

MEMORANDUM

TO: Castro Valley MAC
FROM: Planning Staff
DATE: June 21, 2007
SUBJECT: El Portal Ridge – General Plan Boundary

Subsequent to the May 29, 2007 MAC meeting (which had to be postponed due to because of the large number of attendees) staff has set up a series of meetings to specifically address issues relating to El Portal Ridge and the common boundary between the Eden and Castro Valley General Plans. The first of those meetings took place Monday, June 18 at the Eden United Church of Christ. There were approximately 350 members of the public in attendance. Staff in attendance included the County Community Development Director, the Planning Director, three Assistant Planning Directors, other Planning Department staff, representatives from the County Sheriff's Department, and representatives from the Castro Valley Unified School District and the San Lorenzo Unified School District. There were a number of elected and appointed county officials in the audience as well, including members of the MAC, the Planning Commission, the Board of Zoning Adjustments and the Board of Supervisors.

The meeting began with a presentation by the Planning Director that addressed a variety of questions that have been asked regarding the common boundary in the El Portal Ridge area (see attached PowerPoint presentation). Approximately three hours of testimony was given by the public. The overwhelming majority of attendees (90% or more) identified themselves as residents of the El Portal Ridge area, and expressed a very strong desire to remain in the Castro Valley General Plan Boundary (the area is currently within the bounds of the 1985 Castro Valley General Plan, but has been proposed for inclusion within the Eden Area Plan per the ongoing update process for that plan).

Please note that in addition to providing summary minutes of the June 21 meeting, staff has provided a link under the Planning Department website so that the public and policymakers can listen to the hearing in its entirety. A variety of materials relating to this are available at the website under a special web link.

IDENTIFIED OPTIONS FOR ADDRESSING CONCERNS

Several general options have been expressed for addressing this issue based on comments received from the public at this meeting and elsewhere. These are:

1. Leave El Portal Ridge in its entirety within the planning Boundaries of the current (1985) Castro Valley General Plan.
2. Move a portion of the El Portal Ridge area back into the Castro Valley Plan area. (Different concepts have been forward relating to how one might draw the boundary between the two planning areas under this scenario, including use of the boundary that was developed as part of the Castro Valley Incorporation Study process -- see attached map).
3. Merge the two general plan areas into one area, covered by two documents.

Based on testimony received in this process thus far, it seems clear to staff that the vast majority of El Portal Ridge residents wish to remain in the Castro Valley Planning Area. We believe that General Plans should represent local preferences regarding community identity whenever feasible, and we perceive no significant constraints to moving forward with an adjustment of the boundary should testimony continue to indicate that community preferences favor such an adjustment. Modification of the boundary will have some implications relating to timing and cost, but Planning staff believes these are manageable; we will

work to find any needed funds within our existing budget, and will develop an expeditious schedule for any modifications that may need to occur to the Castro Valley General Plan and Eden Area General Plan.

NEXT STEPS

Staff requests that the CVMAC take public testimony on the common boundary between the two general plans, and provide a recommendation to the Planning Commission and Board of Supervisors on the resolution of this issue. There will be two more meetings held on this issue over the next month: July 16 at the Planning Commission, and July 24 at the Board of Supervisors.

There are a number of attachments to this staff report:

- PowerPoint Presentation from the June 18 community meeting
- Castro Valley Incorporation Map
- Correspondence received to date
- Minutes and Staff Report from the June 23, 2003 MAC hearing (when this issue was previously heard)

Per public requests, staff is also assembling a set of materials relating to this issue with respect to Eden Area Plan meetings and previous hearings before the MAC and Planning Commission.