FAICP
KAHN/MORTIMER/ASSOCIATES
4623 Davenport Avenue
Oakland, CA 94619
(510) 482-1031
(510) 482-1032 (fax)
<vkahn@kmort.com>



ALAMEDA COUNTY CONGESTION MANAGEMENT AGENCY

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City of Union City

Mayor

Mark Green

Executive Director

Dennis R. Fay

August 17, 2006

Mr. Louis Andrade
Planner III

Alameda County Planning Department
224 West Winton Avenue, Room #111
Hayward, CA 94544

SUBJECT: Comments on the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Castro Valley General Plan

Dear Mr. Andrade:

Thank you for the opportunity to comment on the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Castro Valley General Plan in Alameda County. The existing Castro Valley General Plan was adopted in 1985. The new General Plan will guide the future physical development of Castro Valley. The Plan must be consistent with all Countywide Plan elements including Housing, Noise, and the Resources, Open Space, and Agriculture (ROSA) Plan. The plan will also reflect the passage of Measure D, the initiative approved by the County voters in 2000 to establish an Urban Growth Boundary. The Draft General Plan will contain background information, goals, and policies organized into the following chapters or elements: Community Character and Design, Land Use and Community Development, Circulation, Parks and Natural Resources, Public Services and Facilities, and Noise and Air Quality.

The ACCMA respectfully submits the following comments:

- Alameda County adopted Resolution R-92-0602 on September 1, 1992 establishing guidelines for reviewing the impacts of local land use decisions consistent with the Alameda County Congestion Management Program (CMP). Based on our review of the NOP, the proposed project appears to generate at least 100 p.m. peak hour trips over existing conditions. If this is the case, the CMP Land Use Analysis Program requires the County to conduct a traffic analysis of the project using the Countywide Transportation Demand Model for projection years 2010 and 2025 conditions. Please note the following paragraph as it discusses the responsibility for modeling.
 - The CMA Board amended the CMP on March 26th, 1998 so that local jurisdictions are now responsible for conducting the model runs themselves or through a consultant. The County of Alameda has a signed Countywide Model Agreement with the ACCMA on April 20, 1999. The Countywide model, updated recently incorporating ABAG's revisions to the employment data for Projections 2002, is available to the local

jurisdictions for this purpose. In this regard, the County has already obtained approval from the CMA to use the Countywide Model for this project.

- Potential impacts of the project on the Metropolitan Transportation System (MTS) need to be addressed. (See 2005 CMP Figures E-2 and E-3 and Figure 2). The EIR should address all potential impacts of the project on the MTS roadway and transit systems. These include I-580, I-238, SR 238/Mission Boulevard, I-880, Castro Valley Boulevard, Crow Canyon Road, A Street, B Street, Lewelling/East Lewelling Boulevard, Foothill Boulevard, East 14th Street, Center Street, Redwood Road as well as BART and AC Transit. Potential impacts of the project must be addressed for 2010 and 2025 conditions.
 - Please note that the ACCMA does not have a policy for determining a threshold of significance for Level of Service for the Land Use Analysis Program of the CMP. Professional judgment should be applied to determine the significance of project impacts (Please see chapter-6 of 2005 CMP for more information).
 - In addition, the adopted 2005 CMP requires using 1985 Highway Capacity Manual for freeway capacity standards, which is 2000 vehicles per-lane-per-hour for freeways.
- The CMA requests that there be a discussion on the proposed funding sources of the transportation mitigation measures identified in the environmental documentation. The CMP establishes a Capital Improvement Program (See 2005 CMP, Chapter 7) that assigns priorities for funding roadway and transit projects throughout Alameda County. The improvements called for in the EIR should be consistent with the Capital Improvement Program (CIP) of the CMP. Given the limited resources at the state and federal levels, it would be speculative to assume funding of an improvement unless it is consistent with the project funding priorities established in the CMP CIP, the federal Transportation Improvement Program (TIP), or the adopted Regional Transportation Plan (RTP). Therefore, we are requesting that the environmental documentation include a financial program for all roadway and transit improvements.
- The adequacy of any project mitigation measures should be discussed. On February 25, 1993 the CMA Board adopted three criteria for evaluating the adequacy of EIR project mitigation measures:
 - Project mitigation measures must be adequate to sustain CMP service standards for roadways and transit;
 - Project mitigation measures must be fully funded to be considered adequate;
 - Project mitigation measures that rely on state or federal funds directed by or influenced by the CMA must be consistent with the project funding priorities established in the Capital Improvement Program (CIP) section of the CMP or the Regional Transportation Plan (RTP).

It would be helpful to indicate in the EIR, the adequacy of proposed mitigation measures relative to these criteria. In particular, the EIR should detail when proposed roadway or transit route improvements are expected to be completed, how they will be funded, and what would be the effect on LOS if only the funded portions of these projects were assumed to be built prior to project completion.
- Potential impacts of the project on CMP transit levels of service must be analyzed. (See 2005 CMP, Chapter 4). Transit service standards are 15-30 minute headways for bus service and 3.75-15 minute headways for BART during peak hours. The EIR should

Mr. Louis Andrade

August 17, 2006

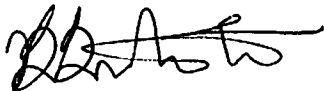
Page 3

address the issue of transit funding as a mitigation measure in the context of the CMA's policies as discussed above.

- The EIR should consider demand-related strategies that are designed to reduce the need for new roadway facilities over the long term and to make the most efficient use of existing facilities (see 2005 CMP, Chapter 5). The EIR could consider the use of TDM measures, in conjunction with roadway and transit improvements, as a means of attaining acceptable levels of service. Whenever possible, mechanisms that encourage ridesharing, flextime, transit, bicycling, telecommuting and other means of reducing peak hour traffic trips should be considered. Street layout and design strategies would foster pedestrian and bicycle connections and transit-friendly site design should also be considered.
- The Alameda Countywide Bicycle Plan is currently in the final stages of update and expected to be approved by the ACCMA Board in their meeting on September 21, 2006. The EIR should consider opportunities to promote countywide bicycle routes identified in the Plan through the project development review process.

Thank you for the opportunity to comment on this Notice of Preparation. Please do not hesitate to contact me at 510/836-2560 ext. 24 if you require additional information.

Sincerely,



Saravana Suthanthira
Associate Transportation Planner

cc: file: CMP - Environmental Review Opinions - Responses - 2006

Appendix C

Alameda County Congestion Management Agency CMP Analysis

Appendix C: Alameda County Congestion Management Agency CMP Analysis

SIGNIFICANCE CRITERIA

The roadway impacts of the project were considered significant if the addition of project-related traffic would result in a level of service (LOS) value worse than LOS E, except where the roadway link was already at LOS F under no project conditions. For those locations where this Baseline condition is LOS F, the impacts of the project were considered significant if the contribution of project-related traffic is at least three percent (3%) of the total traffic. This criterion has been included to address impacts along roadway segments currently operating under unacceptable levels and was developed based on professional judgment using a “reasonableness test” of daily fluctuations of traffic. Also a change of “volume to capacity” (V/C) ratio of 3% has been found to be the threshold for which a perceived change in congestion is observed (the V/C ratio is calculated by comparing the peak hour link volume to the peak hour capacity of the road link). This change is equivalent to about one-half of the change from one level of service to the next.

Level of service (LOS) is a measure of the traffic characteristics of a road segment under different traffic conditions, and is assigned a letter from “A” to “F”, with LOS A representing uncongested, high speed and minimum delay, conditions, while LOS F represents highly unstable congested conditions with low speeds and high delay.

This CMP (Congestion Management Program) analysis focuses on roadway links on MTS (Metropolitan Transportation System) and CMP highway segments and transit corridors, and does not extend to intersections. This is consistent with the guidelines of the 2005 Congestion Management Program.

CONGESTION MANAGEMENT PROGRAM LAND USE ANALYSIS

As an update to the General Plan, the impacts of the project on the regional transportation system were assessed using the Alameda County Congestion Management Agency (ACCMA) Countywide Travel Demand Model. The impact analysis for roadways includes all CMP-designated roadways, plus several local MTS roadways in the vicinity of the project area.

The traffic forecasts were based on the most recent version (during the period when the comments on the NOP were issued) of the Countywide Model, which uses Association of Bay Area Government’s (ABAG) *Projections 2002* (P’02) socio-economic forecasts. Modifications to the model network for the Year 2025 analysis, as discussed and approved by the ACCMA, include the removal of the Hayward Bypass (replaced by the SR 238 Corridor Improvement Modified Project) and modifications to I-580 ramps in Castro Valley associated with the Redwood Road interchange project. The socio-economic data for Castro Valley were modified for the 2025 forecasts. Table 1 below summarizes the changes in development, population, and employment in Castro Valley for the Baseline (original ACCMA model), No Project (CMA revised to reflect 1985 General Plan), and with the proposed project (General Plan Update).

Table 1: Land Use Comparison

	<i>Employed Residents</i>	<i>Households</i>	<i>Household Population</i>	<i>Total Employment</i>
2025 CMA Baseline	37,387	23,903	63,361	10,887
2025 No Project	38,319	25,210	66,561	10,800
2025 CVGP Update	37,742	24,830	65,565	10,734

For the CMP analysis, traffic estimates were calculated for the proposed General Plan Update using the model and then compared against 2025 CMP Baseline volumes. The model was used to calculate trip generation, trip distribution, mode choice, and trip assignment for the General Plan Update. The results were summarized for both highway and transit impacts. Highway impacts were summarized at the designated link locations based on discussions with ACCMA staff (these link locations are generally similar to those identified in the Notice of Preparation letter). Transit impacts were addressed for AC Transit and BART.

CMP AND MTS HIGHWAY SEGMENTS

The levels of service (LOS) for the designated links were analyzed in a spreadsheet using the Florida Department of Transportation LOS methodology,¹ which provides a planning level analysis based on *Highway Capacity Manual 1985* methods. As a planning level analysis, the level of service is based on forecasts of traffic and assumptions for roadway and signalization control conditions, such as facility type (freeway, expressway, and arterial classification), speeds, capacity and number of lanes. The assumption for the number of lanes at each link location was extracted from the model and confirmed through field observations.

The traffic forecasts for 2025 were extracted at the required CMP and MTS highway segments from the ACCMA Countywide Travel Model, for the AM and PM peak hour. The AM and PM peak hour was evaluated. The tables compare the No Project (CMA Baseline) results to the With-Project (GP Update) results. The peak hour volumes, V/C ratios and the LOS for No Project and With-Project conditions represent both directions of flow. The attached detailed tables include all data for 2025 forecast years.

The project would contribute to the 2025 cumulative impacts on the regional and local roadways. With the General Plan Update, none of the MTS roadway segments are expected to result in significant impacts. The addition of project-generated traffic to the regional and local roadways would result in a change in LOS for some other roadway segments which do not result in significant impacts, because they would operate within acceptable LOS E or better or would be below the 3% threshold established for those roadway segments that would be below that standard under No Project conditions. Summaries of the AM and PM peak hour LOS analyses are shown in Tables 2 and 3. Tables 4 through 7 provide the detailed analysis.

¹ Florida Department of Transportation, Level of Service Standards and Guidelines Manual for Planning, 1995.

Table 2: AM Peak Hour LOS Summary

Link Location	Northbound/Eastbound										Southbound/Westbound													
	No-Project		Project		No-Project		Project		Change in V/C		Change in LOS		No-Project		Project		No-Project		Project		Change in V/C		Change in LOS	
	Year	2025	Year	2025	Year	2025	Year	2025	Year	2025	Year	2025	Year	2025	Year	2025	Year	2025	Year	2025	Year	2025	Year	2025
	Volume				V/C				Level of Service				Volume				V/C				Level of Service			
<i>Interstate/State Highways</i>																								
I-580 - west of Sirobridge Ave	4,473	4,489	0.45	0.45	B	B			no	no	no change	8,707	8,661	0.87	0.87	D	D			no	no	no change		
I-238 - west of I-580	2,321	2,334	0.39	0.39	B	B			no	no	no change	5,736	5,642	0.96	0.94	E	E			no	no	no change		
I-880 - south of I-238	6,799	6,791	0.85	0.85	D	D			no	no	no change	9,300	9,191	1.16	1.15	F	F			no	no	no change		
SR238 (Mission Boulevard) - south of A Street	2,415	2,413	0.94	0.94	E	E			no	no	no change	3,546	3,537	1.38	1.38	F	F			no	no	no change		
<i>Arterials</i>																								
Castro Valley Blvd - west of Lake Chabot Rd	637	615	0.37	0.36	D	D			no	no	no change	1,676	1,657	0.99	0.97	E	E			no	no	no change		
Redwood Rd - south of Jamison Way	747	714	0.28	0.27	D	D			no	no	no change	1,424	1,385	0.54	0.52	D	D			no	no	no change		
Center St - north of Fernwood Ct	1,147	1,152	1.37	1.37	F	F			no	no	no change	1,846	1,869	2.20	2.23	F	F			no	no	no change		
Crow Canyon Rd - north of Manter Rd	618	617	0.33	0.33	B	B			no	no	no change	2,130	2,136	1.13	1.13	F	F			no	no	no change		
Lake Chabot Rd - north of Congress Wy	263	257	0.15	0.15	D	D			no	no	no change	795	785	0.46	0.45	D	D			no	no	no change		
A Street - west of Mission Blvd	731	748	0.43	0.44	D	D			no	no	no change	1,613	1,627	0.95	0.96	E	E			no	no	no change		
B Street - east of 2nd Street	631	626	0.36	0.36	D	D			no	no	no change	1,871	1,892	1.08	1.09	F	F			no	no	no change		
Lewelling/East Lewelling Blvd - west of Mission	558	555	0.70	0.69	D	D			no	no	no change	1,107	1,090	1.38	1.36	F	F			no	no	no change		
Foothill Blvd - south of Grove Avenue	3,003	3,021	0.93	0.94	E	E			no	no	no change	4,854	4,869	1.50	1.51	F	F			no	no	no change		
East 14th Street - north of 167th Avenue	745	739	0.44	0.43	D	D			no	no	no change	528	542	0.31	0.32	D	D			no	no	no change		

Table 3: PM Peak Hour LOS Summary

Link Location	Northbound/Eastbound										Southbound/Westbound													
	No-Project		Project		No-Project		Project		Change in V/C		Change in LOS		No-Project		Project		No-Project		Project		Change in V/C		Change in LOS	
	Year	2025	Year	2025	Year	2025	Year	2025	Year	2025	Year	2025	Year	2025	Year	2025	Year	2025	Year	2025	Year	2025	Year	2025
	Volume				V/C				Level of Service				Volume				V/C				Level of Service			
<i>Interstate/State Highways</i>																								
I-580 - west of Sirobridge Ave	9,734	9,717	0.97	0.97	E	E			no	no	no change	4,630	4,631	0.58	0.58	B	B			no	no	no change		
I-238 - west of I-580	5,853	5,835	0.98	0.97	E	E			no	no	no change	3,238	3,245	0.40	0.41	B	B			no	no	no change		
I-880 - south of I-238	9,049	9,030	1.13	1.13	F	F			no	no	no change	8,759	8,753	1.09	1.09	F	F			no	no	no change		
SR238 (Mission Boulevard) - south of A Street	3,454	3,437	1.34	1.34	F	F			no	no	no change	3,247	3,263	1.26	1.27	F	F			no	no	no change		
<i>Arterials</i>																								
Castro Valley Blvd - west of Lake Chabot Rd	1,911	1,890	1.12	1.11	F	F			no	no	no change	914	899	0.54	0.53	D	D			no	no	no change		
Redwood Rd - south of Jamison Way	1,294	1,257	0.49	0.48	D	D			no	no	no change	1,091	1,070	0.41	0.41	D	D			no	no	no change		
Center St - north of Fernwood Ct	1,732	1,726	2.06	2.05	F	F			no	no	no change	1,389	1,400	1.65	1.67	F	F			no	no	no change		
Crow Canyon Rd - north of Manter Rd	2,050	2,026	1.08	1.07	F	F			no	no	no change	1,123	1,132	0.59	0.60	B	B			no	no	no change		
Lake Chabot Rd - north of Congress Wy	822	807	0.47	0.46	D	D			no	no	no change	389	375	0.22	0.22	D	D			no	no	no change		
A Street - west of Mission Blvd	1,762	1,730	1.04	1.02	F	F			no	no	no change	881	897	0.52	0.53	D	D			no	no	no change		
B Street - east of 2nd Street	1,733	1,738	1.00	1.00	E	E			no	no	no change	906	918	0.52	0.53	D	D			no	no	no change		
Lewelling/East Lewelling Blvd - west of Mission	1,021	999	1.28	1.25	F	F			no	no	no change	568	559	0.71	0.70	D	D			no	no	no change		
Foothill Blvd - south of Grove Avenue	5,372	5,414	1.66	1.68	F	F			no	no	no change	3,580	3,604	1.11	1.12	F	F			no	no	no change		
East 14th Street - north of 167th Avenue	800	806	0.47	0.47	D	D			no	no	no change	1,196	1,196	0.70	0.70	D	D			no	no	no change		

Table 4: AM Peak Hour – No Project (CMA Baseline)

Link Location	Facility Type	Lanes	Capacity	NB/EB Volume	V/C	LOS	SB/WB Volume	Capacity	V/C	Lanes	LOS	
<i>Interstate/State Highways</i>												
I-580 - west of Stobridge Ave	FWY	5	10000	4,473	0.45	B	8,707	10000	0.87	5	D	
I-238 - west of I-580	FWY	3	6000	2,321	0.39	B	5,736	6000	0.96	3	E	
I-880 - south of I-238	FWY	4	8000	6,799	0.85	D	9,300	8000	1.16	4	F	
SR238 (Mission Boulevard) - south of A Street	Class 3	3	2570	2,415	0.94	E	3,546	2570	1.38	3	F	
<i>Arterials</i>												
Castro Valley Blvd - west of Lake Chabot Rd	Class 3	2	1700	637	0.37	D	1,676	1700	0.99	2	E	
Redwood Rd - south of Jamison Way	Class 2	3	2640	747	0.28	D	1,424	2640	0.54	3	D	
Center St - north of Fernwood Ct	Class 1b	1	840	1,147	1.37	F	1,846	840	2.20	1	F	
Crow Canyon Rd - north of Manter Rd	Class 1a	2	1890	618	0.33	B	2,130	1890	1.13	2	F	
Lake Chabot Rd - north of Congress Wy	Class 2	2	1740	263	0.15	D	795	1740	0.46	2	D	
A Street - west of Mission Blvd	Class 3	2	1700	731	0.43	D	1,613	1700	0.95	2	E	
B Street - east of 2nd Street	Class 2	2	1740	631	0.36	D	1,871	1740	1.08	2	F	
Lewelling/East Lewelling Blvd - west of Mission	Class 2	1	800	558	0.70	D	1,107	800	1.38	1	F	
Foothill Blvd - south of Grove Avenue	Class 2	4	3230	3,003	0.93	E	4,854	3230	1.50	4	F	
East 14th Street - north of 167th Avenue	Class 3	2	1700	745	0.44	D	528	1700	0.31	2	D	

Table 5: AM Peak Hour - With Project (Castro Valley General Plan Update)

Link Location	Facility Type	Lanes	Capacity	NB/EB Volume	V/C	LOS	SB/WB Volume	Capacity	V/C	Lanes	LOS	
<i>Interstate/State Highways</i>												
I-580 - west of Stobridge Ave	FWY	5	10000	4,489	0.45	B	8,661	10000	0.87	5	D	
I-238 - west of I-580	FWY	3	6000	2,334	0.39	B	5,642	6000	0.94	3	E	
I-880 - south of I-238	FWY	4	8000	6,791	0.85	D	9,191	8000	1.15	4	F	
SR238 (Mission Boulevard) - south of A Street	Class 3	3	2570	2,413	0.94	E	3,537	2570	1.38	3	F	
<i>Arterials</i>												
Castro Valley Blvd - west of Lake Chabot Rd	Class 3	2	1700	615	0.36	D	1,657	1700	0.97	2	E	
Redwood Rd - south of Jamison Way	Class 2	3	2640	714	0.27	D	1,385	2640	0.52	3	D	
Center St - north of Fernwood Ct	Class 1b	1	840	1,152	1.37	F	1,869	840	2.23	1	F	
Crow Canyon Rd - north of Manter Rd	Class 1a	2	1890	617	0.33	B	2,136	1890	1.13	2	F	
Lake Chabot Rd - north of Congress Wy	Class 2	2	1740	257	0.15	D	785	1740	0.45	2	D	
A Street - west of Mission Blvd	Class 3	2	1700	748	0.44	D	1,627	1700	0.96	2	E	
B Street - east of 2nd Street	Class 2	2	1740	626	0.36	D	1,892	1740	1.09	2	F	
Lewelling/East Lewelling Blvd - west of Mission	Class 2	1	800	555	0.69	D	1,090	800	1.36	1	F	
Foothill Blvd - south of Grove Avenue	Class 2	4	3230	3,021	0.94	E	4,869	3230	1.51	4	F	
East 14th Street - north of 167th Avenue	Class 3	2	1700	739	0.43	D	542	1700	0.32	2	D	

Table 6: PM Peak Hour – No Project (CMA Baseline)

Link Location	Facility Type	Lanes	Capacity	NB/EB Volume	V/C	LOS	SB/WB Volume	Capacity	V/C	Lanes	LOS	
<i>Interstate/State Highways</i>												
I-580 - west of Strobbridge Ave	FWY	5	10000	9,734	0.97	E	4,630	8000	0.58	5	B	
I-238 - west of I-580	FWY	3	6000	5,853	0.98	E	3,238	8000	0.40	3	B	
I-880 - south of I-238	FWY	4	8000	9,049	1.13	F	8,759	8000	1.09	4	F	
SR238 (Mission Boulevard) - south of A Street	Class 3	3	2570	3,454	1.34	F	3,247	2570	1.26	3	F	
<i>Arterials</i>												
Castro Valley Blvd - west of Lake Chabot Rd	Class 3	2	1700	1,911	1.12	F	914	1700	0.54	2	D	
Redwood Rd - south of Jamison Way	Class 2	3	2640	1,294	0.49	D	1,091	2640	0.41	3	D	
Center St - north of Fernwood Ct	Class 1b	1	840	1,732	2.06	F	1,389	840	1.65	1	F	
Crow Canyon Rd - north of Manter Rd	Class 1a	2	1890	2,050	1.08	F	1,123	1890	0.59	2	B	
Lake Chabot Rd - north of Congress Wy	Class 2	2	1740	822	0.47	D	389	1740	0.22	2	D	
A Street - west of Mission Blvd	Class 3	2	1700	1,762	1.04	F	881	1700	0.52	2	D	
B Street - east of 2nd Street	Class 2	2	1740	1,733	1.00	E	906	1740	0.52	2	D	
Lewelling/East Lewelling Blvd - west of Mission	Class 2	1	800	1,021	1.28	F	568	800	0.71	1	D	
Foothill Blvd - south of Grove Avenue	Class 2	4	3230	5,372	1.66	F	3,580	3230	1.11	4	F	
East 14th Street - north of 167th Avenue	Class 3	2	1700	800	0.47	D	1,196	1700	0.70	2	D	

Table 7: PM Peak Hour – With Project (Castro Valley General Plan Update)

Link Location	Facility Type	Lanes	Capacity	NB/EB Volume	V/C	LOS	SB/WB Volume	Capacity	V/C	Lanes	LOS	
<i>Interstate/State Highways</i>												
I-580 - west of Strobbridge Ave	FWY	5	10000	9,717	0.97	E	4,631	8000	0.58	5	B	
I-238 - west of I-580	FWY	3	6000	5,835	0.97	E	3,245	8000	0.41	3	B	
I-880 - south of I-238	FWY	4	8000	9,030	1.13	F	8,753	8000	1.09	4	F	
SR238 (Mission Boulevard) - south of A Street	Class 3	3	2570	3,437	1.34	F	3,263	2570	1.27	3	F	
<i>Arterials</i>												
Castro Valley Blvd - west of Lake Chabot Rd	Class 3	2	1700	1,890	1.11	F	899	1700	0.53	2	D	
Redwood Rd - south of Jamison Way	Class 2	3	2640	1,257	0.48	D	1,070	2640	0.41	3	D	
Center St - north of Fernwood Ct	Class 1b	1	840	1,726	2.05	F	1,400	840	1.67	1	F	
Crow Canyon Rd - north of Manter Rd	Class 1a	2	1890	2,026	1.07	F	1,132	1890	0.60	2	B	
Lake Chabot Rd - north of Congress Wy	Class 2	2	1740	807	0.46	D	375	1740	0.22	2	D	
A Street - west of Mission Blvd	Class 3	2	1700	1,730	1.02	F	897	1700	0.53	2	D	
B Street - east of 2nd Street	Class 2	2	1740	1,738	1.00	E	918	1740	0.53	2	D	
Lewelling/East Lewelling Blvd - west of Mission	Class 2	1	800	999	1.25	F	559	800	0.70	1	D	
Foothill Blvd - south of Grove Avenue	Class 2	4	3230	5,414	1.68	F	3,604	3230	1.12	4	F	
East 14th Street - north of 167th Avenue	Class 3	2	1700	806	0.47	D	1,196	1700	0.70	2	D	

Appendix D

General Plan

Implementation Actions

General Plan Implementations Actions

Land Use and Community Development

Land Use Plan

Action 4.1-1 Revise the Alameda County Zoning Code to reflect the proposed land use classifications described in General Plan Table 4-1. These may be adopted as new zoning districts, or the County may decide to revise existing zoning districts. Revise the Alameda County Zoning Map (General Plan Figures 4-3 and 4-4) to reflect the Land Use Classifications shown in General Plan Figure 4-1, Castro Valley General Plan Land Use. Use General Plan Figure 4-2, Substantive Zoning Changes, as the guide for rezoning. Adopt the General Plan Land Use Map as the interim Zoning Map for Castro Valley until such time as the official Alameda County Map is amended.

*Zoning Code
Amendment*

Residential Development

Action 4.2-1 Amend subdivision standards to reflect revised lot sizes and street standards described by the policies and actions in this chapter.

*Subdivision Code
Amendment*

Action 4.2-2 Establish a new zoning district for Hillside residential that includes new standards and guidelines. Standards added shall include but not be limited to the following: Height limits. Develop new height limits and a new methodology for calculating height appropriate for hillside lots. The revisions need to take into account upslope and downslope conditions, and provide a new way of measuring height that relates height limits to the contours of the land. Require buildings to step with the slope of the lot. Lot Coverage. Establish lot coverage limits and/or consider floor area ratio or daylight planes to limit the bulk and size of a house based on the size of the lot. Fences and Entrances. Develop standards and guidelines to ensure that entrances, fences, and walls are designed to reflect the prevailing character of neighborhoods, especially in areas that have retained their rural character. Standards could include requiring fences to be lower in height and/or more open, and discouraging taller solid wall fences. Entrances could be required to be proportionate to the scale of the façade (e.g. less than 2/3

*Zoning Code
Amendment*

Action 4.2-3 Establish special standards for subdivisions and buildings on long deep lots, typically those deeper than 135 feet where new lots are created without frontage on a public street. Standards added shall include but not be limited to the following: Special setbacks, height limits, and/or daylight planes to ensure adequate privacy for adjoining properties. Special provisions to allow exceptions to front, side, and rear yard setbacks, if it can be demonstrated that the site plan achieves a better design solution for the occupants and neighbors in terms of light, air, building bulk, usable open space, and privacy; and achieves an equal or greater total amount of setback area.

*Zoning Code
Amendment*

Action 4.2-4 Consistent standards for private streets depending on the number of units that the street will serve the number of required parking spaces per unit, and reasonable access requirements and operational needs of emergency access vehicles and garbage trucks (same as action 10.1.12). Standards should include: Minimum paved roadway width requirements (i.e., 20 feet for roads serving five or more units or when part of required fire apparatus access, and 12 feet for roads serving between two and five units that is not part of required fire apparatus access); Turnarounds; Landscaping; Red curbs and signage for no parking zones; Sidewalks; and Parking standards.

*Zoning Code
Amendment*

Action 4.2-5	In hillside areas where street widths are substantially below the minimum 20 foot width standard required for emergency access, such as upper Madison avenue/ Common road, one or more of the following requirements should be required to ensure adequate emergency access (same as action 10.1.13): Sprinklers; Turnouts along the paved roadway; Additional on-site parking; Increased roadway width along the front of the property; and Parking restrictions.	<i>Zoning Code Amendment</i>
Action 4.2-6	Revise and expand development standards for single family homes in the RL district. Standards added shall include but not be limited to the following: Lot Coverage and or Floor Area Ratio. Establish lot coverage limits and consider floor area ratio or daylight planes to limit the bulk and size of a house based on the size of the lot; Limits on Garage Width. Limit the degree to which garages dominate the façade; they should occupy no more than 50 percent of the width of the street facing façade. Establish special design and location requirements for three-car garages; and Paving and Planting. Limit the percentage of paving on a parcel, and establish minimum standards for front yard landscaping.	<i>Zoning Code Amendment</i>
Action 4.2-7	Create development standards and guidelines specific to small lot single family homes in the RS district to improve the quality and appearance of small lot single family development. Standards shall include but not be limited to: Minimum Lot Sizes such that net density is between 6 and 11 units per acre (RS, RS-2.5, RS-3.5, RMX); Maximum Lot Coverage; Limits on the degree to which garages dominate the facades; Size and location of private and common open space; Minimum amounts of landscaping within the street facing front yard area; and Design of Building Facades that Face Streets.	<i>Zoning Code Amendment</i>
Action 4.2-8	Create development standards and guidelines specific to townhomes and rowhouses in the RS, RLM, and RMX districts to improve the livability, quality and appearance of this type of development. In preparing the standards and guidelines, review those used by other communities for these development types, and review built examples. Standards shall include but not be limited to: Appropriate densities for different building types; Townhouses: 12 units per net acre (RS-3.5, RMX); Rowhouses: 17-22 units per net acre (RS-2.5, RLM, RMX); Parking ratio, including ratios for guest parking and reductions for transit proximity; Location of front entrances and garages; Lot coverage; Building height; Height and setback transitions to adjacent lower density residential; Front, rear, and side setbacks; Design of building facades facing the street; Minimum distances between buildings; Size and location of private and common open space; Landscaping requirements in driveway areas and at unit entrances; and Requirements for inclusion of personal storage space within units.	<i>Zoning Code Amendment</i>

Action 4.2-9	Create development standards and guidelines specific to apartments and condominiums in the RLM, RM, and RMX districts to improve the quality and appearance this type of development. Standards shall include but not be limited to: Limiting garages and parking areas fronting the street; Design strategies to avoid a “box-like” appearance; Adequate landscaping in parking areas and at unit entrances; Side yard setbacks for taller buildings with primary windows facing the side yard; Size and location of private and common open space.	<i>Zoning Code Amendment</i>
Action 4.2-10	Revise the zoning ordinance to establish revisions to the development review process for residential development in Castro Valley. Maximize the use of staff level review in order to minimize the time and cost of project review for homeowners. Revisions shall address the following issues: Thresholds of Review; Home additions; New Homes; Subdivisions creating less than five lots; Subdivisions creating five lots or more; Multifamily projects with five units or more; Types of cases appropriate for: Planning Commission, Zoning Adjustments Board, Staff Review; New Revised and Expanded Development Standards; Checklist of Design Standards and Guidelines; Role of the Municipal Advisory Committee; Requests for Variances or Exceptions; Decision Making Body; Criteria; Upper Limit on Exceptions. Establish revised permit fees to reflect the level of review required, such that the cost for the review of development applications is borne by the applicant. Hire new staff and train existing staff to have expertise in design review of residential de-velopment.	<i>Zoning Code Amendment</i>
Action 4.2-11	Revise and expand the zoning Code for planned unit developments to specify which types of applications are appropriate and which are not because they effectively constitute a rezoning of the property.	<i>Zoning Code Amendment</i>
Action 4.2-12	Amend the Zoning Ordinance to limit the amount of front yard paving to that required for a driveway and walkway to the entrance. Require that at least 50 percent of the front yard be landscaped.	<i>Zoning Code Amendment</i>
Action 4.2-13	Revise zoning Code and subdivision Code for Castro Valley to prohibit gates across public and private streets.	<i>Zoning Code Amendment</i>
Action 4.2-14	Regulate the storage of recreational vehicles and boats on the street and in front yards, and enforce the Code.	<i>Zoning Code Amendment</i>
<i>Special Policies for Focus Areas</i>		
Action 4.3-1	Madison Common Specific Plan. Review and revise the existing Specific Plan to conform to the General Plan.	<i>Specific Plan Amendment</i>
Action 4.3-2	EBMUD Site. Require preparation of a Specific Plan, Precise Plan, or very detailed Master Plan prior to any subdivision of the property at Sydney Way, Stanton and Carleton avenues. as part of any subdivision, public park land shall be dedicated instead of or in addition to payment of impact fees to meet open space requirements, so that park land is provided on that site. The appropriate size of the park shall be determined as part of the plan preparation.	<i>Zoning Code Amendment</i>
Action 4.3-3	John Drive Area. Require preparation of a Specific Plan or Precise Plan prior to any subdivision of land over two acres in size in this area. The Plan must include provisions to ensure that new development complements and enhances the existing surrounding neighborhood.	<i>Zoning Code Amendment</i>

Action 4.3-4	Crow Canyon Road Area. Require preparation of a Specific Plan or Precise Plan prior to any subdivision of existing lots larger than two acres to ensure that future development is sensitive to the area's biological resources, maintains and enhances the corridor's visual character, and will be adequately served by public services and facilities.	<i>Zoning Code Amendment</i>
Action 4.3-5	Jensen Road. Require preparation of a Precise Plan or design guidelines prior to any subdivision of existing lots larger than two acres to ensure that future development is sensitive to the area's biological resources, complements the existing Palomares Hill development, and will be adequately served by public services and facilities.	<i>Zoning Code Amendment</i>
<i>Civic Uses and Community Facilities with Residential Neighborhoods</i>		
Action 4.4-1	Amend the zoning ordinance to include standards for ministerial approval of large family daycare facilities in residential districts as provided for by State law.	<i>Zoning Code Amendment</i>
Action 4.4-2	Amend the zoning ordinance to allow ministerial approval of childcare and senior centers in residential districts as an accessory use within an existing community center, religious facility, clubhouse, or similar facility subject to reasonable standards and limitations to minimize parking impacts and other conflicts with surrounding residential uses.	<i>Zoning Code Amendment</i>
Action 4.4-3	Amend the zoning ordinance to include standards and limitations for religious and other community assembly uses that will facilitate their approval, while ensuring that traffic and other impacts do not adversely affect surrounding residents.	<i>Zoning Code Amendment</i>
<i>Neighborhood Commercial Uses within Residential Neighborhoods</i>		
Action 4.5-1	In designated neighborhood commercial areas, revise zoning to allow mixed-use development that includes housing, with ground floor uses fronting on arterials or collectors restricted to neighborhood commercial and civic uses.	<i>Zoning Code Amendment</i>
Action 4.5-2	Update the list of permitted and conditional uses in the neighborhood commercial zoning district, and establish criteria for approval of conditional uses. Allow community and civic uses by right, subject to specific limitations and standards to ensure compatibility with residential development on the same site and in the surrounding area. Prohibit drive-in businesses, commercial parking lots, and other commercial uses that would be incompatible with the Plan's objectives and policies for neighborhood Commercial Centers.	<i>Zoning Code Amendment</i>
Action 4.5-3	Per the General Plan Map, rezone the neighborhood commercial site on Seven Hills Road between Redwood and Lake Chabot roads to residential.	<i>Zoning Code Amendment</i>

Action 4.5-4	Prepare Design Standards and Guidelines for mixed use development on neighborhood commercial sites. Include provisions to address the following issues: Height should generally be no more than three stories; Require some variety in building massing such as two-story elements, dormers, or bay windows. Allow some taller elements as focal points for a small percentage of the building footprint; Require height and stepback transitions from neighborhood commercial to adjoining residential properties; Provide adequate short-term parking on the site or on the street for customers; Provide safe bicycle and pedestrian access and secure bicycle parking; and Strongly encourage or require shared driveways and joint access easements on parking lots on adjoining properties to reduce circulation conflicts and improve safety.	<i>Zoning Code Amendment Adopt Guidelines</i>
Action 4.5-5	Require that as part of building remodeling, site changes, or new signage, site upgrades are installed to improve the overall appearance of the property. Requirements shall be commensurate with the scale and cost of the proposed project.	<i>Zoning Code Amendment</i>
Action 4.5-6	Develop and implement Code to ensure that auto service facilities within or adjacent to residential areas are well-maintained and landscaped. Limit overnight parking and towing to minimize conflicts. Expansion of operations and alterations that substantially change the exterior of existing structures shall be subject to discretionary review.	<i>Zoning Code Amendment</i>
Action 4.5-7	Develop and implement façade and landscaping maintenance and improvement programs to upgrade neighborhood retail areas.	<i>Economic/Redevelop ment Program</i>
Action 4.5-8	Include the vacant and underused properties at the southeast corner of Heyer Avenue and Center Street in Redevelopment planning for mixed-use development and community facilities such as a neighborhood park.	<i>Economic/Redevelop ment Program</i>
<i>Economic Development</i>		
Action 4.6-1	Establish a business attraction and retention program to bring new shops, restaurants, and services to Castro Valley, help existing businesses expand or upgrade, and help new businesses to get established.	<i>Economic/Redevelop ment Program</i>
Action 4.6-2	Develop proactive programs to promote small, local businesses such as low-interest loans for property improvements and a “Shop Castro Valley” initiative.	<i>Economic/Redevelop ment Program</i>
Action 4.6-3	Establish priorities for public improvements and programs that help support existing businesses and attract new ones.	<i>Economic/Redevelop ment Program</i>
Action 4.6-4	Explore formation of a Community Improvement District to provide an additional mechanism for funding physical improvements and other programs to enhance commercial areas within the community.	<i>Conduct Study</i>
Action 4.6-5	Streamline project review and permit procedures for businesses–tenant improvements, small building additions, building renovations, etc. Opportunities to streamline procedures should be pursued through a review of the system with user input to help identify problem areas.	<i>Process Improvement</i>
Action 4.6-6	Amend the zoning ordinance to allow limited employment of non-residents and other modifications subject to discretionary staff review to ensure that residential character is maintained.	<i>Zoning Code Amendment</i>

Action 4.6-7 Amend the zoning code and establish design standards and/or guidelines to ensure high quality design in new development. Establish standards for uses that may have potential negative impacts such as auto repair or check-cashing. Establish criteria in the zoning ordinance for site plan and design review. review and establish design standards and guidelines to address the following issues: Building relationship to the Street; Building Relationship to Public Spaces; Quality of Building Materials and Design Features; Ground Floor Design (Transparency, Quality of Materials, and Articulation); and Building Bulk and articulation.

*Zoning Code
Amendment Adopt
Guidelines*

Action 4.6-8 In order to promote the viability of small scale restaurants, allow beer and wine licenses for restaurants without conditional use permits, provided that they offer a full service food menu during all hours that alcohol is served; there is no beer or wine instore advertising. Establish standards in the Zoning Ordinance for restaurants permitted by right related to: hours of operation, noise, trash storage and removal, and other operational issues that can impact neighboring properties.

*Zoning Code
Amendment*

Central Business District

Action 4.7-1 Complete a streetscape improvement project on Castro Valley Boulevard that adds traffic calming measures, street trees, street furniture, lights, banners, medians, bulbouts and other such features to make it a beautiful boulevard. Widen sidewalks to improve the pedestrian experience. Add bulb-outs and/or island (mid-intersection) safety zones to improve pedestrian safety and comfort at crossings and provide areas for community interaction at street corners.

*Capital Improvement
Project*

Action 4.7-2 Initiate catalyst projects as called for in the Redevelopment Strategic Plan to add new commercial and mixed use buildings within the downtown that provide modern adequate-size spaces for new retail uses.

*Economic/Redevelop
ment Program*

Action 4.7-3 Improve pedestrian routes in the following locations: Castro Valley Boulevard to Norbridge along Castro Valley Creek–Add trail and landscaping improvements; Wilbeam from Castro Valley Boulevard to the BART Station–Improve sidewalks, add lighting, add street trees; and; Connection east-west from Anita Avenue to San Miguel Avenue–create a continuous pathway past the Adobe Center and through the park to improve access between residences and the pedestrian core of downtown.

*Capital Improvement
Project*

Action 4.7-4 Identify funding mechanisms for improvements within the Central Business District, including streetscape enhancements, public space, façade renovation, parking, etc. Explore a wide variety of options, including: redevelopment funds, development fees, community facilities districts, public improvements bonds, and regulatory programs applicable to new development.

Conduct Study

Action 4.7-5 Continue to support and enhance the County’s Façade Improvement Program. Encourage participation from Castro Valley property owners, so that older building facades are renovated and the overall appearance of the Central Business District is improved.

*Economic/Redevelop
ment Program*

Action 4.7-6 Pursue strategies to remove billboards and/or reduce their impacts on Castro Valley Boulevard.

*Code Enforcement
Conduct Study
Zoning Code
Amendment*

Action 4.7-7	Augment and enhance code enforcement programs to enforce property maintenance Code requiring property-owners to maintain properties, properly store and dispose of trash, remove graffiti, etc.	<i>Code Enforcement</i>
Action 4.7-8	Implement the provisions of the Castro Valley Central Business District Specific Plan that require modification or replacement of signs that do not conform to the Specific Plan's sign Code.	<i>Code Enforcement</i>
Action 4.7-9	Revise and/or amend the 1992 CBD Specific Plan and Design Guidelines to be consistent with the General Plan and to make it easier to use.	<i>Plan Specific Amendment</i>
Action 4.7-10	Update the standards and guidelines in the CBD Specific Plan to provide detailed standards for future housing and mixed use development. Include provisions to address: Building Setbacks and Relationship to the Street; Front Yard Landscaping and Street Landscaping to create an attractive and livable environment for residents; Side and Rear Setbacks to provide adequate light, air, and ventilation to units; Building Design—Articulation and Quality Materials; Ground Floor Uses and Privacy for any ground floor residential units; Adequate Setbacks and Insulation to minimize noise; Location of Parking; and Height and Setback Transitions to adjacent lower density residential.	<i>Specific Plan Amendment</i>
Action 4.7-11	Update the standards and guidelines in the CBD Specific Plan to provide additional guidance regarding building design. Require discretionary design review, and enforce existing standards and guidelines during project review.	<i>Specific Plan Amendment</i>
Action 4.7-12	Amend the Specific Plan as necessary to include design standards and Code to protect and enhance the appearance of early to mid-20th century commercial buildings that enhance the historic and small town character of the Central Business District. The zoning ordinance should include provisions that would encourage adaptive reuse of such structures such as reduced parking requirements.	<i>Specific Plan Amendment Zoning Code Amendment</i>
Action 4.7-13	Amend the CBD Specific Plan and zoning to establish a Land Use Category and Standards for live work, allowing incidental residential use of a commercial space in areas designated for commercial use. In the zoning standards or project review criteria, encourage live-work development to buffer more intense Central Business District uses from surrounding residential neighborhoods. The residential portion of a live-work project shall be above the ground floor or in those portions of the building that do not have frontage on a commercially-zoned street. The work activities permitted in a live-work space shall be uses that are permitted in the district where the project is located and will not be detrimental to the health and safety of persons who reside on the premises.	<i>Specific Plan Amendment Zoning Code Amendment</i>
Action 4.7-14	Work with the business community, civic, and service organizations to create attractions and events such as the Farmer's Market that will highlight the role of the Central Business District as Castro Valley's traditional downtown and attract residents and visitors.	<i>Inter-Agency Coordination</i>
Action 4.7-15	Core Pedestrian Retail (Sub-Area 7—CBD Specific Plan) (Village District – Redevelopment Strategic Plan). Renovate and add new facilities to create an integrated attractive pedestrian-oriented retail area which serves as the heart of Castro Valley. Create a Village Green, add new retail space; consolidate parking behind structures; and build a new parking structure.	<i>Capital Improvement Project Economic/Redevelop ment Program</i>

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| Action 4.7-16 | BART Transit Village District (Sub-Area 8–CBD Specific Plan). Evaluate the feasibility of designating and developing the BART Station area as a Transit Village under State law. Work with BART to achieve joint development on the BART station site that includes: High Density Residential north of Norbridge; Office or retail on the Redwood Road frontage; and Parking structure, buses, and BART circulation south of Norbridge. Ensure that the parking garage is well-designed, well-lit, and safe; and that it is not out of scale with Castro Valley. Preserve existing parking capacity. | <i>Conduct Study Inter-Agency Coordination</i> |
| Action 4.7-17 | Theater District (Sub-Area 5–CBD Specific Plan). Designate and promote the area around the Chabot Theater as the CBD Entertainment District with restaurants, retail uses, appropriate signage, and a consolidated parking facility behind the buildings on Castro Valley Boulevard. Seek funding available for theater restoration and enhancement, including the addition of theater screens if feasible. | <i>Specific Plan Amendment
Economic/Redevelopment Program</i> |
| Action 4.7-18 | San Carlos Avenue (Sub-Area 3-CBD Specific Plan). Evaluate the viability of the existing light industrial/auto repair district at San Carlos and Park to determine whether to revise allowed uses to include live-work or other non-industrial uses. | <i>Conduct Study Specific Plan Amendment</i> |
| Action 4.7-19 | Ground Floor Uses in the Pedestrian Core (Sub-Area 7–CBD Specific Plan). Amend the CBD Specific Plan to prohibit professional and real estate offices and title companies in ground floor spaces in the pedestrian-oriented downtown retail core area bounded by Redwood Road on the east and Santa Maria Avenue on the west. | <i>Specific Plan Amendment</i> |
| Action 4.7-20 | Auto-oriented Commercial East of Redwood Road (Portion of Sub-Area 10–CBD Specific Plan). Amend the CBD Specific Plan to allow auto-oriented community commercial uses with additional parking on the east side of Redwood Road near Castro Valley Boulevard. | <i>Specific Plan Amendment</i> |
| Action 4.7-21 | Castro Valley Boulevard: Norbridge to Lake Chabot Road (Sub-Area 2–CBD Specific Plan). Preserve entertainment uses. If sites are redeveloped, new development should be for community facilities, family entertainment uses, or retail uses. Office uses could be allowed in conjunction with other uses. Prior to any redevelopment of the existing minigolf course, the redevelopment agency, County, and/or the Parks District should consider development of family entertainment uses somewhere easily accessible for the community. | <i>Specific Plan Amendment</i> |
| Action 4.7-22 | Library District (Portion of Sub-Area 10–CBD Specific Plan). If sites are redeveloped, build new retail with consolidated parking behind. Include housing above if economically feasible. Provide pedestrian connections to the County library. | <i>Capital Improvement Project Specific Plan Amendment</i> |

Professional-Medical District

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| Action 4.8-1 | Amend specific plan standards and guidelines and establish design review procedures to ensure that development in the district, including Eden Medical Center, achieves a high quality of building design and site planning, and includes ample landscaping. Standards and guidelines must address the following issues: New buildings at Eden Medical Center to be located and designed so they do not loom over adjacent small scale residential; Access points for emergency vehicles to minimize impacts on surrounding residential; Entrance and exit points into parking to minimize impacts on surrounding residential; Minimum setbacks from residential properties; Quality of building design—materials, articulation, architectural interest, design integrity; Relationship of buildings to surrounding streets; and Street trees and street improvements to make units facing the street more livable. | <i>Specific Plan
Amendment /Zoning
Code Amendment</i> |
| Action 4.8-2 | As shown on the General Plan Land Use Maps, expand the professional-medical district to include additional sites fronting on Stanton Avenue that are currently individual residential sites in between portions of the hospital site. Encourage residential uses on the sites fronting Stanton Avenue, particularly if targeted to hospital employees and nursing homes, so that uses are compatible with residential uses across the street. | <i>Zoning Code
Amendment</i> |
| Action 4.8-3 | Amend the Specific Plan to prohibit parking as a permanent use on private properties fronting on the east side of Lake Chabot Road, unless the Lake Chabot Road frontage includes commercial uses at the ground floor. Also, prohibit or discourage use of Lake Chabot Road properties for long term use by construction staging and construction parking. If temporary parking is permitted, require landscaping along the Lake Chabot Road frontage. Maintain on-street parking to the maximum extent feasible. | <i>Specific Plan
Amendment</i> |
| Action 4.8-4 | Require the installation of landscaping along property frontage and the public right of way on Lake Chabot Road as properties are redeveloped in order to improve the appearance of Lake Chabot Road and create a distinctive and attractive identity for the Professional-Medical District. | <i>Zoning Code
Amendment, Specific
Plan Amendment</i> |
| Action 4.8-5 | Direct traffic away from residential areas to the north and west of the district. Minimize the impacts of ambulance noise and circulation on surrounding residential properties. | <i>Project Review</i> |
| Action 4.8-6 | Encourage the development of shared driveways and parking areas to reduce the number of driveways on Lake Chabot Road and reduce the number of vehicles that have to back into the public right of way. This is necessary to prevent accidents involving cars and pedestrians, and to reduce traffic congestion on Lake Chabot Road. | <i>Zoning Code
Amendment, Specific
Plan Amendment</i> |

Community Commercial, General Commercial, and Community Services and Office Districts

Action 4.9-1	Amend the Zoning Ordinance to establish a new community commercial zoning district or modify existing C-I provisions for Castro Valley. The new regulations should allow those retail uses that are now permitted by right in the neighborhood Commercial (CN) and Retail Business (C-I) districts, food service establishments, and neighborhood serving office uses that are permitted in the administrative office (CO) district. The ordinance should include limitations on size and operations when necessary to minimize land use conflicts. uses that require case-by-case evaluation to ensure that they will not have adverse effects based on the establishment's specific characteristic and the nature of surrounding uses should require a conditional use permit. Such uses include: Animal hospitals; Alcohol sales for on or off-site consumption, except at full service restaurants; Clubhouses and lodges; Commercial recreation; Community care facilities; Drive-in and drive through businesses; Funeral homes and mortuaries; Gasoline service stations; Parking lots; Plant nurseries; Recycling centers; Small theaters; and T	<i>Zoning Code Amendment</i>
Action 4.9-2	Establish a general commercial district for Castro Valley to provide for community retail and services, including lumberyards, large equipment rental and repair, machine shops, commercial print shops, auto repair, auto sales and parts, gasoline service stations, and similar uses that generate automobile and truck traffic and are, therefore, not appropriate for either neighborhood commercial areas or those parts of the Central Business District designated as intense and pedestrian-oriented retail areas.	<i>Zoning Code Amendment</i>
Action 4.9-3	Create a new community services and offices district in the area currently designated Administrative Office (C-O) along Redwood Road below I-580. Tailor the zoning to allow small-scale retail, personal services, and community-serving office uses. Amend zoning standards to reduce the extent of non-conformity for properties currently in the C-O district on Redwood Road.	<i>Zoning Code Amendment</i>
Action 4.9-4	Consider a special zoning provision that allows residentially zoned property adjacent to commercial areas to follow commercial zoning regulations of the adjoining commercially zoned properties. This would need to be a discretionary type of review with public notice, for example a conditional use permit, and specific findings would need to be established.	<i>Zoning Code Amendment</i>
Action 4.9-5	Develop design review standards and guidelines for general commercial, community commercial, and community services and offices districts, including ministerial check list, design review for smaller projects and discretionary review for larger projects and development at identified catalyst sites. Standards and/or guidelines must address the following issues: Parking Lot Landscaping; Pedestrian Access from Sidewalks and Parking Areas to Store Entrances; Location of Surface Parking; Building Design-articulation, architectural interest, quality of materials; Location of Entrances; and Streetscape Improvements including street trees.	<i>Zoning Code Amendment, Adopt Guidelines</i>
Action 4.9-6	Amend the Zoning Ordinance's sign regulations and propose amendments to improve signage in commercial areas outside the Central Business District. Develop and adopt sign guidelines to augment the Ordinance's sign standards.	<i>Zoning Code Amendment, Specific Plan Amendment, Adopt Guidelines</i>

Action 4.9-7	Use existing regulations and formulate additional regulations and programs that are needed to promote the improvement of commercial properties by upgrading building facades, installing landscaping, improving signage, screening outdoor storage and buffering such uses from surrounding residential and retail uses. Develop and implement façade and landscaping maintenance/improvement programs to assist owners to upgrade non-residential properties not in Redevelopment Areas along Redwood Road, Center Street, and Grove Way. Assistance should be limited to those uses that conform to General Plan policies.	<i>Zoning Code Amendment</i>
Action 4.9-8	Rezone properties on the southerly side Grove Way east of Redwood Road from Light Industrial (M-I [B-40]) to allow medium density multi-family residential or mixed-use development. Existing commercial development is inconsistent with the General Plan and the properties have characteristics, such as proximity to creeks and open space, that would enhance residential development. Existing uses are allowed to remain following County ordinance provisions for nonconforming uses.	<i>Zoning Code Amendment</i>
Action 4.9-9	Rezone the church property adjacent to Trader Joe's from Residential to Community Commercial, to ensure that the commercial character of the area near Redwood Road and Grove Way is maintained in the event that the present religious assembly use is eliminated	<i>Zoning Code Amendment</i>
Action 4.9-10	Rezone properties to residential use on the southerly side of Grove Way east of Center Street, since residential uses already predominate in this area and residential uses can enjoy the visual and open space benefits of the creek to the rear.	<i>Zoning Code Amendment</i>
Action 4.9-11	Rezone the westerly side of Center Street near the Hayward city limits to residential uses, since residential uses already exist and fit in with adjacent residential development.	<i>Zoning Code Amendment</i>
Action 4.9-12	Establish an aggressive program to enforce the requirements of the County's Health and Safety Code regarding unlawful outdoor storage, overgrown vegetation, litter, graffiti, parking violations, broken windows, and other conditions along Redwood Road, Grove Way, and Center Street.	<i>Code Enforcement</i>
Action 4.9-13	Conduct feasibility studies to identify and evaluate opportunity sites suitable for renovation and development along Redwood Road, Center Street, and Grove Way, and formulate strategies to promote that type of reinvestment.	<i>Conduct Study</i>
Action 4.9-14	Redesign Redwood Road to provide additional on-street parking, include more extensive and taller landscaping in the medians, and add street trees on both sides of the street. Also identify areas on Grove Way where additional on-street parking can be added to support commercial uses.	<i>Capital Improvement Project</i>
Action 4.9-15	Require street and parking lot landscaping as a condition of approval for new construction, alterations, or changes of use that are subject to discretionary review.	<i>Zoning Code Amendment</i>

Community Character and Design

Natural Setting and Visual Character

Action 5.1-1	During the review of public and private development projects, require visual impact analysis to ensure protection of views to natural areas from public streets, parks, trails, and community facilities.	<i>Zoning Code Amendment</i>
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Action 5.1-2 Encourage planned unit developments that cluster lots and preserve large areas of open space for new subdivisions in hillside, creek, and canyon areas and in areas with significant biological resources. *Zoning Code Amendment*

Action 5.1-3 Maintain Cull Canyon Lake. Keep it filled with water, because it is an important visual resource as well as an important flood control facility. *Capital Improvement Project*

Street Design and Community Landscaping

Action 5.2-1 Add street landscaping and other visual improvements along the following streets during the 20-year planning period of the General Plan: Lake Chabot Road between Seven Hills Road and Quail Avenue; Norbridge/Strobridge Intersection between I-580 and Castro Valley Boulevard; Lake Chabot Road between Somerset Avenue and Castro Valley Boulevard; Redwood Road between Grove Way and I-580—landscaping and trees in the median; Grove Way between Redwood Road and Center Street; ‘A’ Street from the Planning Area boundary to Grove Way; Center Street from the Planning Area boundary to Grove Way; Grove Way from Center Street to I-580; and Crow Canyon Road in the segment just within and outside the Castro Valley Planning area. *Capital Improvement Project*

Action 5.2-2 Add simple entry sign structures and street landscaping in the following gateway locations, which are entrances into the Castro Valley Planning area: Seven Hills Road and Lake Chabot Road; Norbridge/Strobridge Gateway at I-580; ‘A’ street near the Planning Area boundary; Center Street near the Planning Area boundary; Crow Canyon Road near the Planning Area boundary; and East Castro Valley Boulevard near the I-580 exit ramp. *Capital Improvement Project*

Action 5.2-3 Add streetscape improvements on Lake Chabot Road as part of the hospital renovation and rebuilding on order to improve the appearance of this area from Somerset Avenue to Castro Valley Boulevard. *Capital Improvement Project*

Action 5.2-4 Complete the Castro Valley Boulevard Streetscape Plan improvements in order to create an attractive and pedestrian-friendly character in central Castro Valley. *Capital Improvement Project*

Action 5.2-5 Identify all large scale development projects and public roadway projects planned within and around the Castro Valley planning area. Review environmental review documents for such projects. Request and lobby for landscaping improvements that mitigate visual impacts and improve the appearance of Castro Valley to be part of those projects. *Project Review*

Action 5.2-6 Work with property owners and the Redevelopment Agency to improve building façade appearance and signage and promote new quality infill development in the major commercial centers of the community and at key gateway locations, specifically including the following priority areas: Castro Valley Boulevard from Redwood Road to Lake Chabot Road; Castro Valley Boulevard from Lake Chabot Road to Norbridge Avenue; Lake Chabot Road from Seven Hills Road to Quail Avenue; Commercial Properties near the Grove Way and Center Street intersection; and Commercial Properties near the Grove Way and Redwood Road intersection. *Economic and Redevelopment Program*

Action 5.2-7 Work with PG&E and other public agencies to underground overhead utility lines along major commercial corridors using Rule 20A monies and other funding sources. *Capital Improvement Project, Inter-Agency Coordination*

Action 5.2-8 Work with private property owners, the Redevelopment Agency, County departments, State government officials, and other public agencies to reduce the number of billboards on Castro Valley Boulevard. *Inter-Agency Coordination*

Action 5.2-9 Forward a bond measure to Castro Valley voters to provide local match funds for community appearance improvements, street improvements, community gathering places, and historic or local cultural resource preservation. *Capital Improvement Project*

Community Gathering Places

Action 5.3-1 Establish a capital improvement plan for Castro Valley community gathering places. *Capital Improvement Project*

Action 5.3-2 Construct the Castro Valley Library, and include a community meeting space in the building. Provide a small café and outdoor plaza if feasible. Coordinate the building project with creation of a creek trail improvement project adjacent to the site. *Capital Improvement Project*

Action 5.3-3 Create a central community plaza in the core pedestrian area of the Central Business District, for example within Castro Valley Shopping Center, as a small gathering place for civic events such as a holiday lighting celebration. *Capital Improvement Project*

Action 5.3-4 Establish joint ventures with other agencies for the addition of community meeting rooms or community performance spaces at existing facilities, such as public schools and Eden Hospital. *Capital Improvement Project, Inter-Agency Coordination*

Action 5.3-5 Continue to operate a farmers’ market in Castro Valley, possibly at the BART station, at the future library site, or at a future community plaza. Use this space for other community events to hold festivals, holiday celebrations, civic events, etc. *Economic and Redevelopment Program*

Action 5.3-6 Work with the federal government to improve or relocate the Castro Valley post office site and consider including a small public plaza as part of the project. *Capital Improvement Project*

Historic and Local Cultural Resources

Action 5.4-1 Complete the Historical Resources Survey of the Castro Valley Planning Area, an inventory of historic and local cultural resources. Prior identification and evaluation of historic resources will facilitate the development of appropriate strategies for their preservation and protection in advance of the development review process. *Conduct Study*

Action 5.4-2	<p>Adopt regulations to protect and preserve historic and local cultural resources in the Castro Valley Planning Area based on the results of the Historical Resources. Establish the following three different categories of historic and local cultural resources, and regulations for alterations, additions, and demolition commensurate with the value of the resources: Historic Resources that qualify for federal or state designation; Local Historic Resources that may not qualify for federal or state designation but are of local interest and are worthy of preservation; and Local cultural resources that are not historic resources as defined by CEQA but enhance the character of the community through their architectural character or their connection to local history. Because the County has not had a preservation ordinance or other regulations or guidelines to protect historic and cultural resources, Staff and decision-makers have used the environmental review process to identify and evaluate potentially significant resources on a project-by-project basis. The adoption of a preservation ordinance and formulation of other preservation tools, such as design standards</p>	<i>Zoning Code Amendment</i>
Action 5.4-3	<p>Adopt regulations for the protection of historic and local cultural resources that provide clear guidance and criteria to determine when demolition of a historic or local cultural resource is permitted. Specify appropriate mitigations in cases where demolition is permitted, consistent with CEQA and commensurate with the size and scale of the project and the value of the resource. Such mitigations may, for example, include donations to programs that restore historic or cultural resources.</p>	<i>Zoning Code Amendment</i>
Action 5.4-4	<p>Revise the project review process to ensure that regulations and policies related to preservation of historic and local cultural resources are enforced. Establish or designate the review process through which additions, alterations, and demolition of historic or local cultural resources will be reviewed, for example through design review, site plan review, etc. Refer all projects subject to environmental review, and all projects on creekside properties (as defined in Chapter 7 of the General Plan) that involve more than one new residential unit or more than 10,000 square feet, to the Northwest Information Center to conduct project review to determine whether known historic or archaeological resources are present and whether a study has been conducted on all or a portion of the project site. Require a staff evaluation of structures more than 50 years old proposed for demolition to determine if a structure is a historic or local cultural resource.</p>	<i>Zoning Code Amendment</i>
Action 5.4-5	<p>Consider adopting design review districts, specific plans, or other similar mechanisms to preserve the character of neighborhoods that have a unique design character. These may be considered for designation as historic districts, or may be designated as local cultural or design districts if they do not qualify for designation as a historic district. Design review criteria, standards, and guidelines can be established through an overlay district in the Zoning Ordinance or through a specific plan. Modified setback, height, and other standards can be prescribed to ensure the consistency of new buildings and additions with the existing neighborhood development patterns. Design guidelines can be written and illustrated in order to preserve the design character of neighborhoods.</p>	<i>Zoning Code Amendment, Adopt Guidelines</i>

Action 5.4-6	Work with County departments, the Alameda County Parks, Recreation and Historical Commission; the East Bay Regional Parks District; the Hayward Area Historical Society; other public agencies; businesses; and nonprofit organizations to establish programs for preservation of historic and local cultural resources. Consider establishing the following types of programs: A historic preservation fund that provides a monetary source for local preservation incentives such as an architectural assistance program and archaeological site protection plan. The fund may be supported through grants, private or public donations, or other sources; Permanent displays for the new Castro Valley Library describing the culture of Native American communities who lived in the area and the history and development of the community since European settlement in the 19th century; A “receiver site” program that provides relocation sites for historical resources (buildings, structures or objects) that cannot be preserved onsite. Receiver sites should be located within the community in which the resource was originally	<i>Inter-Agency Coordination</i>
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circulation

Overall Circulation

Action 6.1-1	When reviewing development proposals, consider the needs of all travel modes: automobile, pedestrian, transit and bicycle. In conditions of approval or environmental impact mitigations that are required, balance the needs of all the different modes. Consider impacts on levels of service for pedestrians, bicyclists and transit in addition to impacts on vehicular circulation. Consider needs for bicycle parking, sidewalk requirements, and landscaping.	<i>Zoning Code Amendment</i>
Action 6.1-2	Consider new methodologies for Analysis of Circulation. As more sophisticated and reliable methodologies are developed for evaluating transportation impacts on pedestrians, transit, and cyclists: Revise the County standard method of traffic impact analysis to include such measures; and Reduce the significance threshold for impacts to auto levels of service on streets where the County wants to prioritize pedestrians, transit, and bicycles.	<i>Conduct Study</i>
Action 6.1-3	Use the revised level of service policy for vehicular circulation in the environmental review of all projects.	<i>Zoning Code Amendment</i>
Action 6.1-4	Establish an infill opportunity zone including all areas within one-third of a mile of the Castro Valley BART station that the General Plan designates for mixed use development or development at a density of 24 or more units per acre as provided for in State law. Develop an alternative multimodal composite level of service standard or approved list of flexible level of service mitigation options that would apply within the infill opportunity zone.	<i>Zoning Code Amendment, Specific Plan Amendment</i>
Action 6.1-5	Work with the Eden Medical Center, the Castro Valley Unified School District, and other major Castro Valley employers, as well as small businesses to promote adoption of staggered working hours, compressed work-week, home-based telecommuting, car-pooling, use of transit, and bicycling to employment centers within Castro Valley to reduce traffic congestion especially during peak hours.	<i>Inter-Agency Coordination</i>

Regional Roadways and Local Streets

Action 6.2-1	Conduct a study of the two-way conversion of Norbridge at its western end and reconfiguration the intersections of Norbridge-Stanton and Strobridge at Castro Valley Boulevard to improve vehicular and bicycle access to the Castro Valley BART station as well as address the congestion at these intersections along Castro Valley Boulevard. Design the improvements and seek funding as a top priority for Castro Valley.	<i>Conduct Study, Capital Improvement Project</i>
Action 6.2-2	Cooperate with Caltrans to implement the Redwood Road Interchange Project to install on-ramps and off-ramps to I-580 at Redwood Road. Complete the Redwood Road Interchange Project that constructs new on and off ramps onto I-580 at Redwood Road and revises the onramps and off ramps along East Castro Valley Boulevard and Grove Way.	<i>Capital Improvement Project, Inter-Agency Coordination</i>
Action 6.2-3	Review traffic control plans and construction plans in order to maintain local access and minimize impacts on local circulation during the construction period.	<i>Process Improvement</i>
Action 6.2-4	Continue to monitor actual levels of service at major intersections to ascertain whether levels of service decrease to a level lower than projected. Present findings to the County Board of Supervisors.	<i>Process Improvement</i>
Action 6.2-5	Review design alternatives and address the potential impacts of the State Route 238 improvements through the City of Hayward on the local circulation in Castro Valley, particularly: along Castro Valley Boulevard at Foothill Boulevard; through traffic on Center Street; and traffic on Center and Grove Way.	<i>Capital Improvement Project</i>
Action 6.2-6	Work with Caltrans and transit providers to identify measures to promote fuller utilization of the Park-and-Ride lot on Center Street. Work with Caltrans and AC Transit to relocate the Center Street Park-and-Ride lot once the I-580/Redwood Road Interchange Project is completed and the eastbound off-ramp is relocated from Center Street to Grove Way.	<i>Inter-Agency Coordination</i>
Action 6.2-7	Widen the dam crossing on Heyer Avenue west of Cull Canyon Road to add turning lanes and bike lanes in addition to pedestrian improvements.	<i>Capital Improvement Project</i>
<i>Residential Neighborhood Streets</i>		
Action 6.3-1	Continue to implement the County's Neighborhood Traffic Calming Program to enhance safety and livability on residential streets. Identify and install the most effective and appropriate technique for each individual location. Review the requirements for the percentage of residents that must sign petitions for traffic calming devices, to ensure that they do not overly discourage residents from initiating traffic calming projects.	<i>Capital Improvement Project</i>
Action 6.3-2	Consider adopting an ordinance that would prohibit trucks heavier than 3 tons from operating on designated residential streets, except for emergency, maintenance, and transit vehicles.	<i>Zoning Code Amendment</i>
<i>Transit</i>		
Action 6.4-1	Advocate for and support regional, state, and national policies and programs that will encourage increased transit use by subsidizing transit fares, operations, and capital improvements and providing a more stable operating budget for transit agencies.	<i>Inter-Agency Coordination</i>

Action 6.4-2	Work with AC Transit, BART, the Castro Valley and Hayward School Districts, other major employers, colleges, and Alameda County cities to establish a transit pass program for employees of major Alameda County businesses and students at Cal State East Bay, the Peralta Colleges and other large institutions.	<i>Inter-Agency Coordination</i>
Action 6.4-3	Review existing bus routes in Castro Valley for opportunities to improve service to higher density residential areas as well as employment centers.	<i>Process Improvement</i>
Action 6.4-4	Coordinate with BART and AC Transit to facilitate safe, efficient, and convenient access to transit stations and bus stops. See Figure 6-1 in the General Plan for areas of recommended implementation.	<i>Inter-Agency Coordination</i>
Action 6.4-5	Seek Safe Routes to Transit and other funding to improve pedestrian access to bus stops along regional bus routes.	<i>Capital Improvement Project</i>
Action 6.4-6	Develop wayfinding signage program from Castro Valley Boulevard to the Castro Valley BART station for pedestrians and vehicles.	<i>Capital Improvement Project</i>
Action 6.4-7	Improve sidewalks and add landscaping and lighting on Wilbeam Avenue to improve the comfort and safety of pedestrian access to the BART station.	<i>Capital Improvement Project</i>
Action 6.4-8	Require participation in the existing Commuter Check program as a standard condition of approval for new large scale non-residential projects.	<i>Zoning Code Amendment</i>
Action 6.4-9	Encourage establishment of Transportation Demand Management (TDM) programs at new or expanded large-scale employment sites and shopping centers, including provision of preferential carpool parking and car share programs, bicycle lockers, BART shuttles, and other transit connection services.	<i>Zoning Code Amendment</i>
Action 6.4-10	Work with homeowners' associations and neighborhood groups in Palomares Hills, Five Canyons, and other large residential developments to establish shuttle services to BART or initiate other feasible measures to promote alternatives to driving alone such as car-pooling and shuttle services to major employment centers, commercial areas and transit areas.	<i>Inter-Agency Coordination</i>
Action 6.4-11	As part of development project review, encourage preferential parking measures for carpool and vanpool vehicles, guaranteed ride home services and other incentives to employees choosing transportation modes other than driving.	<i>Zoning Code Amendment</i>
Action 6.4-12	Consider requiring large employers with over 200 employees, or large scale new development over 100,000 square feet, to contribute to the cost of providing shuttle service from central employment locations to BART.	<i>Zoning Code Amendment</i>
Action 6.4-13	Establish a shuttle service for employees and patients between Eden Medical Center and the Castro Valley BART station.	<i>Capital Improvement Project</i>
Action 6.4-14	Identify locations for additional bus shelters, particularly at major stops and transfer points, and work with transit agencies or private businesses to have them installed.	<i>Capital Improvement Project, Inter-Agency Coordination</i>

Action 6.4-15	Promote regional and local ridesharing organizations and advocate legislation to maintain and expand incentives for transit use such as tax deductions and tax credits.	<i>Inter-Agency Coordination</i>
<i>Bicycle Circulation</i>		
Action 6.5-1	Review and, as required, revise County road standards to accommodate bicycle routes consistent with this Plan and the Countywide Bicycle Plan.	<i>Other Code Amendments</i>
Action 6.5-2	Implement bike lanes on Castro Valley Boulevard as part of the Redevelopment Strategic Plan.	<i>Capital Improvement Project</i>
Action 6.5-3	Amend the County zoning ordinance to include regulations regarding the provision of bicycle and pedestrian facilities such as weather protected bicycle parking, direct and safe access for pedestrians and bicyclists to adjacent bicycle routes and transit stations, secure short-term parking for bicycles, and to the extent feasible encourage provision of showers and lockers for employees at worksites.	<i>Zoning Code Amendment</i>
Action 6.5-4	Identify a funding source and schedule for implementing those high priority projects in the Countywide Bicycle Plan that would improve conditions for cyclists within the community including widening curb lanes and/or construct shoulders as necessary to provide bike lanes on: Lake Chabot Road; Redwood Road; and Crow Canyon Road.	<i>Capital Improvement Project</i>
Action 6.5-5	Establish guidelines to be used when reviewing development proposals to ensure that site plans and facilities are designed to encourage bicycle use and do not create unsafe conditions for bicyclists.	<i>Zoning Code Amendment, Adopt Guidelines</i>
Action 6.5-6	Use the Alameda Countywide Bicycle Plan’s design guidelines and best practices or comparable criteria when designing the streetscape improvements.	<i>Capital Improvement Project</i>
<i>Pedestrian Circulation</i>		
Action 6.6-1	Install curbs, gutters, sidewalks, pedestrian crossing improvements and/or landscaping improvements along Somerset Avenue, Stanton Avenue, Miramar Avenue, Seven Hills Road, upper Lake Chabot Road, Heyer Avenue and Center Street. Eliminate sidewalk gaps and improve sub-standard conditions in identified Pedestrian Activity Corridors within Castro Valley. Prepare and implement a capital improvement program over the next 20 years that eliminates all sidewalk gaps and substandard conditions identified in the Alameda County Pedestrian Master Plan. Sidewalk Construction Program projects target: Heyer, Mable, Santa Maria, San Miguel, Anita, and Stanton avenues; Proctor Road; Christensen Lane; and Marshall Street. A separate sidewalk installation is proposed for Orange Avenue.	<i>Capital Improvement Project</i>
Action 6.6-2	Provide streetscape improvements to add pedestrian refuges in medians, bulb-outs, or other features that improve pedestrian comfort and safety along Castro Valley Boulevard west of Strobridge and Grove Way.	<i>Capital Improvement Project</i>
Action 6.6-3	Consider installing pedestrian crosswalk “runway” lights in the pavement at heavily-used and dangerous pedestrian crossings. Suggested locations are designated on Figure 6-1 of the General Plan.	<i>Capital Improvement Project, and Subdivision Code</i>
Action 6.6-4	Continue to require installation of sidewalks and physically-demarcated walkways in new development.	<i>Zoning Code Amendments</i>

Action 6.6-5 Study the feasibility of developing a pedestrian and bicycle path linking the new Castro Valley Library to surrounding commercial and residential areas along Castro Valley Creek. *Conduct Study*

Pedestrian Friendly Downtown

Action 6.7-1 Implement the Castro Valley Boulevard Streetscape Plan to widen sidewalks, provide bike lanes, landscaping, and other improvements to upgrade the Boulevard’s appearance and make it more attractive to pedestrians. *Capital Improvement Project*

Action 6.7-2 Ensure that traffic signals are set to provide sufficient time for pedestrians and those with impaired mobility to safely cross the Boulevard. *Public Works*

Biological resources

Habitat Conservation

Action 7.1-1 In the review of new subdivisions and other new development, require the preservation of adequately wide strips of undisturbed land to connect larger tracts of natural habitat or areas with biological resources. *Zoning and Subdivision Code Amendments*

Action 7.1-2 Establish a Biological Resources Overlay Zone delineating high, moderate, and low priority areas for habitat preservation, to ensure maximum protection of biological resources. Require discretionary review for all development applications on properties within the high priority biological resources overlay zone, and for large sites over two acres in size with moderate or low priority biological resources. Discretionary review could include one or more of the following: environmental assessment per CEQA; site plan and development review; and/or the application of Board policy or other ordinance requirements. Establish in the ordinance that on lands with biological resources, new development is not necessarily entitled to be built to the maximum density allowed by the underlying zoning. An environmental assessment may be required, prepared by a qualified biologist, which shall be the basis for establishing development constraints specific to the property in question. Development intensity may be required to be reduced up to 50 percent of the intensity allowed by the underlying zoning, depending on the extent and value of the biological resources on the site. *Zoning Code Amendment*

Action 7.1-3 Develop design guidelines for development projects about how to minimize the impacts of development on biological resources. Apply these guidelines through the Planning Department’s project review process. Include information about ways in which special-status plant and wildlife populations on private properties can be protected over time. Specify that watercourses and areas dominated by native trees and shrubs be left undisturbed by development to the maximum extent feasible. *Zoning Code Amendment*

Action 7.1-4 Maintain maps and inventories of biological resources to use when conducting site plan and development review. Update these resources to include new information from site surveys that are conducted in the planning area. *Process Improvement*

Action 7.1-5 Explore mechanisms such as zoning, fee title purchase, purchase of easements, or dedication of easements through density transfer or density bonuses as ways to preserve open space that preserves wildlife habitat. *Conduct Study*

Creeks and Streams

Action 7.2-1	Revise the County's Watercourse Protection Ordinance to ensure maximum protection of creeks and adjacent riparian habitat, because creek areas serve to control flooding, improve water quality, and provide critical habitat for biological resources. Provisions to include are: Do not allow grading or structures within a creek bed, unless flooding and erosion pose an imminent hazard to public health and safety, or are required to prevent serious property damage. Improvements must preserve natural drainage and habitat to the maximum extent feasible, and not cause further acceleration of water flow or erosion further downstream; Establish revised setbacks between structures and open creek channels, and require construction methods that minimize flooding and erosion. Different setbacks depending on the type of structure, for example fence posts may be closer to a creek channel than houses. Increase the setback for habitable structures to be greater than the existing standard of 20 feet; and; Limit the amount of impervious surface within 100 feet of the top of the creek bed channel to limit erosion and acceleration of water flow into the creek channel. Establish	<i>Other Code Amendments</i>
Action 7.2-2	The Planning Department, and other County agencies responsible for any private or public project, shall establish review procedures and convene regular meetings to facilitate coordination among all relevant public agencies in order to centralize and better accomplish stream goals. relevant public agencies include those with jurisdictional interests (inside and outside the County) and those able to provide technical assistance, such as local, state, or federal resource agencies.	<i>Process Improvement</i>
Action 7.2-3	Develop guidelines and a review process that will facilitate the participation of Public Works /Clean Water staff in the Planning Department's review of all development projects on stream-side parcels, and that will ensure compliance with all applicable local, state and federal regulations.	<i>Process Improvement</i>
Action 7.2-4	Develop design criteria for on-site flood control features such as detention and retention ponds and for stream channel improvements that address multiple use objectives. Criteria shall address integrating visual and other multi-use concerns in to the physical design of flood control features and shall encourage use of permeable materials to enhance on-site percolation.	<i>Other Code Amendments, Adopt Guidelines</i>
Action 7.2-5	Work with public agencies, nonprofit organizations, and other interested parties to develop a Comprehensive Creek Corridor Space Plan, identifying key acquisitions along creek corridors. also identify restoration potential along creek corridors, and develop alternative management practices to better provide multiple open space values along creek corridors.	<i>Inter-Agency Coordination</i>
Action 7.2-6	Implement the San Lorenzo Creek Action Plan, prepared as part of the County Public Works Stormwater Quality Management Plan, as well as other restoration and trail projects in the San Lorenzo Creek watershed, to the extent that funds are available.	<i>Capital Improvement Project</i>
Action 7.2-7	Work with non-governmental organizations such as the Urban Creeks Council on stream protection and restoration efforts in order to support multiple use, community involvement, and resource enhancement.	<i>Inter-Agency Coordination</i>
Vegetation		
Action 7.3-1	Provide sufficient funding to ensure enforcement of the Alameda County Tree Ordinance to require permits for planning, pruning, or removing trees in the public right-of-way.	<i>Code Enforcement</i>

Action 7.3-2	Consider amending the County Zoning Ordinance to prohibit paving of planter strips.	Zoning Code Amendment
Action 7.3-3	Consider adopting an ordinance to preserve and protect heritage trees including native oaks and other significant native trees on private property.	Zoning Code Amendment, Adopt Guidelines
Action 7.3-4	Consider adopting guidelines to promote the use of native trees and plants when landscaping on any County property.	Zoning Code Amendment
Action 7.3-5	Consider adopting an ordinance to preserve and protect riparian vegetation, with exceptions for clearing hazards, clearing blocked channels, and other activities necessary for public safety.	Other Code Amendments

Parks, schools, and community facilities

Community Facilities

Action 8.1-1	Explore formation of a Community Improvement District to provide an additional mechanism for funding physical improvements and other programs to enhance the quality of the Castro Valley community.	Conduct Study
Action 8.1-2	Work with the Castro Valley and Hayward Unified School Districts, the Hayward Area Recreation District, the Alameda County Library, and Eden Medical Center to establish a network of community centers that offer services such as childcare, healthcare, and recreational programs. Identify a location for at least one new building to house such services. utilize existing public facilities to the maximum extent feasible to create a more extended network of service locations. For example, consider adding services at the new library, existing senior center, existing community theater, etc. Priority should be given to services for seniors and indoor recreation areas for school-age children.	Inter-Agency Coordination
Action 8.1-3	Participate in the Alameda County LAFCO's municipal services review process to evaluate the adequacy and need for community facilities and services in Castro Valley relative to other places in Alameda County. Evaluate infrastructure needs and deficiencies, financing constraints, opportunities for shared facilities, and other conditions that affect their capacity to provide services to support projected growth and development.	Process Improvement
Action 8.1-4	Amend the Alameda County Zoning Ordinance to establish a Public and Semi-Public Zoning District that would apply to existing and proposed public and institutional uses such as Eden Medical Center, East Bay MUD pumping facilities, and public and private schools. Include provisions to ensure that closure of an existing public facility and conversion to private development requires a public hearing and rezoning application.	Zoning Code Amendment
Action 8.1-5	Amend the Alameda County Zoning Ordinance to establish a Parks and Open Space Zoning District. Include provisions in the ordinance that establish a "no net loss" policy for public open space.	Zoning Code Amendment
Action 8.1-6	Amend the Alameda County Zoning Ordinance to promote the development of mixed use projects that include community facilities and services including standards to ensure compatibility and appropriate incentives.	Zoning Code Amendment

Parks, Trails, and Recreation

Action 8.2-1	Work with HARD to develop a new neighborhood park to serve the northwestern part of the Castro Valley Planning Area on the EBMUD property on Sydney Way or a comparable location.	<i>Capital Improvement Project</i>
Action 8.2-2	Work with HARD to prioritize and obtain funding for renovation and expansion of existing parks.	<i>Capital Improvement Project</i>
Action 8.2-3	Maintain the County's in-lieu fee for park acquisition and development at the highest level allowed under State law. Evaluate the adequacy of the fee on a regular basis and adjust as necessary to ensure that adequate funds are available to provide parks and recreation facilities to meet the needs of Castro Valley residents consistent with this Plan.	<i>Process Improvement</i>
Action 8.2-4	Revise regulations to allow and encourage land dedication and improvement of small neighborhood parks in lieu of impact fees. Such parks may be owned and operated by HARD, or by another entity that provides for permanent public access.	<i>Zoning and Other Code Amendments</i>
Action 8.2-5	Establish mechanisms to raise additional funds for park maintenance, particularly for new small neighborhood parks that do not meet current HARD standards for size of sites.	<i>Capital Improvement Project</i>
Action 8.2-6	Amend the Alameda County Zoning Ordinance to ensure that all developments with five or more units are required to provide good quality common and private usable open space for active and passive recreation.	<i>Zoning Code Amendment</i>
Action 8.2-7	Amend the Alameda County Zoning Ordinance to require or provide incentives to non-residential development to develop and maintain open spaces including planted areas, seating, artwork and other features that are available for public use.	<i>Zoning Code Amendment</i>
Action 8.2-8	Work with HARD and the East Bay Regional Park District to monitor usage and demand for parks and recreation facilities to ensure that they are meeting the needs of the community given changes in racial, ethnic, age and other demographic characteristics.	<i>Process Improvement</i>
Action 8.2-9	Work with the Castro Valley Unified School District and HARD to allow greater public use of school site recreational and park facilities after school hours. This may involve establishing extended hours for public use, on-site supervision, scheduling systems, joint operations and maintenance agreements, and other programs.	<i>Inter-Agency Coordination</i>
Action 8.2-10	Work with the Castro Valley Unified School District to ensure that bond measures include provisions to maximize opportunities for public use of recreational and cultural facilities.	<i>Inter-Agency Coordination</i>
Action 8.2-11	Assess the feasibility of using the existing Castro Valley Library on Redwood Road as a recreation facility when the new library opens.	<i>Cunfuct Study</i>
Action 8.2-12	Work with Eden Medical Center to incorporate a physical fitness center within the hospital campus and landscaped open areas that will be available for general public use.	<i>Inter-Agency Coordination</i>
<i>Trails</i>		
Action 8.3-1	Amend the Alameda County Subdivision Ordinance to require projects abutting existing parklands to provide linkages to the trail system.	<i>Subdivision and Zoning Code Amendments</i>
Action 8.3-2	Study the feasibility of developing a pedestrian and bicycle path linking the new Castro Valley Library to surrounding commercial and residential areas along Castro Valley Creek.	<i>Capital Improvement Project</i>

Action 8.3-3	Identify opportunities for acquiring land along Castro Valley’s natural watercourses to meet multiple objectives of flood protection, recreation, improved water quality, and increased non-motorized connectivity between residential, commercial, and civic areas.	<i>Conduct Study, Capital Improvement Project</i>
Action 8.3-4	Coordinate with HARD, the Cities of Hayward and San Leandro, and the East Bay Regional Park District to provides trailheads and linkages to a multi-use trail system.	<i>Inter-Agency Coordination</i>
Action 8.3-5	Seek public and private funding to install attractive signage and produce maps illustrating trails and pathways.	<i>Capital Improvement Project</i>
Schools		
Action 8.4-1	Consider providing County subsidies to the Castro Valley Unified School District to maximize opportunities for community use of school facilities.	<i>Capital Improvement Project</i>
Action 8.4-2	Meet with the Castro Valley and Hayward Unified School Districts to explore changing school district boundaries so that all lands within the Castro Valley Planning Area are included within the Castro Valley Unified School District.	<i>Inter-Agency Coordination</i>
Action 8.4-3	Facilitate coordination among the Castro Valley Adult School, the Alameda County Library, Cal State East Bay, Alameda County Private Industry Council, East Bay Works, and local employers to expand adult education and training programs available to Castro Valley residents and workers.	<i>Inter-Agency Coordination</i>
Action 8.4-4	Work with the Castro Valley and Hayward Unified School Districts, the Alameda County Library, HARD, and Eden Medical Center to establish a network of community centers that offer services such as childcare, health care, and recreational programs.	<i>Inter-Agency Coordination</i>
Action 8.4-5	Work with the Castro Valley Unified School District to ensure that bond measures include provisions to maximize opportunities for public use of recreational and cultural facilities.	<i>Inter-Agency Coordination</i>
Action 8.4-6	Amend the Alameda County Zoning Ordinance to make public schools subject to the same regulations applicable to private and parochial schools to the extent allowed by State law.	<i>Zoning Code Amendment</i>
Childcare		
Action 8.5-1	Amend the Alameda County Zoning Ordinance to include standards for ministerial approval of large family daycare facilities in residential districts as provided for by State law.	<i>Zoning Code Amendment</i>
Action 8.5-2	Revise the Alameda County Zoning Ordinance to allow ministerial approval of childcare centers in residential districts as an accessory use within an existing community center, religious facility, clubhouse or similar community facility subject to reasonable standards to minimize parking and other conflicts with surrounding residential uses.	<i>Zoning Code Amendment</i>
Action 8.5-3	Revise the Alameda County Zoning Ordinance to make childcare centers a permitted use in neighborhood commercial, mixed use, and office districts subject to reasonable standards to reduce conflicts with surrounding uses including traffic, noise, and parking impacts and combined with other services and amenities in order to improve access and availability.	<i>Zoning Code Amendment</i>

Action 8.5-4 Consider additional options for providing child care including, but not limited to: Providing low cost or no cost leases for programs at vacant or public buildings; In-lieu or impact fees to build and/or expand facilities; or Other measures to address the supply, affordability and quality of child care. *Conduct Study*

Action 8.5-5 Encourage child care facilities to be located near employment centers, homes, schools, community centers, recreation facilities, and transit hubs. *Zoning Code Amendment*

Action 8.5-6 Work with the Castro Valley and Hayward Unified School Districts, local private schools, the Childcare Coordinating Council and HARD to develop a plan for expanding programs providing after-school and summer childcare services. *Inter-Agency Coordination*

Library Services

Action 8.6-1 Review proposed development in the vicinity of the new library to ensure that that building and site plans are designed to complement and enhance the role of the library as a downtown focal point. Provide clear and inviting pedestrian and bicycle routes from the library to nearby downtown development. Design the library building so that it is highly visible and prominent. *Code and Specific Plan Amendments, Project Review*

Action 8.6-2 Construct the Castro Valley Library, and include a community meeting space in the building. Include a small café and outdoor plaza if feasible. Coordinate the building project with creation of a creek trail improvement project adjacent to the site. Plan the library site so that there is the potential for the addition of other public and civic spaces, so that this area of the downtown can function as a civic center for the Castro Valley community. *Capital Improvement Project*

Action 8.6-3 Work with school districts, other educational institutions, local businesses and nonprofit organizations to create partnerships to support and expand library programs including funding sources to augment County tax revenues. *Inter-Agency Coordination*

Action 8.6-4 Identify additional opportunities to inform Castro Valley residents and business owners about library programs and services and encourage their input on decisions about programs and activities such as insertions with utility bills and PTA mailers. *Process Improvement*

Public Services and Facilities

Provision of Adequate Public Services

Action 9.1-1 Explore formation of a Community Improvement District and/or a Landscape and Lighting Assessment District (LLAD) to provide an additional mechanism for funding physical improvements and other programs to enhance the quality of the Castro Valley community. *Conduct Study*

Action 9.1-2 Require applicant for new development to provide evidence that utilities will be available to serve their projects as a standard condition of approval. *Zoning Code Amendment*

Action 9.1-3 Participate in the Alameda County LAFCO's municipal services review process to evaluate the adequacy and need for services in Castro Valley relative to other places in Alameda County including infrastructure needs and deficiencies, financing constraints and opportunities, opportunities for shared facilities, and other conditions that affect their capacity to provide services to support projected growth and development. *Process Improvement*

- Action 9.1-4** Identify alternative funding mechanisms to augment developer and/or mitigation fees, especially when it can be shown that new development will provide substantial economic benefits to the County. *Process Improvement, Conduct Study*
- Action 9.1-5** Amend the Alameda County Zoning Ordinance to establish a Public and Semi-Public Zoning District that would apply to existing and proposed public and institutional uses such as Eden Medical Center, East Bay MUD pumping facilities, and public and private schools but not include parks, which should be zoned as open space. *Zoning Code Amendment*
- Action 9.1-6** Base decisions regarding the closure and/or alternative uses of public service facilities on an assessment of both short and long-term service needs, reflecting existing and projected characteristics of the service area population, and planned changes in land use. *Process Improvement, Zoning Code Amendment*
- Action 9.1-7** Review proposals for new public facilities and services to ensure that the design and location of facilities will not have disproportionate adverse impacts on lower-income neighborhoods or residents. *Zoning Code Amendment, Process Improvement*

Fire and Police Services

- Action 9.2-1** Regularly review existing funding sources and identify new sources to maintain and improve police services. *Process Improvement*
- Action 9.2-2** Use the construction of the new law enforcement complex as an opportunity to increase community awareness of Sheriff's office activities and services in Castro Valley and other unincorporated communities. *Process Improvement*
- Action 9.2-3** Review the Alameda County Subdivision and Zoning ordinances with County law enforcement personnel and the California Highway Patrol (CHP) to identify standards that may conflict with the goal of creating a safer environment. *Process Improvement*
- Action 9.2-4** Adopt design guidelines and criteria that address security and safety issues. Involve County law enforcement personnel in the review of proposed development projects to identify and revise design features make development less safe or create potential hazards. *Zoning Code Amendment*
- Action 9.2-5** Amend the Alameda County Zoning Ordinance to incorporate the County's Alcohol Policy, which prohibits new alcohol uses in areas that have a concentration of alcohol sales establishment selling alcohol for off-site consumption and prohibits new outlets within 500 feet of an existing alcohol outlet. *Zoning Code Amendment*
- Action 9.2-6** Designate and, if necessary, upgrade one of the Alameda County Fire Stations in Castro Valley to serve as an Emergency Operations Center in the event of a major earthquake or fire. *Capital Improvement Project*
- Action 9.2-7** Coordinate with the Castro Valley and Hayward Unified School Districts, Eden Medical Center, and other major public and private agencies and organizations, including agencies that serve seniors, persons with disabilities, non-English speakers and others who may need special support during an emergency, to develop and implement an effective disaster plans for Castro Valley. *Inter-Agency Coordination*
- Action 9.2-8** Adopt high priority strategies identified in ABAG's multi-jurisdictional Hazard Mitigation Plan as an annex to ABAG's multi-jurisdictional plan. *County Program*

Water Supply

- Action 9.3-1** Assist the Castro Valley Sanitary District to identify funding sources to increase replacement and repair aging public and private sewer lines to prevent water quality problems and comply with federal and State requirements. *Capital Improvement Project*
- Action 9.3-2** Assist the ACFCWCD and the County to identify funding sources to replace and repair aging stormwater collection systems to prevent water quality problems and comply with federal and State requirements. *Capital Improvement Project*
- Action 9.3-3** Require all new development to comply with the Castro Valley Sanitary District's Bay-Friendly Landscaping Guidelines. *Zoning Code Amendment*
- Action 9.3-4** Identify incentives to encourage the appropriate use of recycled water. *County Program*

Wastewater Collection and Treatment

- Action 9.4-1** Work with the Castro Valley Sanitary District to ensure adequate funding for sewer system improvements necessary to avoid public health hazards and maintain water quality in natural areas. *Process Improvement, Inter-Agency Coordination*
- Action 9.4-32** Adopt an ordinance requiring property-owners to repair or replace deficient private sewer laterals or prove that private sewer lines are in good condition before sale of a property or before a major remodeling project. *Other Code Amendments*

Public Utilities

- Action 9.5-1** Amend the Alameda County Zoning and Subdivision ordinances to require new development to underground all on-site utility lines required to serve new development. *Zoning Code Amendment*
- Action 9.5-2** Work with PG&E to underground utilities in existing residential neighborhoods. *Capital Improvement Project*
- Action 9.5-3** Explore alternate sources of funding to augment financial resources available from PG&E to underground overhead lines. *Capital Improvement Project*
- Action 9.5-4** Amend the Alameda County Zoning Ordinance to include standards and regulations to minimize the aesthetic, environmental, and safety impacts of telecommunications facilities and provide regulatory incentives for facilities that meet community objectives including co-location on existing structures. *Zoning Code Amendment*

Solid Waste

- Action 9.6-1** Assist the Castro Valley Sanitary District in distributing information to Castro Valley residents and business-owners about opportunities for reducing the generation of solid waste as well as methods for safe disposal of hazardous materials. *Process Improvement*
- Action 9.6-2** Adopt regulations to require incorporation of interior and exterior storage areas for recyclables into new development and alterations that increase the number of dwelling units or substantially expand non-residential floor area. *Zoning Code Amendment*

Public Streets

- Action 9.7-1** Implement programs to ensure that property-owners understand their responsibilities for maintaining sidewalks, including sidewalk amenities such as landscaping and street trees, and parking areas adjacent to their property in good repair and free from litter. *Public Works*

Action 9.7-2 Provide all streets with illumination that is adequate to protect public safety but appropriate given the desired character of the area. *Capital Improvement Project*

Action 9.7-3 Identify and categorize streets where public safety response and emergency access are deficient due to street width or lack of parking controls. Identify projects and funding sources to improve or mitigate the deficient conditions. *Capital Improvement Project*

Natural Hazards and Public Safety

Fire Hazards

Action 10.1-1 Revise the zoning code and zoning map to include a Hazards Overlay District (using Figure 10-1, Fire Hazards, in the General Plan), which establishes regulations for new construction and expansions for areas of Castro Valley that are more susceptible to impacts from Natural Hazards as identified on the map. Place a copy of General Plan Figure 10-1, Fire Hazards, at the County’s Planning Counter to inform project applicants that the project site is in or adjacent to a Very High Fire Zone Area. *Zoning Code Amendment*

Action 10.1-2 Establish clearly in County Zoning and other ordinances that the Fire Department has the authority to recommend denial or modification to proposed development projects, particularly for projects proposed within Very High Fire Zone Areas as identified in General Plan Figure 10-1, Fire Hazards, to reduce the risk of bodily harm, loss of life, or severe property damage and environmental degradation. *Zoning and Other Code Amendments*

Action 10.1-3 Establish clearly in County Zoning and other ordinances that the Fire Department may require the use of appropriate fire resistant building materials, installation of fire sprinklers, and/or vegetation management, and that such requirements shall be based on a property’s access, slope, water pressure, and proximity to wildland areas. Such requirements shall apply particularly to projects proposed within Very High Fire Zone Areas as identified in General Plan Figure 10-1, Fire Hazards, but may also apply to other properties where access for emergency vehicles does not fully comply with adopted standards. *Zoning and Other Code Amendments*

Action 10.1-4 Establish an interdepartmental review process for proposed projects where Fire, Public Works, Planning, and other County departments consult and establish reasonable and consistent requirements for streets, driveways, and emergency access prior to zoning approval. *Process Improvement*

Action 10.1-5 Water Pressure/Emergency Vehicle Access for increased Densities. For any proposed projects that increase density, identify early in the development review process whether or not they are served by adequate water pressure for fire hydrants and fire flows for fire suppression purposes. also identify if the roadway serving the project is deficient in terms of access for emergency vehicles. Identify any access improvements that may be required, for example roadway widening along property frontage, or additional off-street parking. *Zoning Code Amendment, Process Improvement*

Action 10.1-6 Standardization of fire hydrants. Upgrade and standardize fire hydrants to accept equipment from neighboring fire districts so that the County can accept assistance through a mutual aid request during an emergency. *Capital Improvement Project*

- Action 10.1-7** Work with EBMUD to conduct a comprehensive study of water pressure, fire flows, hydrant spacing and type in Castro Valley and create a “Master Plan for Fire Suppression Water Services” in order to identify the need for hydrant upgrades, additional hydrants, and pipeline upgrading or replacement for firefighting purposes. The study shall establish a capital improvements program and appropriate development impact fees to help fund replacement of inadequate pipes. The Master Plan should focus on the following areas in Castro Valley that have been identified as areas that may have inadequate water pressure for firefighting purposes on some streets: Areas designated residential Mixed Density (RMX) on the General Plan Land Use Map where additional medium density infill residential development is anticipated; Subareas in the Central Business District where medium to high density residential uses are designated and infill development is encouraged; and Areas where major renovation, expansion or rebuilding of large facilities are occurring such as Eden Hospital. *Conduct Study, Inter-Agency Coordination*
- Action 10.1-8** Enforce the requirement that Home Owners’ Associations in Planned Unit Development areas are responsible for vegetation management by establishing a regular review schedule for areas subject to this requirement. *Code Enforcement*
- Action 10.1-9** Revise the County’s Integrated Vegetation Management Program to require private property owners to maintain the vegetation on their property in a condition that will not contribute to the spread of a fire. Requirements for private property owners could include, but need not be limited to, the following: Maintain a 30-foot defensible space around all buildings and structures; Remove all portions of trees within 10 feet of chimneys and stovepipe outlets; Remove materials or plants that may act as a fuel or a conveyance of fire (such as dead/dying wood on trees adjacent to/overhanging structures, leaves, pine needles, etc. on rooftops or elsewhere on the property); and Install spark arrester in chimney and or stovepipe outlets. *Other Code Amendments*
- Action 10.1-10** Consider establishing and funding an enforcement district for fire hazard areas and wildland, intermix and interface areas; and establish an inspection period to be conducted annually for properties located in these areas. Mail notices to the residents in these areas notifying them of the inspection period, listing the standards for vegetation management on their properties, and suggesting tips for compliance. Additional funding would be required, such as the formation of an assessment district or other means. *Code Enforcement*
- Action 10.1-11** Require public streets for subdivisions with greater than ten lots. *Zoning Code Amendment*
- Action 10.1-12** Establish consistent standards for private streets depending on the number of units that the street will serve, the number of required parking spaces per unit, and reasonable access requirements and operational needs of emergency access vehicles and garbage trucks. Standards should include: Minimum paved roadway width requirements (i.e., 20 feet for roads serving five or more units or when part of required fire apparatus access, and 12 feet for roads serving between two and five units that is not part of required fire apparatus access); Turnarounds; Landscaping; Red curbs and signage for no parking zones; Sidewalks; and Parking standards. *Zoning and Subdivision Code Amendments*

Action 10.1-13	In hillside areas where street widths are substantially below the minimum 20 foot width standard required for emergency access, such as Upper Madison Avenue/Common Road, one or more of the following requirements should be imposed to ensure adequate emergency access: Sprinklers; Turnouts along the paved roadway; Additional on-site parking; Increased roadway width along the front of the property; or Parking restrictions.	<i>Zoning Code Amendment</i>
<i>Flooding</i>		
Action 10.2-1	Continue to ensure that all construction and development activities comply with all applicable San Francisco Bay Regional Water Quality Control Board (RWQCB) and RWQCB Water Quality Certification stormwater and water quality requirements, which may include but not be limited to, preparation and implementation of a stormwater pollution prevention plan (SWPPP) and implementation of effective best management practices (BMPs) for applicable construction and development activities.	<i>Public Works</i>
Action 10.2-2	Ensure that all construction and development activities obtain all applicable federal and State permits and approvals from the County and the Alameda County Flood Control and Water Conservation District (ACFCWD), as required through adherence to existing ordinances regarding grading and erosion control, stormwater management and discharge control, and watercourse protection.	<i>Public Works</i>
Action 10.2-3	Dedicate adequate resources to ensure effective and timely inspection and monitoring for compliance with all water quality requirements, permits and ordinances throughout construction activities and, where necessary, after completion of construction, especially for activities in hillside areas, large sites, creekside properties, and within the proposed Biological Resources Overlay Zone.	<i>Process Improvement</i>
Action 10.2-4	Ensure that public-sector construction and maintenance projects conform to the same standards as private projects. Ensure that stormwater quality requirements are included in plans and contract specifications for public construction projects.	<i>Zoning and Other Code Amendments</i>
Action 10.2-5	Restrict grading and construction activities to dry periods, to the extent feasible. During the wet weather period from mid-October through mid-March, require additional erosion prevention measures when issuing grading permits; except where Public Works Agency and Flood Control District emergency and maintenance action necessary to protect life and property is required.	<i>Zoning and Other Code Amendments, Process Improvements</i>
Action 10.2-6	Where applicable, ensure that all construction and development activities adhere to all permitting and regulatory requirements regarding dewatering activities. Specifically, all activities shall comply with state requirements for stormwater pollution prevention and control and obtain a construction dewatering permit or waiver from the RWQCB prior to disposal of dewatering discharge for discharge to surface creeks and groundwater.	<i>Zoning Code Amendment, Process Improvement</i>
Action 10.2-7	Protect surface water quality by reducing the release of non-point source pollutants into storm drain system and waterways	<i>Code Enforcement</i>

- Action 10.2-8** Continue to protect surface water quality by complying with the Alameda Countywide Clean Water Program (ACCWP) Stormwater Quality Management Plan and require individual projects to prepare site-specific plans to demonstrate incorporation of appropriate source controls, site design strategies, and post-construction stormwater treatments to control and manage stormwater runoff and quality *Zoning Code Amendment, Process Improvement*
- Action 10.2-9** Incorporate into all site development review materials to the public, information regarding model and recommended approaches to controlling the quality of surface runoff from urban development. *Process Improvement*
- Action 10.2-10** Continue to ensure that all new development and redevelopment projects comply, to the maximum extent practicable, with all applicable San Francisco Bay RWQCB stormwater and water quality requirements, specifically requirements and recommendations of Provision C.3 regarding post-construction stormwater runoff. *Zoning and Subdivision Code Amendments*
- Action 10.2-11** Follow the Alameda Countywide Clean Water Program’s C.3 Stormwater Technical Guidance handbook to ensure that criteria or requirements are met for stormwater control for development less than 10,000 square feet in size, and particular projects that exceed the maximum lot coverage allowance per existing zoning regulations. Stormwater control measures should include, but not be limited to, maximizing pervious surface areas with use of riprap, flow-through permanent planter boxes, pervious pavement with subsurface treatment, detention basins (where appropriate), drains and downspouts flowing to landscaped areas and splash blocks, and any appropriate provisions recommended by ACCWP. *Zoning and Subdivision Code Amendments*
- Action 10.2-12** Require new development to comply with the requirements and criteria for stormwater quantity controls established in the County Hydrology and Hydraulics Criteria Summary (HHCS) to control surface runoff from new development. *Zoning and Subdivision Code Amendments*
- Action 10.2-13** Design drainage facilities to meet the County and/or the ACFCWCD’s established design criteria and with consideration of existing facilities downstream. Dedicate adequate resources to ensure effective and timely monitoring and maintenance of public drainage facilities, including storm drains, to maintain adequate capacity for peak flows in the area. *Capital Improvement Project*
- Action 10.2-14** Adopt a Biological Resources Overlay Zone that identifies priority areas where development should be limited or restricted due to proximity to existing waterways, drainages, large open spaces, and certain riparian habitats and vegetated areas near creeks, and any other sensitive areas, such as steep slopes and endangered species and their habitats. *Zoning Code Amendment*
- Action 10.2-15** Use the ACFCWCD’s floodplain controls for Castro Valley when assessing flood risk, as well as ongoing risk after flood control and improvement projects are implemented. *Zoning Code Amendment, Process Improvement*
- Action 10.2-16** ACFCWCD, along with other agencies and jurisdictions, shall identify, conduct feasibility studies, and implement flood control improvement projects, including, but not limited to, creek restoration, regional detention facilities in existing or proposed open space areas and/or parks, dredging; existing area dams that are silted-up, dredging existing facilities for increased capacity and recreation. *Capital Improvement Project*

- Action 10.2-17** Prioritize the use of bioengineering technologies aimed at using plants and natural materials to stabilize and reinforce open waterways and creeks to minimize erosion and siltation downstream. *Zoning and Other Code Amendments*
- Action 10.2-18** Establish design guidelines and setback requirements for development on properties that abut creeks and waterways, and require the replanting and restoration of riparian vegetation as part of any discretionary permit. Implement and enforce creek setback requirements for development for properties that abut creeks. *Zoning Code Amendment, Adopt Guidelines*
- Action 10.2-19** Develop site design review criteria or zoning requirements that increase maximum lot coverage limitations in lower density residential zones to maximize pervious surface areas and vegetation within individual residential lots. *Zoning Code Amendment, Adopt Guidelines*
- Action 10.2-20** Do not permit new development in the floodway of a 100-year flood with the exception of development that has been determined to have no impact as identified in the Alameda County development code. *Zoning Code Amendment*
- Action 10.2-21** Require that new structures located within the fringe of a 100-year flood plain be sited and designed to be flood resistant. Prohibit or discourage flood protection measures that inhibit flood flows. *Zoning Code Amendment*

Landslides

- Action 10.3-1** Require geotechnical studies prior to development approval in geologic and/or seismic hazard areas identified in General Plan Figure 10-3, Soils and Seismic Hazards, or as identified by future studies by federal, state, and regional agencies. Require or undertake comprehensive geologic and engineering studies for critical structures regardless of location. *Zoning Code Amendment, Process Improvement*
- Action 10.3-2** Adopt and amend as needed updated versions of the California Building Code (CBC) so that optimal earthquake-protection standards are used in construction and renovation projects. *Zoning Code Amendment*
- Action 10.3-3** Establish a seismic retrofit program that would encourage property owners to, on a voluntary basis, seismically retrofit residential properties containing four or more units by waiving building permit fees. *Zoning Code Amendment*
- Action 10.3-4** Place a copy of General Plan Figure 10-3, Soils and Seismic Hazards, at the County's Planning Counter to advise project applicants in Castro Valley that the property is in an area at risk for liquefaction, landslides or ground-shaking. *Process Improvement*
- Action 10.3-5** Adopt and amend as needed a Natural Hazards Mitigation Plan in order to maintain eligibility for full federal assistance in the event of a natural disaster, per the requirements of the federal Disaster Mitigation act of 2000. *Adopt Plan*

Hazardous Materials

- Action 10.4-1** Educate businesses and residents (for example through information on the County's website, etc.) about the proper use, storage, and disposal of hazardous materials, but also ways to reduce or eliminate the use of hazardous materials, including the use of non-toxic or less-toxic alternatives. *Process Improvement*

Action 10.4-2	Amend County zoning regulations and project review processes to ensure that uses involving the use, storage, or transport of highly flammable, toxic, and/or highly water-reactive materials are located at an adequate distance from other uses, and regulate these uses to minimize the risk of on-site or off-site personal injury and property damage. These uses should be located where they will not be adversely affected by disasters such as major fires, floods, or earthquakes.	<i>Zoning Code Amendment, Process Improvement</i>
Action 10.4-3	Coordinate with the Alameda County Department of Environmental Health, Hazardous Materials Division and other appropriate regulatory agencies during the review process of all proposals for the use of hazardous materials or those involving properties that may have toxic contamination such as petroleum hydrocarbons, asbestos, and lead.	<i>Process Improvement, Inter-Agency Coordination</i>
Action 10.4-4	Require applicants of projects in areas of known hazardous materials occurrences such as petroleum hydrocarbon contamination, USTs, location of asbestos rocks and other such contamination to perform comprehensive soil and groundwater contamination assessments in accordance with regulatory agency testing standards, and if contamination exceeds regulatory action levels, require the project applicant to undertake remediation procedures prior to grading and development under the supervision of appropriate agencies such as Alameda County Department of Environmental Health, Department of Toxic Substances Control, or Regional Water Quality Control Board.	<i>Zoning Code Amendment</i>
Noise		
Action 11.1-1	Require the incorporation of noise mitigation measures in project site planning and design to meet County noise standards, including measures such as: Orienting building openings, decks, and outdoor open space areas associated with sensitive land uses (residential, schools, hospitals, convalescent homes, parks, etc.) away from I-580 and arterial roads; Double pane or triple pane windows; and Construction of perimeter sound walls.	<i>Zoning Code Amendment</i>
Action 11.1-2	Amend County noise regulations to allow longer periods of noise levels above 50 dBA, up to a maximum noise level of 70 dBA, for exterior areas of residential development within one half mile of the Castro Valley BART station. Require noise mitigations to minimize outdoor noise levels and to fully achieve the standards for indoor noise.	<i>Zoning Code Amendment</i>
Action 11.1-3	Require that applicants for new noise-sensitive development in areas subject to noise levels greater than those established by the County obtain the services of a professional acoustical engineer to provide a technical analysis and design of mitigation measures.	<i>Zoning Code Amendment</i>
Action 11.1-4	Require placement of fixed equipment, such as air conditioning units and condensers, inside or in the walls of new buildings or on roof-tops of central units in order to reduce noise impacts on any nearby sensitive receptors.	<i>Zoning Code Amendment</i>
Action 11.1-5	Make any adjustments to intersections along Castro Valley Boulevard and at entrance and exit points to I-580 in such a way to prevent vehicle speeds that would exceed County noise standards.	<i>Capital Improvement Project</i>
Action 11.1-6	Develop standard conditions of approval applicable to all construction projects to reduce the short-term impacts of noise generated by construction equipment and traffic.	<i>Zoning Code Amendment</i>

Air Quality

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| Goal 11.2-1 | Improve air quality and meet all federal and State ambient air quality standards by reducing the generation of air pollutants from stationary and mobile sources and by appropriate siting and design of sensitive land uses. | <i>Zoning Code
Amendment</i> |
| Action 11.2-1 | In environmental review documents analyzing air quality, comply with the Regional Air Quality Plan's assumptions used for population and vehicle miles traveled and be consistent with the Clean Air Plan Transportation Control Measures. | <i>Process Improvement</i> |
| Action 11.2-2 | Cooperate with the Bay Area Air Quality Management District in the review of land use proposals. Provide input and assistance to the Bay Area Air Quality Management District's development and implementation of regional air quality strategies. | <i>Zoning Code
Amendment</i> |
| Action 11.2-3 | Revise zoning to incorporate regulations limiting the location of sensitive receptors within 300 feet of Interstate 580. | <i>Zoning Code
Amendment</i> |
| Action 11.2-4 | Establish site design criteria and standards for development sites adjacent to the Interstate 580 corridor through Castro Valley (particularly parcels located downwind of the prevailing winds) to help reduce potential adverse air quality impacts. Also consider if there are any odor sources near the sites and whether mitigations should be required. examples of design requirements and mitigations include, but would not be limited to: Orienting building openings and open areas, such as patios and decks, associated with sensitive land uses (residential, schools, hospitals, convalescent homes, parks, etc.) away from I-580; Requiring minimum landscaped setbacks for buffer areas; and Introducing landscaping and vegetation, which can absorb carbon monoxide, to buffer sensitive land uses. | <i>Zoning Code
Amendment</i> |
| Action 11.2-5 | Require sponsors of individual development projects requiring site development and/or environmental review to implement the BAAQMD's approach to dust abatement through conditions of approval. This calls for "basic" control measures that should be implemented at all construction sites, "enhanced" control measures that should be implemented in addition to the basic control measures at construction sites greater than four acres in area, and "optional" control measures that should be implemented on a case-by-case basis at construction sites that are large in area, located near sensitive receptors or which, for any other reason, may warrant additional emissions reductions (BAAQMD, 1999). | <i>Zoning Code
Amendment, Process
Improvement</i> |