

Upcoming Meetings

- **June 25, 2007** – Castro Valley MAC
6:30PM, Castro Valley H.S. Center for the Arts
19501 Redwood Road, Castro Valley
- **July 16, 2007** – Planning Commission
6:00PM, Public Hearing Room (Room 160)
224 W. Winton Ave., Hayward
- **July 24, 2007** – Board of Supervisors
1:00PM, Board of Supervisors Chambers
County Administration Building
1221 Oak Street, 5th Floor, Oakland

**El Portal Ridge:
Common Boundary Between
the Eden Area General Plan
and the
Castro Valley General Plan**

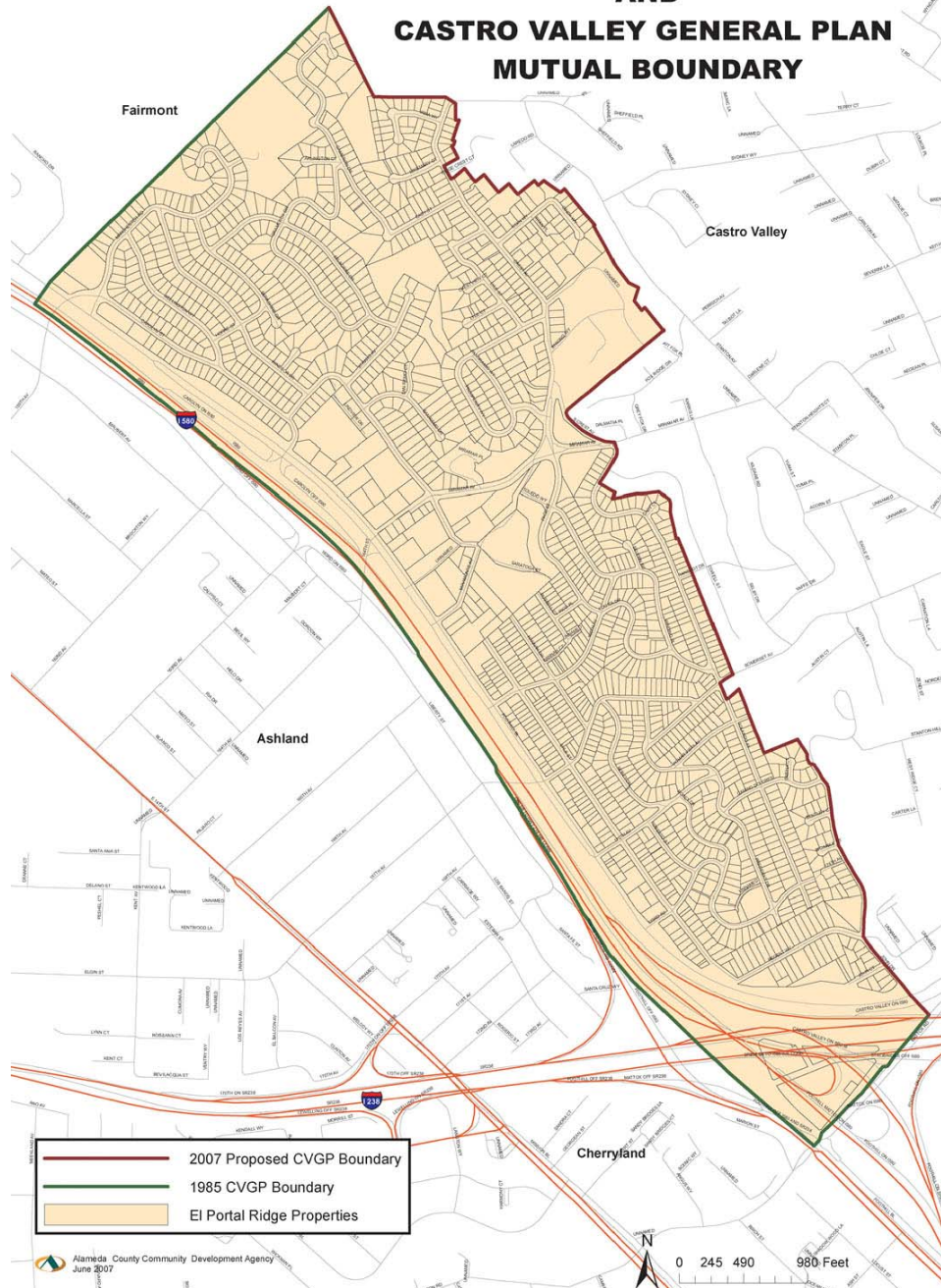
What is the purpose of the County General Plan?

- State law requires that all local governments have a general plan to guide growth and land use development over a 20-year period.
- The County's general plan is separated into 3 geographic planning areas: the Eden Area, the Castro Valley area, and East County.
- Major updates of the general plans for these areas were last conducted in 1983, 1985, and 1994 respectively.
- In 2003 and 2004, respectively, the process began for updating the Eden Area and Castro Valley General Plans.

Where is El Portal Ridge?

- There are no precise boundaries for El Portal Ridge, but it generally includes the hillside areas between Ashland and Castro Valley, east of I-580 and up to the top of the ridgeline

EDEN AREA GENERAL PLAN AND CASTRO VALLEY GENERAL PLAN MUTUAL BOUNDARY



Which planning area does El Portal Ridge currently fall under?

- The El Portal Ridge area is presently included in the 1985 Castro Valley General Plan. Both of these updated plans (currently in Draft form and under public review) reflect the proposed shift of the El Portal Ridge area from the CVGP to the EAGP.
- Final action is taken by the Board of Supervisors (preceded by a variety of public hearings before the Planning Commission, Castro Valley MAC, and other bodies).

Why was the El Portal Ridge area moved to the Eden planning area in the Draft General Plan?

- When the update for the Eden Area General Plan began in October 2002, citizen input identified existing plan boundaries as a concern and recommended the shift.
- Staff brought the issue before the Planning Commission and the Castro Valley Municipal Advisory Council in the first half of 2003.
- Although neither body took a formal action on the issue at that time, no objections were expressed at either meeting to the concept of shifting El Portal Ridge from the CVGP to the EAGP.
- Subsequent input from the residents of El Portal Ridge suggests that the decision to use typical noticing procedures for these meetings did not achieve desired levels of public input. Staff has attempted to rectify this situation in recent weeks with the two extensive mailings regarding the current series of hearings on this subject.

What was the public process for the Eden Area General Plan?

- The update of the EAGP started in 2002 with public notice sent to newspapers and community groups. Nine public workshops were held including two held at Epiphany Lutheran Church on Carolyn Street. In addition, the Planning Commission received periodic updates throughout the General Plan process.
- Extra workshops were held to cover County-owned lands known as the Fairmont Campus, adjacent to El Portal Ridge. The draft EAGP was published in August 2006 and is scheduled to go to the Planning Commission and Board of Supervisors this summer.

What was the public process for the Castro Valley General Plan?

- The update of the CVGP started in 2003 with similar public notice. Seven public workshops were held at the community room of the Eden Medical Center. The Castro Valley Municipal Advisory Council and the Planning Commission also received periodic updates throughout the General Plan process.
- The draft CVGP was published in January 2007 and is scheduled to go to the Planning Commission and Board of Supervisors this summer.

If El Portal Ridge remains in the Eden planning area, will this change the existing School District boundaries?

- General Plans have no jurisdiction over school district boundaries.
- The State Education Code establishes a detailed, multi-step public process for changing school district boundaries. (EC 35700-35712).
- Per the Education Code, any boundary changes would need to involve the elected school boards of the two school districts that serve El Portal Ridge: San Lorenzo Unified School District and Castro Valley Unified School District.
- Neither General Plan recommends that the School Districts change their boundaries in the El Portal Ridge area.
- Representatives from both affected school districts are here tonight to answer questions you may have about this issue.

What about mailing addresses and zip codes?

- The General Plan does not set addresses or zip codes. The Postmaster makes this determination.

Would the level of fire and police protection change in any way? What about Sanitary District Services?

- Day-to-day operations of the Sheriff's Department, the Fire Departments, and the Sanitary District are not determined by the General Plan.
- Representatives of the Sheriff's Department are here tonight to address concerns that have been expressed regarding potential effects on crime rates.

If service boundaries such as schools, police and fire are not affected by planning area boundaries, what is the purpose of placing El Portal Ridge in the Eden planning area?

- Community identity is a key consideration, and this is something that proponents of both viewpoints have cited in arguing for one general plan area or another.
- Planning staff believes that viable arguments can be made for inclusion of this area in either the EAGP or the CVGP, and that either outcome is permissible under State General Plan law.

The EAGP and CVGP are nearing completion. What will it cost in time and money to shift the El Portal Ridge boundary at this point in the process?

- It depends on the nature of the proposed boundary shift. But if it is the direction of County policymakers to make such a shift, Planning staff will find a way to identify the necessary funding and proceed as quickly as possible with the needed changes.

SUGGESTED GROUNDRULES

- 1) **Mutual respect for all participants** -- respect for investment in time and effort made by long-time participants in EAGP and CVGP processes, and respect for opinions of those who only recently learned about the proposed shift in the El Portal Boundary. This debate can and should be conducted in a civil manner.

SUGGESTED GROUNDRULES

2) Focus on forward-thinking approaches rather than concerns over past process.

It is recognized by Planning staff that earlier public outreach on this issue did not achieve the desired result, and needs to be remedied via the current series of public hearings. We are committed to ensuring that people who were not sufficiently incorporated into this process in the past will have a voice now.

SUGGESTED GROUNDRULES

3) **Focus on problem-solving.** How do we constructively resolve any identified problems to find a solution that reflects as much community consensus as possible?

KEY QUESTIONS

- 1) Do you feel that the change of boundary substantially helps or harms you (or does neither)? Why?
- 2) If you believe that the boundary change is a problem, what do you think the optimal solution is?

POTENTIAL SOLUTIONS

- 1) “All or nothing” approach: El Portal ridge either stays completely within the CVGP area, or it moves in its entirety to the EAGP area.
- 2) Ballot approach (“all or nothing”?)
- 3) Combined plan (presumably with two volumes)

POTENTIAL SOLUTIONS

- 5) Redraw boundary line per citizen input
- 6) Use boundary derived from 2002 Castro Valley incorporation effort (Potential inclusion of the El Portal Ridge area in the proposed Castro Valley incorporation area was an issue of some debate during the incorporation study process. Late in that process, it was decided by the citizen participants of this process to split El Portal Ridge into two sections; one was included in the incorporation proposal, the other was not.)

Castro Valley Incorporation Boundaries Considered in 2002

