

Appendix A: Castro Valley General Plan Correspondence Table			
	Public Review Draft 2007		Public Review Draft 2010
	Land Use and Community Development		
	Land Use Plan		
	Goal 4.1-1	Revise the land uses and densities in Castro Valley to better respect existing conditions and environmentally sensitive areas. Provide areas for infill housing development to meet a wide range of housing needs; and areas for new retail, restaurants, services, and employment. Prepare an overall regulatory system of land uses and densities that achieves the desired vision for the community and the policies described in this Plan.	Goal 4.2-1 Promote a sustainable land use pattern that responds to existing and future needs of the Castro Valley community. (NEW)
			Policy 4.2-1 Prepare a comprehensive regulatory system of land uses with standards that achieve the desired vision for the community while respecting the existing conditions and environmentally sensitive areas.
			Action 4.2-3 Development Standards. In order to achieve the desired character and variety of development, amend the County subdivision and zoning ordinances to be consistent with the General Plan land use classifications and adopted design policies.
			Policy 4.3-1 Infill Housing and Mixed-Use. Provide areas for infill housing and mixed-use development to meet a wide range of housing needs.
	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.	Action 4.2-1 Revise the Alameda County Zoning Code to reflect the land use classifications described in Table 4-1.

			Action 4.2-2	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.
	Residential Development			
	Goal 4.2-1	Accommodate infill residential development. Ensure that new development is consistent with the desired community character, protects sensitive biological resources, and is not subject to undue natural hazards. Require parks or open space, infrastructure, and other public facilities necessary to support new residential development.	Goal 4.3-1	Provide for a variety of housing types that will meet anticipated needs while preserving and enhancing the livability and character of Castro Valley's neighborhoods.
			Goal 5.2-1	Preserve and enhance the small town character of Castro Valley, while allowing for infill development.
			Policy 4.3-1	Infill Housing and Mixed-Use. Provide areas for infill housing and mixed-use development to meet a wide range of housing needs.
			Policy 4.3-2	Variety of Housing Types. Facilitate a variety of housing types by updating the subdivision standards and development review process.
			Policy 5.2-1	Neighborhood Character. Ensure that new residential development is consistent with the desired community character, protects sensitive biological resources, and is not subject to undue natural hazards.
			Policy 4.3-3	Neighborhood Facilities and Infrastructure. Ensure that adequate public facilities, including parks and open space, and infrastructure improvements are provided to support new residential development.

	Policy 4.2-1	<p>Lot sizes shall be consistent with desired character of the area, as established in the new General Plan land use classifications. Subdivision plans shall be designed to avoid areas that are environmentally sensitive, or have high fire hazards or steep slopes. Alternatives to standard lot sizes and layouts should be used in these conditions, including:</p> <ul style="list-style-type: none"> - creating smaller lots clustered together with permanent open space designations for steep slopes and environmentally sensitive areas; - creative building designs within a planned unit development; and/or - reduction in development intensity up to 75 percent of the maximum permitted. 	Policy 5.2-4	<p>Lot sizes shall be consistent with the desired character of the area.</p>
			Action 5.2-2	<p>Lot Size. Ensure that lot sizes specified in the zoning and subdivision ordinances are consistent with the General Plan Land Use classifications so that the desired character of the area is maintained.</p>
			Action 4.3-1	<p>Maximum Density. Zoning designations shall establish the maximum density allowed on individual properties.</p> <ul style="list-style-type: none"> • If an applicant is requesting a greater number of units than allowed under existing zoning, the applicant is required to rezone the property to another existing zoning category. . • A development project is not entitled to the maximum density allowed under zoning if the project cannot comply with the design standards and guidelines.
			Action 5.2-4	<p>Alternative Standards for Environmentally Sensitive Areas. Require subdivisions to be designed to avoid areas that are environmentally sensitive, or have high fire hazards, steep slopes, natural vegetation, or mature trees. To accommodate such conditions, provide for modifications to required lot sizes and design standards including, but not limited to:</p> <ul style="list-style-type: none"> • Creating smaller lots clustered together with permanent open space designations for steep slopes and environmentally sensitive areas; • Creative building designs within a planned unit development; and/or • Reduction in development intensity up to 75 percent of the maximum permitted.

	Policy 4.2-2	Streets in new subdivisions shall provide adequate access for residents, emergency vehicles, and service vehicles. Public streets shall be provided for subdivisions with greater than 10 lots. In smaller subdivisions, particularly in hillside areas, private streets may be permitted, provided that they meet established standards. Allow streets in hillside areas without curbs, gutters, and sidewalks to maintain that condition in order to preserve the natural character of the area, provided that drainage and stormwater treatment requirements can be met.	Action 4.3-9	Streets in new subdivisions shall provide adequate access for residents, emergency vehicles, and service vehicles. <ul style="list-style-type: none"> • Public streets shall be provided for subdivisions with greater than 10 lots • In subdivisions with 10 or fewer lots, particularly in hillside areas, private streets may be permitted, provided that they meet established standards
	Policy 4.2-3	Establish a new hillside residential zone in areas where there are steep slopes, and/or a high fire hazard due to proximity to regional open space. Require lot sizes of between 5,000 and 10,000 sq. ft. in these areas. Establish a sliding scale of lot sizes based on slope. Establish new residential zoning districts for special hillside or creek areas as designated on the General Plan Land Use Map with lot sizes between 20,000 and 40,000 square feet. In the Zoning Code, revise the methodology for calculating height on sloped lots to limit the height of walls relative to the slope, so that building mass steps up or down with the slope of the lot, and there are not tall under-story levels.. Establish provisions that allow exceptions to front yard setbacks on steep upslope lots, standards for retaining wall heights, and other provisions specific to hillside areas. Limit lot coverage to minimize water runoff on steep lots.	Action 4.3-3	Establish new hillside residential zoning districts in areas where there are steep slopes, and/or a high fire hazard due to proximity to regional open space. Also see Table 4.2-1A
	Policy 4.2-4	Continue to allow development at the rear of deep lots so that neighborhood character as viewed from the street is preserved, but establish setbacks and daylight planes to ensure privacy and minimize bulk.	Action 5.2-10	Development on Long Deep Lots. Continue to allow development at the rear of deep lots and 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. New standards shall include, but not be limited to, the following: <ul style="list-style-type: none"> • 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.

	Policy 4.2-5	Revise and add development standards for single family homes in the R1 and RS districts to ensure adequate light and air, privacy; usable open space; landscaping; and attractive street appearance.	Action 5.2-5	Standards for Single Family Residential (R-1) Development. Revise and augment development standards for single family homes in the R-1 district to ensure adequate light and air, privacy; usable open space; landscaping; and attractive street appearance. Standards shall include, but are not limited to, the following <ul style="list-style-type: none"> • 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. • 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. • Limit the percentage of paving on a parcel, and establish minimum standards for site landscaping.
	Policy 4.2-6	Establish development standards and guidelines specific to different building types. Develop a checklist of standards and guidelines that can be applied to all development applications. Use the new standards as the basis for review of development applications.	Action 5.2-11	Design Guidelines. Adopt design guidelines to provide greater detail about design expectations for residential development in Castro Valley.
	Policy 4.2-7	Development Review Process. Establish a comprehensive design review process that creates an appropriate level of review for each type of project. Balance the goals for better project design with the impacts in terms of review time and cost for property owners. Consider staff resources. Establish development standards and guidelines specific to each zoning district and/or building type. Develop a checklist of standards that can be applied to all development applications. Use the new standards as the basis for review of development applications. Establish different levels of review based on the number of units, number of new lots, and/or acreage of the project.	Action 5.2-12	Development Review Process. Amend the Zoning Ordinance to establish procedures for incorporating design review in the development review process. Maximize the use of staff level review in order to minimize the time and cost of project review for homeowners and developers. Zoning revisions shall address the following issues: <ul style="list-style-type: none"> • Thresholds of review • Residential additions; • New homes; • Subdivisions creating less than five lots; • Subdivisions creating five lots or more; • Multifamily and mixed-use projects with five units or more; • Non-residential development; • Assignment of review and decision-making responsibilities ; • New revised and expanded development standards; • Implementation of design guidelines; • Role of the Municipal Advisory Committee; • Requests for variances or exceptions; • Decision-making body; • Criteria; and • Upper limit on exceptions.

	Policy 4.2-8	<p>Variations and Other Exceptions to Regulations. Establish more detailed criteria for exceptions to regulations, and upper limits on requests for exceptions. Evaluate variance requests over the past several years, and determine if there are regulations that need to be revised to respond to frequently requested types of exceptions.</p> <p>For example, height variances could be allowed only when the project breaks up the bulk of the building into separate masses, and limits the areas of flat walls; and the maximum additional height allowed could be to five feet above the height limit.</p>	Action 5.2-14	<p>Variations and Other Exceptions to Regulations. Establish more detailed criteria for exceptions to regulations, and upper limits on requests for exceptions. Evaluate variance requests over the past several years, and determine if there are regulations that need to be revised to respond to frequently requested types of exceptions.</p>
	Policy 4.2-9	<p>Planned Unit Development applications should be used when an application meets the general plan land use and density regulations, but proposes an alternative site plan or design that departs from basic zoning standards. Planned Unit Developments are not an appropriate mechanism for a request to change the land use or exceed the density regulations of the existing zoning.</p>	Action 4.3-11	<p>Revise and expand the zoning regulations for planned unit developments (PUD) to specify:</p> <ul style="list-style-type: none"> • Appropriate applications which meet the general plan land use and density regulations, but propose an alternative site plan or design that departs from basic zoning standards; and • Inappropriate applications which request to change the land use. • Planned Development zoning cannot be used to increase density above that which is allowed under the base zoning district.
	Policy 4.2-10	<p>Enforce existing and new development regulations through the project review process and inspections of construction. Require public notice if projects submitted for building permits have been substantially revised from the approved project. Require applicants to pay for special inspections if appropriate and necessary to ensure compliance with approved plans and conditions.</p>	Action 5.2-15	<p>Enforcement of Development Policies and Standards. Enforce adopted development regulations through the project review process and inspections of construction.</p> <ul style="list-style-type: none"> • Require applicants to pay for special inspections if appropriate and necessary to ensure compliance with approved plans and conditions. • Require public notice if projects submitted for building permits have been substantially revised from the approved project.

	Policy 4.2-11	Lot subdivisions and building footprints shall be designed to preserve natural vegetation, biological resources, and stands of large trees to the maximum extent feasible. Strategies that should be employed include: <ul style="list-style-type: none"> • clustering of structures, • creative building designs within planned unit developments, and/or • reductions in development intensity up to 75 percent of the maximum permitted. 	Action 5.2-4	Alternative Standards for Environmentally Sensitive Areas. Require subdivisions to be designed to avoid areas that are environmentally sensitive, or have high fire hazards, steep slopes, natural vegetation, or mature trees. To accommodate such conditions, provide for modifications to required lot sizes and design standards including, but not limited to: <ul style="list-style-type: none"> • Creating smaller lots clustered together with permanent open space designation for steep slopes and environmentally sensitive areas; • Creative building designs within planned unit developments, and/or • Reductions in development intensity up to 75 percent of the maximum permitted.
	Policy 4.2-12	Prohibit gated streets.	Action 4.3-12	Revise zoning regulations and subdivision regulations for Castro Valley to prohibit gates across public and private streets.
	Action 4.2-1	Amend subdivision standards to reflect revised lot sizes and street standards described by the policies and actions in this chapter.	Action 5.2-2	Ensure that lot sizes specified in the zoning and subdivision ordinances are consistent with the General Plan Land Use classifications so that the desired character of the area is maintained.

	<p>Action 4.2-2</p>	<p>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 of the building height) so as to not be monumental in scale or appearance. Retaining Walls. Establish height limits for retaining walls of 4-5 feet, and establish a minimum distance separation between retaining walls. Allow exceptions in special circumstances for driveways where greater retaining wall heights are absolutely necessary to meet driveway slope and front yard standards.</p>	<p>Action 5.2-3</p>	<p>Include standards in the new Hillside Residential Zoning district that ensure that the scale of residential development is consistent with surrounding development and blend with the natural setting. Standards shall include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Require lot sizes to be between 5,000 and 10,000 square feet in Hillside Residential Districts. Establish a sliding scale of lot sizes based on slope. • 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 down following the slope of the lot. • 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. • Establish provisions that allow exceptions to front yard setbacks on steep upslope lots. • Establish minimum landscaping requirements. • 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 of the building height) so as to not be monumental in scale or appearance. • Establish height limits for retaining walls of 4-6 feet, and establish a minimum distance separation between retaining walls. Allow exceptions in special circumstances for driveways where greater retaining wall heights are absolutely necessary to meet driveway slope and front yard standards.
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	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.	Action 5.2-10	Continue to allow development at the rear of deep lots and 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. New standards shall include, but not be limited to, the following: <ul style="list-style-type: none"> • 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.
	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.	Action 4.3-10	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. Standards should include: <ul style="list-style-type: none"> • 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 cubs and signage for no parking zones • Sidewalks, and • Parking standards.
	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.	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: <ul style="list-style-type: none"> • Sprinklers; • Turnouts along the paved roadway; • Additional on-site parking; • Increased roadway width along the front of the property; or • Parking Restrictions.

	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.	Action 5.2-5	Standards for Single Family Residential (R-1) Development. Revise and augment development standards for single family homes in the R-1 district to ensure adequate light and air, privacy; usable open space; landscaping; and attractive street appearance. Standards shall include, but are not limited to, the following <ul style="list-style-type: none"> • 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. • 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. • Limit the percentage of paving on a parcel, and establish minimum standards for site landscaping.
	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.	Action 5.2-6	Standards for Small Lot Single Family (RSL) Residential Development. Create development standards specific to small lot single family homes in the RSL district to improve the quality and appearance; and to ensure adequate light, air, privacy, usable open space, landscaping; and attractive street appearance. Standards shall include, but are not limited to, the following: - Minimum Lot Sizes such that net density is between 8 and 17 units per acre 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.

	<p>Action 4.2-8</p>	<p>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:</p> <ul style="list-style-type: none"> -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. 	<p>Action 5.2-7</p>	<p>Create development standards specific to townhouses and rowhouses in the RSL, RLM, and RMX districts to improve the livability, quality, and appearance of this type of development. Standards shall include but not be limited to:</p> <ul style="list-style-type: none"> • Appropriate densities for townhouses: 12 units per net acre (RSL-3.5, RMX); • Appropriate densities for rowhouses: 17-22 units per net acre (RSL 2.5, RLM, RMX); • Parking requirements, 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; and • Landscaping requirements in driveway areas and at unit entrances.
	<p>Action 4.2-9</p>	<p>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.</p>	<p>Action 5.2-8</p>	<p>Create development standards 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:</p> <ul style="list-style-type: none"> • 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; and Requirements for inclusion of personal storage space within units.

	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 development.	Action 5.2-12	Amend the Zoning Ordinance to establish procedures for incorporating design review in the development review process. Maximize the use of staff level review in order to minimize the time and cost of project review for homeowners and developers. Zoning revisions shall address the following issues: <ul style="list-style-type: none"> • Thresholds of review; • Residential additions; • New homes; • Subdivisions creating less than five lots; • Subdivisions creating five lots or more; • Multifamily and mixed-use projects with five units or more; • Non-residential development; • Assignment of review and decision-making responsibilities ; • New revised and expanded development standards; • Implementation of design guidelines; • Role of the Municipal Advisory Committee; • Requests for variances or exceptions; • Decision-making body; • Criteria; and • Upper limit on exceptions.
	Action 4.2-11	Revise and expand the zoning regulations 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.	Action 4.3-11	Revise and expand the zoning regulations for planned unit developments (PUD) to specify: <ul style="list-style-type: none"> • Appropriate applications which meet the general plan land use and density regulations, but propose an alternative site plan or design that departs from basic zoning standards; and • Inappropriate applications which request to change the land use. • Planned Development zoning cannot be used to increase density above that which is allowed under the base zoning district.
	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.	Action 5.2-9	Development Standards for Front Yard Paving and Planting. Amend the Zoning Ordinance to limit the amount of front yard paving to that required for a driveway and walkway to the entrance in residential districts. Require that at least 50 percent of the front yard be landscaped.
	Action 4.2-13	Revise zoning regulations and subdivision regulations for Castro Valley to prohibit gates across public and private streets.	Action 4.3-12	Revise zoning regulations and subdivision regulations for Castro Valley to prohibit gates across public and private streets.

	Action 4.2-14	Regulate the storage of recreational vehicles and boats on the street and in front yards, and enforce the regulations.	Action 4.3-13	Regulate the storage of recreational vehicles and boats on the street and in front yards, and enforce the regulations.
	Special Policies for Focus Areas		Special Planning Areas	
	Goal 4.3-1	Develop Specific Plans or Precise Plans for areas that have significant remaining development potential and have special conditions such as steep slopes and/or biological resources.	Goal 4.10-1	Develop specific plans or special guidelines to guide future development in areas that have significant remaining development potential and special environmental conditions.
	Policy 4.3-1	Specific Plans for Special Areas. Prepare specific plans, precise plans, or special design guidelines for the following areas: <ul style="list-style-type: none"> • Madison Common • EMBUD Site • Johns Drive Area • Crow Canyon Road Area • Jensen Ranch 	Policy 4.10-1	Prepare or require specific plans, precise plans, master plans, or special design guidelines for the following areas: <ul style="list-style-type: none"> • Madison-Common Area; • EBMUD Site; • John Drive Area; • Crow Canyon Road Area; • Jensen Road Area; and • Fairmont Area.
	Action 4.3-1	Madison Common Specific Plan. Review and revise the existing Specific Plan to conform to the General Plan.	Action 4.10-1	Madison-Common Specific Plan. Review and revise the existing Specific Plan to conform to the General Plan.
	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.	Action 4.10-2	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.
	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.	Action 4.10-3	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.
	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.	Action 4.10-4	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.

	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.	Action 4.10-5	Jensen Road Area. 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.
			Action 4.3-6	Fairmont Area. Require preparation of a Master Plan that emphasizes the County's economic development opportunities in the Fairmont Area and also recognizes the location's environmental constraints. (NEW)
	Civic Uses and Community Facilities with Residential Neighborhoods			
	Policy 4.4-1	Encourage civic uses and community facilities such as churches, schools, and day care within residential neighborhoods, and minimize impacts of those facilities on residences in the immediately surrounding area.	Goal 4.4-1	Provide civic uses and community facilities such as churches, schools, and day care within residential neighborhoods while minimizing the impacts of those facilities on residences in the immediately surrounding area.
	Policy 4.4-1	Require new development to comply with zoning standards and be compatible with the scale and character of surrounding development.	Policy 4.4-1	Require new development to comply with zoning standards and be compatible with the scale and character of surrounding development.
	Policy 4.4-2	Review proposed non-residential uses to minimize traffic impacts on residential areas.	Policy 4.4-2	Review proposed non-residential uses to minimize traffic impacts on residential areas.
	Policy 4.4-3	Maximize joint use of existing schools, religious uses, and community centers to provide facilities to serve surrounding residents.	Policy 4.4-3	Maximize joint use of existing schools, religious uses, and community centers to provide facilities to serve surrounding residents.
		See Policy 8.1-3	Policy 4.4-4	Ensure that land designated for provision of public utilities and services is appropriately located. (NEW)
	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.	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.

	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.	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.
	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.	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.
		See Action 9.1-5	Action 4.4-4	Establish a Public Facilities Zoning District that would apply to existing and proposed public and institutional uses such as Sutter Medical Center, East Bay MUD facilities, and public and private schools.
Neighborhood Commercial Uses within Residential Neighborhoods				
	Goal 4.5-1	Retain neighborhood commercial land use within residential neighborhoods, and encourage the development of mixed use projects that include neighborhood retail, restaurants, and services on the ground floor and housing. Minimize impacts of those facilities on residences in the immediately surrounding area.	Goal 4.6-1	Retain and enhance neighborhood commercial land uses within residential neighborhoods.
	Policy 4.5-1	Existing neighborhood commercial sites shall not be converted to exclusive residential use unless their size and location precludes viable commercial or mixed-use development.	Policy 4.6-1	Existing neighborhood commercial sites shall not be converted to exclusive residential use unless their size and location precludes viable commercial or mixed-use development.
	Policy 4.5-2	Maintain, upgrade and/or develop neighborhood commercial properties to provide services that meet residents' daily needs, and provide a place where community residents can interact on a regular basis. Include walkways or very small outdoor plazas.	Policy 4.6-2	Maintain, upgrade and/or redevelop neighborhood commercial properties to provide services that meet residents' daily needs in a pedestrian-oriented manner with walkways and small outdoor plazas.
	Policy 4.5-3	Allow residential uses on neighborhood commercial sites if neighborhood-serving commercial or civic uses (such as day care) are maintained on the ground floor. Allow townhouses, condominiums or apartments at a density of 15-20 units per net acre at a scale of up to three stories	Policy 4.6-4	<ul style="list-style-type: none"> • Allow residential uses on neighborhood commercial sites if neighborhood-serving commercial or civic uses (such as day care) are maintained on the ground floor. • Allow townhouses, condominiums or apartments at a density of 15-20 units per net acre at a scale of up to three stories.

	Policy 4.5-4	Encourage renovation and/or new development on the two larger neighborhood commercial sites at Lake Chabot Road/Quail and Heyer Avenue/Center Street for mixed use development with housing above and commercial below.	Policy 4.6-3	Encourage renovation and/or new development on the larger neighborhood commercial sites at the intersections of Lake Chabot Road and Quail Avenue; Heyer Avenue and Center Street; and Foothill Boulevard at Miramar Avenue and at 150th Avenue for mixed use development with housing above and commercial below.
	Policy 4.5-5	Development in neighborhood commercial areas shall be designed to be compatible with the surrounding residential area and minimize impacts on adjoining residential properties, with respect to height, bulk, building massing, architectural design, building orientation, parking location, signage and other features.	Policy 5.3-4	Development in neighborhood commercial areas shall be designed to be compatible with the surrounding residential area and minimize impacts on adjoining residential properties, with respect to height, bulk, building massing, architectural design, building orientation, parking location, signage, and other features.
	Policy 4.5-6	Allow small automobile repair facilities that do not include heavy repair activities such as body work or automobile painting within neighborhood commercial sites. Establish standards to ensure that such facilities do not have negative affects on surrounding residential uses.	Policy 4.6-5	<ul style="list-style-type: none"> • Allow small automobile repair facilities that do not include heavy repair activities, such as body work or automobile painting, within neighborhood commercial areas. • Establish standards to ensure that such facilities do not have negative effects on surrounding residential uses.
	Policy 4.5-7	Establish and enforce requirements to ensure that neighborhood commercial sites, buildings, paved areas, and landscaping are well-maintained and upgraded over time as building or site modifications occur.	Action 5.3-1	Site Upgrades and Improvements. 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.
	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.	Action 4.6-1	In designated neighborhood commercial mixed use (CNM) 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.

	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.	Action 4.6-2	Update the list of permitted and conditional uses in the neighborhood commercial zoning district, and establish criteria for approval of conditional uses. <ul style="list-style-type: none"> • Allow community and civic uses, such as day cares, community centers, small government offices, and libraries, 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.
	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.	Fig. 4-2 and 4-4	
	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.	Action 5.3-12	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.
	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.	Action 5.3-1	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.

	Action 4.5-6	Develop and implement regulations 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.	Action 4.9-9	<ul style="list-style-type: none"> • Develop and implement regulations 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. • Amend zoning ordinance to require discretionary review of proposals to expand operations or make alterations that substantially change the exterior of existing structures.
	Business Attraction	Develop and implement façade and landscaping maintenance and improvement programs to upgrade neighborhood retail areas.	Action 5.3-17	<p>Façade and Site Improvement Programs. Implement and expand existing regulations and programs for façade and landscaping maintenance and improvement to upgrade commercial areas. Programs shall focus on upgrading facades, installing landscaping, improving signage, screening outdoor storage and buffering such uses from surrounding residential and retail uses</p>
	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.	Policy 4.6-3	Encourage renovation and/or new development on the larger neighborhood commercial sites at the intersections of Lake Chabot Road and Quail Avenue; Heyer Avenue and Center Street; and Foothill Boulevard at Miramar Avenue and at 150th Avenue for mixed use development with housing above and commercial below.
Economic Development				
	Goal 4.6-1	Provide residents and businesses with access to a wide variety of commercial goods and services, and expand employment to increase opportunities for Castro Valley residents to work in the community where they live.	Goal 4.5-1	Provide residents and businesses with access to a wide variety of commercial goods and services, and expand employment to increase opportunities for Castro Valley residents to work in the community where they live.
	Policy 4.6-1	Attract and retain retail and food services to satisfy resident's demands and enhance community livability.	Policy 4.5-3	Business Attraction and Retention. Target retail and food services and other businesses that are desired by Castro Valley residents to enhance community livability and for which there is an underserved market.
	Policy 4.6-2	Attract targeted types of commercial businesses that are desired in Castro Valley and for which there is an underserved market.	Policy 4.5-3	Business Attraction and Retention. Target retail and food services and other businesses that are desired by Castro Valley residents to enhance community livability and for which there is an underserved market.
	Policy 4.6-3	Retain and attract small local businesses in Castro Valley that serve resident needs and contribute to the small town local character of the downtown.	Policy 4.5-4	Support Small Local Businesses. Support the development of small local businesses in Castro Valley that serve resident needs and contribute to the small town local character of the downtown.

	Policy 4.6-4	Retain sites designated for Commercial Use in the General Plan Land Use Plan in order to ensure that there is adequate land for retail, restaurants, and personal services to meet the needs of Castro Valley residents.	Policy 4.5-1	Economic Development Opportunities. Retain sites designated for commercial use in the Land Use Plan to ensure there is adequate land for retail, restaurants, services, and other employment-generating land uses to meet the needs of Castro Valley residents.
	Policy 4.6-5	Maintain appropriate locations for general commercial and auto-related land uses to meet the needs of Castro Valley residents and businesses.	Policy 4.5-2	Maintain appropriate locations for general commercial and auto-related land uses to meet the needs of Castro Valley residents and businesses.
	Policy 4.6-6	Encourage home based businesses that meet County ordinance criteria. They support the local economic, provide income for community residents, reduce traffic, and provide work arrangements that are family-friendly.	Policy 4.5-5	Home Occupations. Promote home-based businesses that meet County zoning requirements as a way to support the local economy and provide income for residents while reducing commute traffic and providing family-friendly work arrangements.
	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.	Action 4.5-1	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.
	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.	Action 4.5-2	Develop proactive programs to promote small, local businesses such as low-interest loans for property improvements and a “Shop Castro Valley” initiative.
	Action 4.6-3	Establish priorities for public improvements and programs that help support existing businesses and attract new ones.	Actions 4.5-3 and 5.3-3	Funding Priorities. Establish priorities for public improvements and programs that support existing businesses and attract new ones.
	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.	Action 5.3-16	Funding Mechanisms. Evaluate the feasibility of establishing Community Improvement Districts or Benefit Assessment Districts and other approaches such as a voter-approved bond measure in order to fund physical improvements, maintenance, historic and cultural resource preservation and other programs to enhance commercial areas.
	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.	Action 4.5-4	Streamline Project Review. Solicit feedback from the business community on ways to streamline project review and permit procedures for smaller commercial projects such as tenant improvements, small building additions, building renovation, etc.

	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.	Action 4.5-5	Amend the home occupation regulations in the zoning ordinance to allow limited employment of non-residents and other modifications subject to discretionary staff review to promote home occupations without compromising the residential character of neighborhoods.
	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.	Action 4.5-6	Amend the zoning code to establish standards for uses that may have potential negative impacts on the environment or neighborhood character, such as auto repair or check-cashing.
			Action 5.3-14	Establish design standards and guidelines to ensure high quality design in new commercial and non-residential development outside the Castro Valley CBD. The standards and guidelines shall include a ministerial check list design review for smaller projects and discretionary review for larger projects and development at identified catalyst sites. Standards and guidelines shall address the following issues: <ul style="list-style-type: none"> • Building relationship to the street and other public spaces; • Building height, bulk, and articulation; • Ground floor design; • Building design and quality of materials; • Location of entrances; • Pedestrian access from sidewalks and parking areas; • Location of surface parking; • Parking lot landscaping; and • Streetscape improvements including street trees.
	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 in-store 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.	Action 4.5-7	Restaurant Standards. In order to promote the viability of small scale restaurants: <ul style="list-style-type: none"> • 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, and there is no in-store beer or wine 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 adversely affect neighboring properties.

Central Business District			
Goal 4-7.1	Enhance the Central Business District to create a pedestrian-oriented district of shops, restaurants, and services with a distinctive small-town character that reflects Castro Valley's history and culture. Improve the overall appearance of Castro Valley Boulevard. Attract and retain small local retail and restaurant businesses that will enhance the quality of life in Castro Valley.	Goal 4-7.1	Improve the Central Business District to create a pedestrian-oriented district of local shops, restaurants, and services with a distinctive small-town character that reflects Castro Valley's history and culture.
Policy 4.7-1	Create a central pedestrian-friendly shopping and restaurant area on a few blocks along Castro Valley Boulevard and key side streets, including Castro Village Shopping Center. Over time, add and relocate buildings, sidewalks, and parking so that the area has a pedestrian environment. Create a plaza or central green place with features to create a public gathering place that can be identified as the heart of the community.	Policy 4.7-1	Create a central pedestrian-friendly shopping and restaurant area on a few blocks along Castro Valley Boulevard and key side streets, including Castro Village Shopping Center.
Policy 4.7-2	Improve the appearance of Castro Valley Boulevard with traffic calming measures, tree planting, attractive street furniture, etc., that will contribute to the creation of a distinctive image for Castro Valley's downtown.	Policy 5.3-1	Improve Castro Valley Appearance. Undertake capital improvement projects such as street redesign, community landscaping, and other similar projects in order to improve the appearance of Castro Valley and foster a community identity unique to Castro Valley.
Policy 4.7-3	Improve the visual appearance of the private properties on Castro Valley Boulevard through façade improvements, new signs, reductions in billboards, etc.	Policy 5.3-2	Castro Valley Boulevard Appearance. Create programs to improve the visual appearance of the private properties on Castro Valley Boulevard through façade improvements, new signs, and reducing the number of billboards.
Policy 4.7-4	Create a variety of attractive publicly-owned and privately-owned public spaces throughout the Central Business District including seating areas, landscaping, water-features, and public art.	Policy 4.7-2	Create a variety of attractive publicly- and privately-owned public spaces, which include seating areas, landscaping, water-features, and public art, throughout the Central Business District.
Policy 4.7-5	Attract a wider range of shops and restaurants than currently exists in Castro Valley, including apparel shops, bookstores, and table cloth restaurants.		
Policy 4.7-6	Attract more cultural, arts, and entertainment venues that offer quality arts and entertainment functions such as live music, theater, or comedy. Ensure that such venues do not impact residents or adjacent businesses due to late hours, noise, etc.	Policy 4.7-3	Facilitate the development of more cultural, arts, and entertainment venues that offer quality arts and entertainment functions such as live music, theater, or comedy while ensuring that such venues do not negatively impact adjacent residents or businesses.

	Policy 4.7-7	Cluster retail and services to create sub-districts with a strong identity where people can easily walk from one business to the other. Cluster related businesses so they attract a greater customer base than any one business can attract on their own. Examples include clustering cinema with restaurants, or a grocery store with other small shops and personal services.	Policy 4.7-4	Cluster retail and services within sub-districts in order to: <ul style="list-style-type: none"> • Reinforce a strong community identity; • Allow people to easily walk from one business to the other end; and • Attract a greater customer base than any one business can attract on its own
	Policy 4.7-8	Work with BART on joint development of the BART Station site to add housing, office and retail uses in addition to structured parking on the BART parking lots.	Policy 4.7-5	Work with BART to add housing, office and retail uses in addition to structured parking on the BART station parking lots.
	Policy 4.7-9	Create additional housing, including apartments, condominiums, and live-work, in and within walking distance of the Central Business District. Over time, convert existing mobile home parks into new residential and mixed-use development, and make best efforts to include housing units affordable to existing residents of mobile home parks. Additional residents in downtown will support businesses and services there, take advantage of BART and bus transit service, and reduce the demand for development in outlying areas of the community with environmental or other development constraints.	Policy 4.7-6	Additional residents in downtown will support businesses and services there, take advantage of BART and bus transit service, and reduce the demand for development in outlying areas of the community with environmental or other development constraints. <ul style="list-style-type: none"> • Create additional housing, including apartments, condominiums, and live-work, in and within walking distance of the Central Business District. • Convert existing mobile home parks into new residential and mixed-use development, and make best efforts to include housing units affordable to existing residents of mobile home parks.
	Policy 4.7-10	Add public parking in strategic locations within the downtown, where there is a demonstrated parking shortage, and where it can be located within walking distance of pedestrian-oriented shopping. Consolidate and redesign existing privately owned parking areas to improve circulation and access and augment parking.	Policy 4.7-7	<ul style="list-style-type: none"> • Add public parking in strategic locations throughout the Central Business District, where there is a demonstrated parking shortage, and where it can be located within walking distance of pedestrian-oriented shopping. • Consolidate and redesign existing privately owned parking areas to improve circulation and access and augment parking.
	Policy 4.7-11	Maintain public improvements and private property in the downtown to improve its overall appearance.	Policy 5.3-5	Property Maintenance. Maintain and improve the appearance of public improvements and private properties so they make a positive contribution to Castro Valley's livability and attractiveness.

	Policy 4.7-12	Create an attractive pedestrian-friendly circulation system to serve to provide attractive connections between the Central Business District's pedestrian core, downtown residential, the BART station, the future library, and parking areas. Design the pedestrian system to incorporate and enhance Castro Valley Creek.	Policy 6.6-8	Downtown Pedestrian Connections. Create an attractive pedestrian-friendly circulation system to serve and to provide attractive connections linking the Central Business District's pedestrian core, downtown residential areas, the BART station, the library, and parking areas. Design the pedestrian system to incorporate and enhance Castro Valley Creek.
	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.	Action 5.4-1	Complete the streetscape improvement project on Castro Valley Boulevard to make it a beautiful boulevard that contributes to a distinctive community image. <ul style="list-style-type: none"> • Add traffic calming measures, street trees, street furniture, lights, banners, medians, bulb-outs, and other pedestrian-friendly measures. • 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.
	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.	Action 4.7-1	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, appropriately sized spaces for new retail uses.
	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.	Action 6.6-3	Improve pedestrian routes in the following locations: <ul style="list-style-type: none"> • 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 and street trees; • 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; and • Connections to and from the Castro Valley Library.
	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.	Action 5.3-9	Identify funding mechanisms for improvements within the Central Business District, including streetscape enhancements, public space, façade renovation, and parking improvements. Explore a wide variety of options, including: Redevelopment funds, development fees, community facilities districts, public improvements bonds, and regulatory programs applicable to new development.

	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.	Action 5.3-10	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.
	Action 4.7-6	Pursue strategies to remove billboards and/or reduce their impacts on Castro Valley Boulevard.	Action 5.3-11	Work with private property owners, the Redevelopment Agency, County departments, State government officials, and other public agencies to reduce the number of billboards visible from Castro Valley Boulevard.
	Action 4.7-7	Augment and enhance code enforcement programs to enforce property maintenance regulations requiring property-owners to maintain properties, properly store and dispose of trash, remove graffiti, etc.	Action 5.3-2	Augment and enhance code enforcement programs to require property-owners in all commercial and mixed-use areas to: maintain buildings, paved areas, and landscaping; properly store and dispose of trash; and remove graffiti.
	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 regulations.	Action 5.3-12	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 regulations.
	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.	Action 4.7-2	Revise and/or amend the CBD Specific Plan and Design Guidelines to be consistent with the General Plan and to make it easier to use.
	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.	Action 5.3-6	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: <ul style="list-style-type: none"> • Building setbacks and relationship to the street; • Front yard landscaping and street landscaping to create an attractive an livable environment for residential; • Side and rear setbacks to provide adequate light, air, and ventilation to units; • Building design – articulation, quality materials; • Ground floor uses; • 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.

	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.	Action 5.3-7	Update the standards and guidelines in the CBD Specific Plan to provide additional guidance regarding building design. Require discretionary design review.
	Action 4.7-12	Amend the Specific Plan as necessary to include design standards and regulations 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.	Action 5.3-8	Amend the Specific Plan as necessary to include design standards and regulations 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.
	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.	Action 4.7-3	Promote live-work development in commercial districts to buffer more intense Central Business District uses from surrounding residential neighborhoods. <ul style="list-style-type: none"> • Amend the CBD Specific Plan and zoning to establish a Land Use Category and Standards for live work uses, such that incidental residential uses are allowed in commercial spaces in areas designated for commercial use. • 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.
	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.	Action 4.5-6	Work with the business community, civic, and service organizations to create attractions and events that will attract residents and visitors to the Central Business District.

	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.	Action 4.7-4	Renovate and add new public and private facilities to create an integrated, attractive, pedestrian-oriented retail area which serves as the heart of Castro Valley. Within this sub-area: <ul style="list-style-type: none"> • Amend the CBD Specific Plan to rezone Sub-area 7 to Core Pedestrian Retail (CBD-5); • Create a Village Green; • Add new retail space; • Limit professional and real estate offices and title companies in ground floor spaces; • Consolidate parking behind structures; and • Build a new parking structure.
	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.	Action 4.7-5	Create a transit village adjacent to the BART station using the following strategies: <ul style="list-style-type: none"> • Amend the CBD Specific Plan to rezone Sub-area 8 to Transit Village (TOD-R); • Evaluate the feasibility of designating and developing the BART Station area as a “Transit Village” under State law in order to maximize funding opportunities; • Establish an infill opportunity zone including all parcels within one-third of a mile of the Castro Valley BART station for special consideration of residential densities and parking requirements; • Work with BART to achieve joint development on the BART station site that includes high density residential north of Norbridge; office and/or retail on the Redwood Road frontage; and parking structures, bus access, and vehicle circulation south of Norbridge. • Preserve existing parking capacity; and • Ensure that new parking structures are well-designed, well-lit, safe; and appropriately-scaled for Castro Valley.
	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.	Action 4.7-6	Designate and promote the area around the Chabot Theater as the CBD Entertainment and Theater District. <ul style="list-style-type: none"> • Amend the CBD Specific Plan to rezone the portion of Sub-area 5 indicated on Figure 4-7 to Entertainment and Theater District (CBD-CE-1); • Revise the zoning to allow restaurants, retail uses, appropriate signage, and a consolidated parking facility behind the buildings on Castro Valley Boulevard. • Seek funding for to restore and enhance the theater, including the addition of theater screens if feasible.

	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.	Action 4.7-7	<ul style="list-style-type: none"> • Amend the CBD Specific Plan to rezone the portion of Sub-area 3 indicated on Figure 4-7 to Central Business District General Commercial (CBD-4); • Evaluate the viability of the existing light industrial and auto repair uses at San Carlos Avenue and Park Way to determine whether to revise allowed uses to include live-work or other non-industrial uses.
	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.	Action 4.7-4	<p>Core Pedestrian Retail. Renovate and add new public and private facilities to create an integrated, attractive, pedestrian-oriented retail area which serves as the heart of Castro Valley. Within this sub-area:</p> <ul style="list-style-type: none"> • Amend the CBD Specific Plan to rezone Sub-area 7 to Core Pedestrian Retail (CBD-5); • Create a Village Green; • Add new retail space • Limit professional and real estate offices and title companies in ground floor spaces; • Consolidate parking behind structures; and ; • Build a new parking structure.
	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.	Action 4.7-8	<p>Downtown Community Commercial.</p> <ul style="list-style-type: none"> • Amend the CBD Specific Plan to rezone the portions of Sub-areas 2, 5, 6, 7, and 10 indicated on Figure 4-7 to Downtown Community Commercial (CBD-3) or Community Commercial (CC); • Amend the CBD Specific Plan to allow auto-oriented community commercial uses with consolidated parking behind structures, specifically in the portion of Sub-area 10 east of Redwood Road near Castro Valley Boulevard and in the Library District; • Allow residential uses above the ground floor
	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.	Action 4.7-9	<p>In order to preserve and enhance existing entertainment uses, the following strategies shall be implemented:</p> <ul style="list-style-type: none"> • Amend the CBD Specific Plan to rezone the portion of Sub-area 2 indicated on Figure 4-7 to Regional Retail and Entertainment (CBD-CE-2); • 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 mini-golf, the Redevelopment Agency, County, and/or the Parks District should consider development of family entertainment uses somewhere easily accessible for the community.

	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.	Action 4.7-8	<ul style="list-style-type: none"> • Amend the CBD Specific Plan to rezone the portions of Sub-areas 2, 5, 6, 7, and 10 indicated on Figure 4-7 to Downtown Community Commercial (CBD-3) or Community Commercial (CC); • Amend the CBD Specific Plan to allow auto-oriented community commercial uses with consolidated parking behind structures, specifically in the portion of Sub-area 10 east of Redwood Road near Castro Valley Boulevard and in the Library District; • Allow residential uses above the ground floor
Professional-Medical District				
	Goal 4.8-1	Upgrade and modernize Eden Medical Center in order to provide health services and jobs for the community. Design the hospital site and surrounding sites in the Professional-Medical District to achieve the community's goals for improving the area along Lake Chabot Road, and to minimize any negative effects on surrounding residential properties.	Goal 4.8-1	Support the upgrade and modernization of Sutter Medical Center Castro Valley in order to provide health services and jobs for the community.
			Goal 4.8-2	Ensure that the hospital site and surrounding sites in the Professional-Medical District are constructed and designed to achieve the community's goals for improving the area along Lake Chabot Road, and to minimize any negative effects on the surrounding community.
	Policy 4.8-1	Continue to modernize and upgrade Eden Medical Center so that it serves as a catalyst for health-related development around the hospital, provides jobs for Castro Valley residents, and supports local retail and restaurants.	Policy 4.8-1	Continue to modernize and upgrade Eden Medical Center so that it serves as a catalyst for health-related development around the hospital, provides jobs for Castro Valley residents, and supports local retail and restaurants.
	Policy 4.8-2	Create a high-quality image on the Eden Medical Center site and on surrounding properties in the district through design, landscaping, and maintenance.	Policy 4.8-2	Create a high-quality image on the Eden Medical Center site and on surrounding properties in the district through design, landscaping, and maintenance.
	Policy 4.8-3	Vibrant Medical District on Lake Chabot Road. Encourage medical office and commercial development on Lake Chabot Road that improves the area's appearance and creates a vibrant district with employment, restaurants, retail, and personal services.	Policy 4.8-3	Support the development of a vibrant medical office and commercial district on Lake Chabot Road that improves the area's appearance and creates a vibrant district with employment, restaurants, retail, and personal services.
	Policy 4.8-4	Plan new development to minimize adverse effects on surrounding residential areas.	Policy 4.8-4	Plan new development to minimize adverse effects on surrounding residential areas.

	Policy 4.8-5	Allow a variety of health-related professional and technical support uses, nursing homes, retail, restaurants, and services to meet the needs of employees and residents.	Action 4.8-1	<ul style="list-style-type: none"> • As shown on Figure 4-7, 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. • Rezone the Central Business District Specific Plan Sub-area 4 indicated on Figure 4-7 to Professional Medical Office. • Allow a variety of health-related professional and technical support uses, nursing homes, retail, restaurants, and services to meet the needs of employees and residents; • 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.
	Policy 4.8-6	Partner with a non-profit organization or a park district or the HARD park district to develop and program a joint-use fitness center for community and hospital use that promotes exercise and healthy lifestyles.	Action 4.8-6	Partner with a non-profit organization or Hayward Area Recreation & Park District to develop and program a joint-use fitness center for community and hospital use that promotes exercise and healthy lifestyles.
	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.	Action 5.3-15	Amend CBD Specific Plan to establish design standards and review procedures to ensure high quality design and site planning in the Professional Medical District. Standards and guidelines shall address the following issues: <ul style="list-style-type: none"> • Location, setbacks, and scale of new buildings at Eden Medical Center, such that they do not loom over adjacent residential neighborhoods; • Access points for emergency vehicles; • Access points for other vehicles; • Building design and quality of materials; • Minimum setbacks from residential uses; • Relationship of buildings to streets; • Street trees and improvements; and, • Site landscaping.

	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.	Action 4.8-1	<ul style="list-style-type: none"> • As shown on Figure 4-7, 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. • Rezone the Central Business District Specific Plan Sub-area 4 indicated on Figure 4-7 to Professional Medical Office. • Allow a variety of health-related professional and technical support uses, nursing homes, retail, restaurants, and services to meet the needs of employees and residents; • 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.
	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.	Action 4.8-2	<ul style="list-style-type: none"> • Amend the CBD 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. • Maintain on-street parking to the maximum extent feasible.
	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.	Action 5.4-2	Improve Lake Chabot Road and require landscaping to be installed along property frontage and within the public right of way as properties are redeveloped in order to improve the appearance of Lake Chabot Road and create a distinctive identity for the Professional-Medical District.
	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.	Action 4.8-4	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.
	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.	Action 4.8-5	In order to reduce the number of cars backing into the public right-of-way, prevent accidents, and reduce traffic congestion, amend the zoning ordinance to support the development of shared driveways and parking areas on Lake Chabot Road.
Community Commercial, General Commercial, and Community				

	Goal 4.9-1	Provide a wide range of goods and services to meet community needs, including auto repair, personal storage, equipment rental, lumber yards, etc. Locate those uses on sites where there is good automobile access and impacts on residential uses can be minimized.	Goal 4.9-1	Provide a wide range of retail sales and services to meet community needs on sites where there is good automobile access and impacts on residential uses can be minimized.
	Policy 4.9-1	Identify and maintain sufficient appropriately-located areas to meet the needs of residents and businesses for auto-reliant general retail and service use	Policy 4.9-1	Identify and maintain sufficient appropriately-located areas to meet the needs of residents and businesses for auto-reliant general retail and service use
	Policy 4.9-2	Sites adjacent to I-580 entrances and exits with frontage on major arterials shall be retained for general commercial uses such as gasoline service station, storage, auto repair, and auto-reliant commercial uses.	Policy 4.9-2	Sites adjacent to I-580 entrances and exits with frontage on major arterials shall be retained for general commercial uses such as gasoline service station, storage, auto repair, and auto-reliant commercial uses.
	Policy 4.9-3	Existing general commercial and auto-reliant uses located in areas that the General Plan proposes for pedestrian-oriented, neighborhood commercial, or mixed-use development are considered nonconforming uses. They must be regulated to ensure that they do not preclude redevelopment for more appropriate commercial uses consistent with the General Plan and do not serve as a deterrent to investment in property improvement and redevelopment.	Action 4.6-5	Existing general commercial and auto-reliant uses located in areas that the General Plan proposes for pedestrian-oriented, neighborhood commercial, or mixed-use development shall be considered nonconforming uses. Regulate such uses to ensure that they do not preclude redevelopment for more appropriate commercial uses consistent with the General Plan and do not serve as a deterrent to investment in property improvement and redevelopment.
	Policy 4.9-4	Allow community-serving office and low-intensity commercial and service uses along Redwood Road south of I-580 so long as they are compatible with adjacent residential uses.	Policy 4.9-3	Allow community-serving office and low-intensity commercial and service uses along Redwood Road south of I-580 that is compatible with adjacent residential uses.
	Policy 4.9-5	Locate office and storage uses between I-580 or other arterials and adjacent residential neighborhoods, so those uses serve as a buffer between roadways and adjacent residential neighborhoods.	Policy 4.9-4	Locate office and storage uses between I-580 or other arterials and adjacent residential neighborhoods, so those uses serve as a buffer between roadways and adjacent residential neighborhoods.
	Policy 4.9-6	Strengthen East Castro Valley Boulevard as a gateway to the CBD and a regional-serving retail area that will attract shoppers from throughout Castro Valley and other nearby areas.	Policy 4.9-5	Strengthen East Castro Valley Boulevard as a gateway to the CBD and a regional-serving retail area that will attract shoppers from throughout Castro Valley and other nearby areas.
	Policy 4.9-7	Maintain and improve the appearance of commercial properties so they make a positive contribution to Castro Valley's livability and attractiveness.	Policy 5.3-5	Maintain and improve the appearance of commercial properties so they make a positive contribution to Castro Valley's livability and attractiveness.
	Policy 4.9-8	Regulate general commercial and auto-reliant uses to minimize noise, odors, dust, and traffic impacts.	Policy 4.9-6	Regulate general commercial and auto-reliant uses to minimize noise, odors, dust, and traffic impacts.

	Policy 4.9-9	Prohibit any additional personal storage facilities in Castro Valley, other than immediately adjacent to the freeway. Prohibit other general commercial and auto-reliant businesses that are incompatible with surrounding residential and retail uses.	Policy 4.9-7	Prohibit any additional personal storage facilities in Castro Valley, other than immediately adjacent to the freeway. Prohibit other general commercial and auto-reliant businesses that are incompatible with surrounding residential and retail uses.
	Action 4.9-1	Amend the Zoning Ordinance to establish a new community commercial zoning district or modify existing C-1 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-1) 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 Taverns. Uses that are primarily serve a regional or subregional market or that have significant secondary effects that would make community commercial districts less attractive for permitted uses should be prohibited. These include hospitals, storage facilities, hotels and motels, auto sales, freestanding advertising, adult businesses, and firearms sales.	Action 4.9-1	Amend the zoning ordinance to establish a new community commercial zoning district or modify existing C-1 provisions for Castro Valley. The new regulations should: <ul style="list-style-type: none"> • Allow retail uses that are now permitted by right in the Neighborhood Commercial (CN) and Retail Business (C-1) districts, food service establishments, and neighborhood serving office uses that are permitted in the Administrative Office (CO) district. • Limit size and specify performance standards 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 characteristics 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; drive-in and drive through businesses; funeral homes and mortuaries; gasoline service stations; parking lots; plant nurseries; recycling centers; religious assembly uses, and theaters. • Prohibit uses that are primarily serve a regional or sub-regional market or that have significant secondary effects that would make community commercial districts less attractive for permitted uses. These include hospitals, storage facilities, hotels and motels, auto sales, freestanding advertising, adult businesses, and firearms sales.
	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.	Action 4.9-2	Establish a general commercial district for Castro Valley to provide for regional and community retail and services, such as 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.

	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.	Action 4.9-3	Establish a new community services and offices district. 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 south of I-580.
	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.	Action 4.9-4	Flexibility for Residentially-Zoned Parcels Adjacent to Commercial Areas. Consider a special zoning provision that would allow residentially-zoned properties adjacent to commercial areas to follow commercial zoning regulations of the adjoining commercially-zoned properties subject to approval of a conditional use permit based on specific findings.
	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.	Action 5.3-14	Establish design standards and guidelines to ensure high quality design in new commercial and non-residential development outside the Castro Valley CBD. The standards and guidelines shall include a ministerial check list design review for smaller projects and discretionary review for larger projects and development at identified catalyst sites. Standards and guidelines shall address the following issues: <ul style="list-style-type: none"> • Building relationship to the street and other public spaces; • Building height, bulk, and articulation; • Ground floor design; • Building design and quality of materials; • Location of entrances; • Pedestrian access from sidewalks and parking areas; • Location of surface parking; • Parking lot landscaping; and • Streetscape improvements including street trees.
	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.	Action 5.3-4	Sign Regulations. Amend the sign regulations with new standards and guidelines to improve signage in all commercial areas.

	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.	Action 5.3-17	Façade and Site Improvement Programs. Implement and expand existing regulations and programs for façade and landscaping maintenance and improvement to upgrade commercial areas. Programs shall focus on upgrading facades, installing landscaping, improving signage, screening outdoor storage and buffering such uses from surrounding residential and retail uses
			Action 5.3-18	Improve Building Façades. 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: <ul style="list-style-type: none"> • 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; • Commercial properties near the Grove Way and Redwood Road intersection; and • Commercial properties on Foothill Boulevard from Miramonte Avenue to Carolyn Street.
	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.	Action 4.9-5	Rezone Light Industrial Properties. 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 uses are allowed to remain following County ordinance provisions for nonconforming uses.

	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	Action 4.9-6	Rezone Redwood Road and Grove Way Property. 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 abandoned or moves.
	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.	Action 4.9-7	Rezone Grove Way and Center Street Properties. Rezone properties on the southerly side of Grove Way east of Center Street to residential use because residential uses already predominate in this area and residential uses can enjoy the visual and open space benefits of the creek to the rear.
	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.	Action 4.6-4	Rezone Center Street Properties near B Street. Rezone the westerly side of Center Street near the Hayward city limits to mixed use with residential uses above ground floor neighborhood commercial uses to create a transition between commercial uses and residential neighborhoods.
	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.	Action 5.3-19	Enforcement. 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.
	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.	Action 4.9-8	Promote Renovation and Development on Opportunity Sites. 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.
	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.	Action 5.4-3	Redwood Road and Grove Way – Parking and Street Design. 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.
	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.	Action 5.4-6	Street and Parking Lot Landscaping. 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.
	Community Character and Design			

	Natural Setting and Visual Character			
	Goal 5.1-1	Protect and enhance the natural setting of hillsides, canyons, and creeks that establish Castro Valley's visual character. Protect views to these natural resources from public streets, parks, trails, and community facilities.	Goal 5.1-1	Protect and enhance the hillsides, canyons, and creeks that are the foundation of Castro Valley's natural setting and visual character as well as the views of these resources from public streets, parks, trails, and other community facilities.
	Policy 5.1-1	Cluster development in hillside and canyon areas of Castro Valley to ensure protection the natural character of steep hillsides, canyons, and creeks.	Policy 5.1-1	Creative Site Design. Allow residential development on or near hillsides, canyons, and creeks to employ creative site design, landscaping, and architecture that blend with the characteristics of each location and surroundings, and offer superior design solutions.
	Policy 5.1-2	Establish maximum lot coverage limits and minimum landscaping requirements in the Zoning Ordinance for the hillside areas of Castro Valley.	Action 5.2-3	Hillside Residential Development Standards. Include standards in the new Hillside Residential Zoning district that ensure that the scale of residential development is consistent with surrounding development and blend with the natural setting. Standards shall include, but are not limited to, the following: <ul style="list-style-type: none"> • Require lot sizes to be between 5,000 and 10,000 square feet in Hillside Residential Districts. Establish a sliding scale of lot sizes based on slope. • 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 down following the slope of the lot. • 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. • Establish provisions that allow exceptions to front yard setbacks on steep upslope lots. • Establish minimum landscaping requirements. • 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 of the building height) so as to not be monumental in scale or appearance. • Establish height limits for retaining walls of 4-6 feet, and establish a minimum distance separation between retaining walls. Allow exceptions in special circumstances for driveways where greater retaining wall heights are absolutely necessary to meet driveway slope and front yard standards.

	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.	Action 5.1-1	Require Visual Impact Analysis. Require visual impact analysis during the development review process for public and private projects to ensure protection of views to natural areas from public streets, parks, trails, and community facilities.
	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.	Action 5.1-2	Cluster Development. 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.
	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.	Action 5.1-3	Cull Canyon Lake. Maintain water levels in Cull Canyon Lake in order to preserve its role as an important visual resource as well as a flood control facility.
Street Design and Community Landscaping				
	Goal 5.2-1	Improve the appearance of Castro Valley by adding trees, landscaping, and other streetscape design features along major arterials, in commercial areas, and at major gateways to the community. Retain the “small-town” and “rural character” of Castro Valley’s hillside streets.	Goal 5.4-1	Improve the character and appearance of Castro Valley streets by adding trees, landscaping, and other streetscape design features.
	Policy 5.2-1	When street improvement projects are undertaken by County, State, Federal and other agencies, include landscaping and other design improvements that mitigate the visual impacts of paved roadways and improve the appearance of the community.	Policy 5.4-2	When street improvement projects are undertaken by County, State, Federal and other agencies, ensure that the projects include landscaping and other design improvements that mitigate the visual impacts of paved roadways and improve the appearance of the community.
	Policy 5.2-2	Undertake capital improvement projects such as street redesign, community landscaping, and other similar projects in order to improve the appearance of Castro Valley and foster a community identity unique to Castro Valley.	Policy 5.4-1	Undertake capital improvement projects such as street redesign, community landscaping, and other similar projects in order to improve the appearance of Castro Valley and foster a community identity unique to Castro Valley.
	Policy 5.2-3	Do not add curbs, gutters and sidewalks to residential streets in the Residential Hillside land use classification that do not already have such improvements, except on collector streets where such improvements are necessary for pedestrian safety, or on pedestrian routes to schools.	Action 5.4-4	Unless requested by the residents, do not add curbs, gutters and sidewalks to residential streets in the Residential Hillside land use classification that do not already have such improvements, except on collector streets where such improvements are necessary for pedestrian safety, or on pedestrian routes to schools.
	Policy 5.2-4	Retain existing landscaping in street right of ways such as trees along Seven Hills Avenue or Proctor Road that retain the “small-town” and “natural hillside character” of Castro Valley.	Policy 5.4-3	Retain and improve existing landscaping in street right of ways that retain the “small-town” and “natural hillside character” of Castro Valley.

	Policy 5.2-5	Create simple entry sign structures combined with planting and add street landscaping at key entries into the community identifying Castro Valley.	Policy 5.4-4	Create simple entry sign structures combined with planting and add street landscaping at key entries into the community identifying Castro Valley.
	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.	Action 5.4-5	Add street landscaping and other visual improvements along the following streets during the 20-year planning period of the General Plan: <ul style="list-style-type: none"> • Lake Chabot Road between Seven Hills Road and Quail Avenue; • Lake Chabot Road between Somerset Avenue and Castro Valley Boulevard; • Norbridge/Strobridge Intersection between I-580 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; • Grove Way from Center Street to I-580, including adjacent to the PG&E substation; • 'A' street from the Planning Area boundary to Grove Way; • Center Street from the Planning Area boundary to Grove Way; • Crow Canyon Road in the segment just within and outside the Castro Valley Planning Area; and, • Miramar Avenue from Foothill Boulevard to Page Street.
	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.	Action 5.4-9	Add simple entry sign structures and street landscaping in the following gateway locations, which are entrances into the Castro Valley Planning Area: <ul style="list-style-type: none"> • Seven Hills Road and Lake Chabot Road; • Norbridge/Strobridge Gateway at Interstate 580; • 'A' Street near the Planning Area boundary; • Center Street near the Planning Area boundary; • Crow Canyon Road near the Planning Area boundary; • East Castro Valley Boulevard near the I-580 exit ramp; and • Foothill Boulevard at Fairmont Drive and/or at Foothill Boulevard and Miramar Avenue.
	Action 5.2-3	Add streetscape improvements on Lake Chabot Road as part of the hospital renovation and rebuilding in order to improve the appearance of this area from Somerset Avenue to Castro Valley Boulevard.	Action 5.4-2	Improve Lake Chabot Road and require landscaping to be installed along property frontage and within the public right of way as properties are redeveloped in order to improve the appearance of Lake Chabot Road and create a distinctive identity for the Professional-Medical District.

	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.	Action 6.6-7	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.
	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.	Action 5.4-7	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.
	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.	Action 5.3-18	Improve Building Façades. 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: <ul style="list-style-type: none"> • 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; • Commercial properties near the Grove Way and Redwood Road intersection; and • Commercial properties on Foothill Boulevard from Miramonte Avenue to Carolyn Street.
	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.	Action 5.4-8	Underground Overhead Utility Lines. 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.
	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.	Action 5.3-11	Reduce Billboards. Work with private property owners, the Redevelopment Agency, County departments, State government officials, and other public agencies to reduce the number of billboards visible from Castro Valley Boulevard.
	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.	Action 5.3-16	Funding Mechanisms. Evaluate the feasibility of establishing Community Improvement Districts or Benefit Assessment Districts and other approaches such as a voter-approved bond measure in order to fund physical improvements, maintenance, historic and cultural resource preservation and other programs to enhance commercial areas.
	Community Gathering Places			

	Goal 5.3-1	Create and enhance community gathering places in order to foster Castro Valley's identity and civic participation.	Goal 5.5-1	Create and enhance community gathering places in order to foster Castro Valley's Identity and civic participation.
	Policy 5.3-1	Work to establish a variety of community gathering places in Castro Valley by expanding or improving existing facilities and by establishing new outdoor and indoor public spaces.	Policy 5.5-1	Establish a variety of community gathering places in Castro Valley by expanding or improving existing facilities and by creating new outdoor and indoor public spaces.
	Action 5.3-1	Establish a capital improvement plan for Castro Valley community gathering places.	Action 5.5-1	Create a capital improvement plan for Castro Valley community gathering places.
	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.	Action 5.5-2	Maintain the Castro Valley Library as a community gathering place.
	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.	Action 5.5-3	Create a central community plaza in the core pedestrian area of the Central Business District that can host civic events.
	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.	Action 5.5-4	Set up joint use agreements with other agencies, such as public schools and Sutter Medical Center, for the shared use of meeting rooms and performance spaces at existing facilities.
	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.	Action 5.5-5	Continue to operate a farmers' market in the Central Business District.
	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.	Action 5.5-6	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.
Historic and Local Cultural Resources				
	Goal 5.4-1	Protect historic sites and structures and other cultural resources that help to maintain the special character and identity of Castro Valley and represent important physical connections to the community's past.	Goal 5.4-1	Protect historic sites and structures and other cultural resources that help to maintain the special character and identity of Castro Valley and represent important physical connections to the community's past.

	Policy 5.4-1	Protect and preserve Federal and State-designated historic sites and structures and properties that are deemed eligible for designation to the maximum extent feasible. Enhance the maintenance of key historic structures such as the Stanton House, Strobridge House, and the Adobe Arts Center, and ensure that they remain or are relocated to attractive and prominent settings consistent with their character and history.	Policy 5.4-1	Preserve Designated Historic Sites. Protect and preserve federal and State-designated historic sites, structures, and properties that are deemed eligible for designation to the maximum extent feasible. Enhance the maintenance of key historic structures such as the Stanton House, Strobridge House, and the Adobe Arts Center, and ensure that they remain, or are relocated, to attractive and prominent settings consistent with their character and history.
	Policy 5.4-2	Establish appropriate strategies to protect local cultural resources that do not qualify for designation as historic resources but still reflect Castro Valley's history and traditions. Possible strategies include: <ul style="list-style-type: none"> • Conservation districts for older neighborhoods with a unified distinctive character such as the neighborhood of Eichler homes; • Lower densities or conservation easements in environmentally sensitive areas that reflect Castro Valley's agricultural history such as: Palomares Canyon, and properties with barns and stables located along creek beds and Crow and Cull Canyon Roads. 	Policy 5.4-2	Establish appropriate strategies to protect local cultural resources that do not qualify for designation as historic resources but still reflect Castro Valley's history and traditions. Possible strategies include: <ul style="list-style-type: none"> • Conservation districts for older neighborhoods with a unified distinctive character such as the neighborhood of Eichler homes; • Lower densities or conservation easements in environmentally sensitive areas that reflect Castro Valley's agricultural history such as: Palomares Canyon, and properties with barns and stables located along creek beds and Crow and Cull Canyon Roads.
	Policy 5.4-3	Integrate consideration of historical and cultural resources into the development review process to promote early resolution of conflicts between cultural resources preservation and other community goals and objectives.	Policy 5.4-3	Integrate consideration of historical and cultural resources into the development review process to promote early resolution of conflicts between cultural resources preservation and other community goals and objectives.
	Policy 5.4-4	Balance preservation goals with goals for infill development and goals for renovation and improved appearance of commercial areas within Castro Valley. In the review of applications, the level of requirements should be established with a clear understanding of public and private responsibilities. Property owners may be required to preserve historic resources that qualify for federal or state designation, even where there is a significant diminution in property value relative to the maximum intensity allowed under zoning. However private owners should not be required to preserve a local cultural resource if it severely restricts the ability of the owner to develop in accordance with underlying zoning. Applicants should strive to develop proposals that incorporate new development and still preserve the character of local cultural resources that contribute to the community.	Policy 5.4-4	Balance preservation goals with goals for promoting infill development and for renovating and improving the appearance of commercial areas in Castro Valley. Strategies to consider include: <ul style="list-style-type: none"> • Ensuring that project review requirements are based on a clear understanding of public and private responsibilities; • Promoting and facilitating projects that incorporate new development while preserving the character of local cultural resources that contribute to the community.

	Policy 5.4-5	Promote the maintenance, restoration, and rehabilitation of historic and cultural resources through a variety of financial and regulatory incentives.	Policy 5.4-5	Promote the maintenance, restoration, and rehabilitation of historic and cultural resources through a variety of financial and regulatory incentives.
	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.	Action 5.4-1	Complete the Historical Resources Survey of the Castro Valley Planning area and prepare documentation for properties that appear eligible for listing in the State Register. 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.
	Action 5.4-2	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 Survey. 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 and guidelines, will allow a more proactive approach to resource protection.	Action 5.4-2	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 Survey of the Castro Valley Planning area. 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: <ul style="list-style-type: none"> • 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 and guidelines, will allow a more proactive approach to resource protection.

	Action 5.4-3	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.	Action 5.4-3	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.
	Action 5.4-4	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.	Action 5.4-4	Enforce Historic and Cultural Resource Regulations. 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.
	Action 5.4-5	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.	Action 5.4-5	Preserve Neighborhood Character. 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.

	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 located and should maintain a context and setting comparable to the original location; and/or An “adopt a resource” program. These programs encourage and assist the public and local businesses to become involved in the protection and preservation of historical and cultural resources, sponsor preservation of individual properties, and conduct the necessary fundraising.	Action 5.4-6	Coordinated Historic and Cultural Resource Programs. 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 located and should maintain a context and setting comparable to the original location; and/or An “adopt a resource” program. These programs encourage and assist the public and local businesses to become involved in the protection and preservation of historical and cultural resources, sponsor preservation of individual properties, and conduct the necessary fundraising.
	Circulation			
	Overall Circulation			
	Goal 6.1-1	Provide a multi-modal transportation system that includes a variety of facilities and routes to meet the diverse needs of Castro Valley residents, workers, businesses, and visitors.	Goal 6.1-1	Provide a safe, efficient, multi-modal transportation system to meet the diverse needs of Castro Valley residents, workers, businesses, and visitors.
	Policy 6.1-1	Comprehensive Circulation System for Cars, Bikes, Pedestrians, and Transit. Promote a comprehensive system of transportation facilities that includes: streets and highways within the community and providing access to other urban areas; transit facilities; a continuous network of pedestrian sidewalks and bicycle routes; and transportation management programs and measures to encourage the efficient use of these facilities and services.	Policy 6.1-1	Comprehensive Circulation System. Provide a comprehensive system of transportation facilities that includes: streets and highways for regional access; transit facilities; a continuous network of pedestrian sidewalks and bicycle routes; and transportation and parking management programs and measures to encourage the efficient use of these facilities and services.

	Policy 6.1-2	Measure performance for all Modes of Travel. Assess the performance of the community's transportation system by measuring how well pedestrians, bicycles, and transit vehicles as well as automobiles are able to move within and through the community.	Policy 6.1-2	Measure Performance. Assess the performance of the community's transportation system by measuring how well pedestrians, bicycles, and transit vehicles as well as automobiles are able to move within and through the community.
	Policy 6.1-3	Reduce reliance on the Private Automobile. Make land use decisions that promote a multi-modal transportation system and reduce reliance on the private automobile. Allow higher density development near transit and mixed use. (See Chapter 4 – Land Use and Community Development.)	Policy 6.1-3	Integrate Land Use and Circulation Planning. Make land use decisions that promote a multi-modal transportation system and reduce reliance on the private automobile, such as allowing higher density mixed-use development near transit. (See Chapter 4 – Land Use and Development.)
	Policy 6.1-4	Balance the needs of all circulation modes. Balance the needs of all four circulation modes – automobile, transit, bike and pedestrian when making decisions about transportation improvements and allocation of public right of way.	Policy 6.1-4	Balance Circulation Modes. Balance the needs of all four circulation modes – automobile, transit, bike and pedestrian--when making decisions about transportation improvements and allocation of public right of way.

	<p>Policy 6.1-5</p>	<p>Level of Service Policy for Vehicular Circulation. An LOS of E or better shall be applied to Congestion Management Program (CMP) Roadways: Castro Valley Boulevard, Center Street, Grove Way, Crow Canyon Road, and Redwood Road. An LOS of D or better shall be applied to all non-CMP roadways during peak travel periods. The County may allow individual locations to fall below the LOS standards in the following instances:</p> <ul style="list-style-type: none"> • The construction of improvements would be physically infeasible or prohibitively expensive • Improvements would significantly and adversely affect adjacent properties or the environment, or have a significant adverse effect on the character of Castro Valley • Lower standards result from significant physical improvements to transit, bicycle or pedestrian facilities. • Existing or projected congestion is primarily the result of traffic passing through Castro Valley and generated by development located outside the community; • Mitigation of such existing or projected congestion requires regional or multi-jurisdiction measures, and is not the sole responsibility of the proposed development and/or of the County; and • Constraints on development as would be required to achieve or maintain these standards in Castro Valley would adversely impede achievement of this Plan's social economic, land use and community development, and environmental goals and policies. • Mitigation of such existing or projected vehicular congestion would negatively affect transit, bicycle or pedestrian circulation, or would conflict with General Plan goals for these alternative modes of circulation, for example by increasing crossing distances, increasing pedestrian safety risk, or restricting bicycle or transit access. • Traffic congestion is a result of an effort to promote transit ridership and/or access, including the development of dense residential housing or employment near transit or circulation 	<p>Policy 6.2-1</p>	<p>Vehicular Circulation Level of Service. Adopt and implement the following Level of Service Policy: An LOS of E or better shall be applied to Congestion Management Program (CMP) Roadways: Castro Valley Boulevard, Center Street, Grove Way, Crow Canyon Road, and Redwood Road. An LOS of D or better shall be applied to all non-CMP roadways during peak travel periods. The County may allow individual locations to fall below the LOS standards in the following instances:</p> <ul style="list-style-type: none"> • The construction of improvements would be physically infeasible or prohibitively expensive • Improvements would significantly and adversely affect adjacent properties or the environment, or have a significant adverse effect on the character of Castro Valley • Lower standards result from significant physical improvements to transit, bicycle or pedestrian facilities. • Existing or projected congestion is primarily the result of traffic passing through Castro Valley and generated by development located outside the community; • Mitigation of such existing or projected congestion requires regional or multi-jurisdiction measures, and is not the sole responsibility of the proposed development and/or of the County; and • Constraints on development as would be required to achieve or maintain these standards in Castro Valley would adversely impede achievement of this Plan's social economic, land use and community development, and environmental goals and policies. • Mitigation of such existing or projected vehicular congestion would negatively affect transit, bicycle or pedestrian circulation, or would conflict with General Plan goals for these alternative modes of circulation, for example by increasing crossing distances, increasing pedestrian safety risk, or restricting bicycle or transit access. • Traffic congestion is a result of an effort to promote transit
	<p>Action 6.1-1</p>	<p>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.</p>	<p>Action 6.1-1</p>	<p>Project Impacts on All Modes of Travel. When reviewing development proposals and determining conditions of approval or environmental impact mitigations, consider the needs of and level of service for all travel modes: automobile, pedestrian, transit and bicycle.</p>

	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.	Action 6.1-2	Circulation Analysis. 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.
	Action 6.1-3	Use the revised level of service policy for vehicular circulation in the environmental review of all projects.	Action 6.2-1	Use of Revised Level of Service Policy in Environmental Review. Use the revised level of service policy for vehicular circulation in the environmental review of all projects.
	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.	Action 6.1-3	Alternative Analysis for BART Station Infill Opportunity Zone. 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.
	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.	Action 6.1-4	Transportation Demand Management. Work with Sutter Medical Center, the Castro Valley Unified School District, other major Castro Valley employers and destinations, as well as small businesses, to promote transportation demand management strategies such as: adoption of staggered working hours, compressed work week, home-based telecommuting, car pooling, transit use, and bicycling to work.
	Regional Roadways and Local Streets		-	
	Goal 6.2-1	Reduce regional roadway congestion to reduce visual, noise, air quality, and traffic congestion impacts on Castro Valley. Improve local streets to eliminate localized areas of congestion, provided that such improvements are not highly detrimental to pedestrian, bike, or transit circulation.	Goal 6.2-1	Reduce roadway congestion and implement improvements to reduce visual, noise, air quality, and traffic congestion impacts on the Castro Valley community.
	Policy 6.2-1	Work with the Alameda County Congestion Management Agency, the Alameda County Transportation Authority, the Metropolitan Transportation Commission, Caltrans, and surrounding jurisdictions to develop and implement regional solutions to local traffic problems created by growth outside of Castro Valley.	Policy 6.2-2	Reduce Local Impacts of Regional Roadways and Regional Traffic. Work with the Alameda County Congestion Management Agency, the Alameda County Transportation Authority, the Metropolitan Transportation Commission, Caltrans, and surrounding jurisdictions to develop and implement regional solutions to local traffic problems created by growth outside of Castro Valley.

	Policy 6.2-2	Identify intersection improvements that can help facilitate vehicular circulation without negative impacts on pedestrian, bicycle, or circulation. Design improvements for these locations and seek funding for construction.	Policy 6.2-3	Improve Traffic Circulation. Improve traffic circulation by improving intersections and facilitating vehicular circulation without negative impacts on pedestrian, bicycle, or circulation.
	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.	Action 6.2-3	Norbridge/ Strobridge/ Castro Valley Blvd. Improvements. Conduct a study of the two-way conversion of Norbridge Avenue 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.
	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.	Action 6.2-3	Redwood Road Interchange. 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 on and off ramps along East Castro Valley Boulevard and Grove Way.
	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.	Action 6.2-4	Minimize Construction Impacts of Freeway Improvements. Review traffic control plans and construction plans in order to maintain local access and minimize impacts on local circulation during the construction period.
	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.	Action 6.2-5	Monitor Traffic Congestion at Key Intersections. 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.
	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.	Action 6.2-6	Highway 238 Modifications. Evaluate the effect 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.

	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.	Action 6.2-7	Park and Ride Lot at Center Street. Work with Caltrans and transit providers to identify measures to promote more complete 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.
	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.	Action 6.2-8	Widen Dam Crossing. Widen the dam crossing on Heyer Avenue west of Cull Canyon Road to add turning lanes and bike lanes in addition to pedestrian improvements.
	Residential Neighborhood Streets			
	Goal 6.3-1	Protect residential neighborhoods from through traffic, speeding, and non-residential parking.	Goal 6.3-1	Protect residential neighborhoods from through traffic, speeding, and non-residential parking.
	Policy 6.3-1	Protect resident, pedestrian, and bicyclist safety by calming traffic, focusing on residential streets where traffic frequently exceeds the speed limit.	Policy 6.3-1	Traffic Calming on Residential Streets. Implement traffic calming measures on residential streets where traffic flow commonly exceeds the posted speed limit to protect resident, pedestrian, and bicyclist safety.
	Policy 6.3-2	Prevent encroachment of non-residential parking in existing residential neighborhoods, particularly due to overflow parking for the Castro Valley BART station.	Policy 6.3-2	Limit Overflow Non-Residential Parking. Prevent encroachment of non-residential parking in existing residential neighborhoods, particularly due to overflow parking for the Castro Valley BART station.
	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.	Action 6.3-1	Neighborhood Traffic Calming Program. 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.
	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.	Action 6.3-2	Truck Traffic Prohibitions. Consider adopting an ordinance that would prohibit trucks heavier than three tons from operating on designated residential streets, except for emergency, maintenance, and transit vehicles.
	Transit			

	Goal 6.4-1	Increase transit ridership and service to residences, employment, schools, and hospital.	Goal 6.4-1	Increase transit ridership and ridesharing with better service to residences, employment, schools, and medical services.
	Policy 6.4-1	Promote transit use and reduce reliance on the private automobile in order to reduce congestion, improve air quality, and improve the quality of life in Castro Valley.	Policy 6.4-1	Promote Transit Use. Promote transit use and reduce reliance on the private automobile in order to reduce congestion, improve air quality, and improve the quality of life in Castro Valley.
	Policy 6.4-2	Work with public transportation agencies to ensure that public transit facilities and services are be designed and operated to respond to special travel needs and problems of minorities, the elderly, young, handicapped and economically disadvantaged, and of other persons who do not have or are unable to use private automobiles.	Action 6.4-5	Transit Access for Special Needs Passengers. Work with public transportation agencies to ensure that public transit facilities and services are be designed and operated to respond to special travel needs and problems of minorities, the elderly, young, handicapped and economically disadvantaged, and of other persons who do not have or are unable to use private automobiles.
	Policy 6.4-3	Work with BART and AC Transit to promote the provision of safe, efficient, and convenient access to primary destinations of persons with special transportation needs, including major shopping areas, health care and social service centers, schools and colleges, and recreation areas and facilities.	Policy 6.4-3	Improve Access to Transit. Work with BART and AC Transit to promote the provision of safe, efficient, and convenient access to large destinations, including major shopping areas, health care and social service centers, schools and colleges, and recreation areas and facilities.
	Policy 6.4-4	Improve transit stops and stations to create a more pleasant, comfortable, and safe waiting environment for transit users.	Policy 6.4-4	Improve Transit Stops. Improve transit stops and stations to create a more pleasant, comfortable, and safe waiting environment for transit users.
	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.	Action 6.4-1	Transit Funding. 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.
	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.	Action 6.4-2	Transit Pass Program. Work with AC Transit, BART, school districts, other major employers, colleges, and Alameda County cities to establish a transit pass program for employees and students.
	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.	Action 6.4-3	Improve Bus Service. Review existing bus routes in Castro Valley for opportunities to increase the frequency and improve service on key corridors that serve higher density residential areas as well as employment centers.

	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.	Action 6.4-4	Access to Transit Stations and Bus Stops. Coordinate with BART and AC Transit to facilitate safe, efficient, and convenient access to transit stations and bus stops. See Figure 6-1 for areas of recommended implementation.
	Action 6.4-5	Seek Safe Routes to Transit and other funding to improve pedestrian access to bus stops along regional bus routes.	Action 6.4-6	Funding for Transit Access Improvements. Seek Safe Route to Transit and other funding to improve pedestrian access to bus stops along regional bus routes.
	Action 6.4-6	Develop wayfinding signage program from Castro Valley Boulevard to the Castro Valley BART station for pedestrians and vehicles.	Action 6.4-7	BART Wayfinding Signage Program. Develop wayfinding signage program from Castro Valley Boulevard to the Castro Valley BART station for pedestrians, bicyclists, and vehicles.
	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.	Action 6.4-8	Pedestrian Improvements on Wilbeam Avenue. Improve sidewalks and add landscaping and lighting on Wilbeam Avenue to improve the comfort and safety of pedestrian access to the BART station.
	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.	Action 6.4-9	Commuter Check Program Participation. Require participation in the existing Commuter Check program as a standard condition of approval for new large-scale non-residential projects.
	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.	Action 6.4-10	Transportation Demand Management Programs. Facilitate the establishment of Transportation Demand Management (TDM) programs at new or expanded large-scale employment sites and shopping centers, including provision of preferential carpool parking, car share programs, bicycle lockers, BART shuttles, and other transit connection services.
	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.	Action 6.4-11	Shuttle Services from Neighborhoods to BART. 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.
	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.	Action 6.4-12	Incentives for Ridesharing. 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.

	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.	Action 6.4-13	Employer-Supported BART Shuttle Service Establish shuttle service between BART and County facilities at Fairmont. Evaluate feasibility of requiring all businesses with over 200 employees at a single location, 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.
	Action 6.4-13	Establish a shuttle service for employees and patients between Eden Medical Center and the Castro Valley BART station.	Action 6.4-14	BART Shuttle Service to Hospitals. Establish a shuttle service for employees and patients between the Castro Valley BART station and medical facilities on the Fairmont Campus and at Eden Medical Center.
	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.	Action 6.4-15	Bus Shelters. 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.
	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.	Action 6.4-16	Financial Incentives for Transit Use and Ridesharing. Promote regional and local ridesharing organizations and advocate legislation to maintain and expand incentives for transit use such as tax deductions and tax credits.
			Policy 6.4-2	Promote Ridesharing. Promote carpooling and vanpooling to reduce reliance on the private automobile. (NEW)
Bicycle Circulation				
	Goal 6.5-1	Expand and improve local bikeway connections and provide a safe environment for bicycle travel throughout the community.	GOAL 6.5-1	Expand and improve local bikeway connections and provide a safe environment for bicycle travel throughout the community.
	Policy 6.5-1	Provide a system of bikeways in Castro Valley that is coordinated with existing and planned facilities in adjoining communities as well as other transportation routes and facilities serving the community.	Policy 6.5-1	Comprehensive Bikeway System. Provide a comprehensive bikeway system that is coordinated with existing and planned major destinations, community activity centers, transit stations, and schools in Castro Valley and adjoining communities.
	Policy 6.5-2	Provide convenient and safe bicycle access to community and regional activity centers, employment, shopping, and recreation areas, and to public service centers and facilities.	Policy 6.5-1	
	Policy 6.5-3	Implement the regional bicycle corridors identified in the Alameda County Bicycle Master Plan for Unincorporated Areas and the Countywide Bicycle Plan.	Policy 6.5-2	Regional Bicycle Corridors. Implement the regional bicycle corridors identified in the Alameda County Bicycle Master Plan for Unincorporated Areas and the Countywide Bicycle Plan.

	Policy 6.5-4	Balance on-street parking needs with bicycle safety considerations.	Policy 6.5-3	Bicycle Safety and On-Street Parking. Balance on-street parking needs with bicycle safety considerations.
	Policy 6.5-5	Encourage transit operators to provide adequate bicycle accommodations.	Policy 6.5-4	Bicycle Accommodations on Transit. Encourage transit operators to provide adequate bicycle accommodations.
	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.	Action 6.5-1	Revise County Road Standards for Bicycles. Review and, as required, revise County road standards to accommodate bicycle routes consistent with this Plan and the Countywide Bicycle Plan.
	Action 6.5-2	Implement bike lanes on Castro Valley Boulevard as part of the Redevelopment Strategic Plan.	Action 6.5-2	Bike Lanes on Castro Valley Boulevard. Implement bike lanes on Castro Valley Boulevard as part of the Redevelopment Strategic Plan.
	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.	Action 6.5-3	Bicycle Parking and Storage. 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.
	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.	Action 6.5-4	Funding for Bicycle Plan Improvements. Identify a funding source and schedule for implementing the high priority projects in the Countywide Bicycle Plan that would improve conditions for cyclists within the community.
	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.	Action 6.5-5	Development Review Guidelines for Bicycle Access. 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.
	Action 6.5-6	Use the Alameda Countywide Bicycle Plan's design guidelines and best practices or comparable criteria when designing the streetscape improvements.	Action 6.5-6	Implement Countywide Bicycle Plan Design Standards. Use the Alameda Countywide Bicycle Plan's design guidelines and best practices or comparable criteria when designing the streetscape improvements.
	Pedestrian Circulation			
	Goal 6.6-1	Provide a safe and attractive walking environment accessible for all users, particularly disabled users, seniors, transit users, and children.	GOAL 6.6-1	Provide a safe and attractive walking environment accessible for all users, particularly disabled users, seniors, transit users, and children.

	Policy 6.6-1	Implement the Alameda County Pedestrian Master Plan for Unincorporated Areas policies and actions for enhanced pedestrian environments in Castro Valley. See Tables 6-1 and 6-2.	Policy 6.6-1	Implement the Alameda County Pedestrian Master Plan. Implement the Alameda County Pedestrian Master Plan for Unincorporated Areas policies and actions for enhanced pedestrian environments in Castro Valley.
	Policy 6.6-2	Develop Safe Routes to Schools programs to encourage walking and bicycling to schools as well as manage vehicular circulation to provide a safe environment for school children.	Policy 6.6-2	Safe Routes to Schools. Develop Safe Routes to Schools programs to encourage walking and bicycling to schools as well as manage vehicular circulation to provide a safe environment for school children.
	Policy 6.6-3	Provide safe and attractive pedestrian facilities along arterials and collectors particularly those that are part of the Pedestrian Activity Corridors, as identified in the Alameda County Pedestrian Master for Unincorporated Areas.	Policy 6.6-3	Improve Pedestrian Facilities on Busy Streets. Provide safe and attractive pedestrian facilities along arterials and collectors particularly those that are part of the Pedestrian Activity Corridors, as identified in the Alameda County Pedestrian Master for Unincorporated Areas.
	Policy 6.6-4	Pedestrian facilities and amenities shall be routinely maintained as funding and priorities allow. The highest priority shall be given to facilities that are used to provide access to transit, public facilities, senior facilities, and schools.	Policy 6.6-4	Maintain Pedestrian Facilities. Pedestrian facilities and amenities shall be routinely maintained as funding and priorities allow. The highest priority shall be given to facilities that are used to provide access to transit, public facilities, senior facilities, and schools.
	Policy 6.6-5	Improve street design and traffic enforcement to increase pedestrian safety.	Policy 6.6-5	Increased Enforcement for Pedestrian Safety. Improve street design and traffic enforcement to increase pedestrian safety.
	Policy 6.6-6	Design new development and redevelopment projects to facilitate pedestrian access and address any impacts to the pedestrian safety, access, and circulation.	Policy 6.6-6	New Development to Incorporate Pedestrian Facilities. Design new development and redevelopment projects to facilitate pedestrian access and address any impacts to the pedestrian safety, access, and circulation.
	Policy 6.6-7	When dealing with competing demands for sidewalk space, pedestrian needs shall have the highest priority.	Policy 6.6-7	Pedestrian Priority for Sidewalk Space. When dealing with competing demands for sidewalk space, pedestrian needs shall have the highest priority.

	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.	Action 6.6-1	Capital Improvement Program. Prepare and implement a capital improvement program over the next 20 years that eliminates sidewalk gaps and improves substandard conditions in identified Pedestrian Activity Corridors within Castro Valley, prioritizing Heyer, Mable, Santa Maria, San Miguel, Anita, Orange, and Stanton Avenues; Proctor Road; Christensen Lane; and Marshall Street.
			Action 6.6-2	Pedestrian Improvement Projects. Install curbs, gutters, sidewalks, pedestrian crossing improvements and/or landscaping improvements along Somerset Avenue, Stanton Avenue, Miramar Avenue, I67th Avenue, Seven Hills Road, upper Lake Chabot Road, Heyer Avenue, and Center Street.
	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.	Action 6.6-3	Streetscape Improvements and Priorities. 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.
	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.	Action 6.6-4	Pedestrian Crosswalk Lights at Dangerous Crossings. Consider installing pedestrian crosswalk “runway” lights in the pavement at heavily-used and dangerous pedestrian crossings.
	Action 6.6-4	Continue to require installation of sidewalks and physically-demarcated walkways in new development.	Action 6.6-5	Pedestrian Walkways. Continue to require installation of sidewalks and physically-demarcated walkways in new development.
	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.	Action 6.6-9	Pedestrian and Bike Path Downtown. 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.
	Pedestrian Friendly Downtown			

	Goal 6.7-1	Promote a pedestrian-friendly downtown.	Policy 6.6-8	Downtown Pedestrian Connections. Create an attractive pedestrian-friendly circulation system to serve to provide attractive connections between the Central Business District's pedestrian core, downtown residential, the BART station, the library, and parking areas. Design the pedestrian system to incorporate and enhance Castro Valley Creek.
	Policy 6.7-1	Balance the needs of automobiles with downtown pedestrian comfort and scale.	Policy 6.6-9	Pedestrian Friendly Downtown Development. Plan Downtown projects to balance the needs of automobiles with pedestrian comfort and scale and to include pedestrian amenities that will create comfortable and pleasant places to walk.
	Policy 6.7-2	Pedestrian amenities should be provided to create a more comfortable and pleasant walking environment in downtown.	See Policy 6.6-9	
	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.	Action 6.6-6	Implement the Castro Valley Boulevard Streetscape Plan. 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.
	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.	Action 6.6-7	Adequate Time for Pedestrian Crossings. Ensure that traffic signals are set to provide sufficient time for pedestrians and those with impaired mobility to safely cross Castro Valley Boulevard.
	Biological Resources			
	Habitat Conservation			
	Goal 7.1-1	Protect and enhance the County's native wildlife through conservation and restoration of a continuous network of connected natural habitat.	Goal 7.1-1	Protect Castro Valley's native wildlife through conservation and restoration of natural habitat.
	Policy 7.1-1	Protect the County's major wildlife corridors that run through Castro Valley: (1) the corridor along the East Bay Hills in the forest and chaparral between major interstate highways; and (2) along streams, especially those with riparian vegetation. (Reference – Draft ROSA Policy RC-41, Protection of Wildlife Corridors)	Policy 7.1-1	Major Wildlife Corridors Protection. Protect the major wildlife corridors that run through or are adjacent to Castro Valley: (1) the corridor along the East Bay Hills in the forest and chaparral between major interstate highways; and (2) along creeks, especially those with riparian vegetation.

	Policy 7.1-2	Preserve a continuous band of open space consisting of a variety of plant communities and wildlife habitats to provide comprehensive rather than piecemeal habitat conservation for all of Alameda County. (Reference – Draft ROSA Policy OS-3, Contiguous Habitat Conservation)	Policy 7.1-2	Comprehensive Habitat Preservation. Preserve a continuous band of open space consisting of a variety of plant communities and wildlife habitat to provide comprehensive rather than piecemeal habitat conservation.
	Policy 7.1-3	Incorporate design features that minimize the impacts of development on biological resources in any development planned on or adjacent to high and moderate priority areas designated on the Figure 7-2, Biological Resources Overlay Zone. (Reference – Draft ROSA Policy RC-24, Minimization of Biological Impacts)	Action 7.1-3	Design Guidelines for Biological Resource Zones. Establish guidelines to ensure that development planned on or adjacent to high and moderate priority areas designated on the Figure 7-2, Biological Resources Overlay Zone will be designed to minimize impacts on sensitive resources and habitat areas. <ul style="list-style-type: none"> • 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.
	Policy 7.1-4	Preserve as permanent open space the undeveloped areas designated as open space within planned unit developments.	Policy 7.1-3	Open Space Preservation. Preserve the undeveloped areas designated as open space within planned unit developments as permanent open space.
	Policy 7.1-5	Discourage loss of riparian woodlands and seasonal and perennial wetlands, including ponds, by requiring replacement mitigation at a ratio to be determined by the value of the habitat to be lost. To facilitate replacement mitigation, the County shall support the creation of wetland or other habitat mitigation banks. (Reference – Draft ROSA Policy RC-32 - Replacement Mitigation Ratio)	Action 7.1-6	Riparian Woodlands and Wetlands Mitigation. Require replacement mitigation of woodland and wetland habitat at a ratio to be determined by the value of the habitat to be lost. The County shall support the creation of wetland or other habitat mitigation banks.
	Policy 7.1-6	Explore property tax credits and other possible funding sources for habitat restoration on larger size private lands as an incentive to foster the implementation of habitat restoration actions by private landowners. (Reference Draft ROSA Policy RC-3, Foster restoration by private landowners)	Action 7.1-5	Habitat Restoration Funding. Evaluate the feasibility of property tax credits and other possible funding sources for habitat restoration on larger size private lands as an incentive to foster the implementation of habitat restoration actions by private landowners.
	Policy 7.1-7	Protect the Wildlife Movement Corridors where they cross under I-580 for special status species such as the California red-legged frog. (Reference – Draft ROSA Policy RC-42 - Corridors for Special Status Species)	Action 7.1-12	Wildlife Movement Corridors. Protect the wildlife movement corridors of special status species where they cross under I-580.

	Policy 7.1-8	Protect all creeks and flood channels that traverse the urbanized area of Castro Valley, because they serve as movement corridors for wildlife. (Reference – Draft ROSA Policy RC-43, Water Channels as Wildlife Corridors)	Policy 7.2-1	Creek and Flood Channels. Protect all creeks and flood channels that traverse the urbanized area of Castro Valley.
	Policy 7.1-9	Encourage local land trusts and other easement holders to prioritize and acquire easements that serve to protect wildlife corridors. (Reference – Draft ROSA Policy RC-45, Protective Easements)	Action 7.1-10	Protective Easements. Encourage local land trusts and other easement holders to prioritize and acquire easements that serve to protect wildlife corridors.
	Policy 7.1-10	Actively encourage agencies responsible for public infrastructure to site and design roadways and other linear facilities (e.g. sewer and other utility lines) in such a way as to minimize impacts to wildlife corridors, creeks, and regional trails. Where appropriate, grade-separated crossings and/or other features should be used to maintain the viability of the affected corridor. (Reference Draft ROSA Policy RC-46, Public Infrastructure)	Action 7.1-11	Public Infrastructure. Actively encourage agencies responsible for public infrastructure to site and design roadways and utilities in such a way as to minimize impacts to wildlife corridors, creeks, and regional trails. Where appropriate, grade-separated crossings and/or other features should be used to maintain the viability of the affected corridor.
	Policy 7.1-11	Require that open space provided as part of a development project be designed to achieve multiple open objectives, including but not limited to: recreation, scenic values, habitat protection, and public safety. (Reference, Draft ROSA Policy OS-11, Open Space Provided by Development)	Policy 7.1-3	Open Space Objectives. Require that open space provided as part of a development project be designed to achieve multiple objectives, including but not limited to: recreation, scenic values, habitat protection, and public safety.
	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.	Action 7.1-9	Connect Open Space to Large Habitat Areas. 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.

	<p>Action 7.1-2</p>	<p>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. Establish thresholds of review for different types of projects. For example, a comprehensive environmental assessment should be required for new subdivisions, whereas minor improvements such as fences or decks may be exempt from special review if they meet specific standards.</p>	<p>Action 7.1-1</p>	<p>Biological Resources Overlay Zone. Establish a biological resources overlay zone delineating high, moderate, and low priority areas for habitat preservation, to ensure maximum protection of biological resources.</p> <ul style="list-style-type: none"> • 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 the California Environmental Quality Act; 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. • Establish thresholds of review for different types of projects. For example, a comprehensive environmental assessment should be required for new subdivisions, whereas minor improvements such as fences or decks may be exempt from special review if they meet specific standards. comprehensive environmental assessment should be required for new subdivisions, whereas minor improvements such as fences or decks may be exempt from special review if they meet specific standards.
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	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.	Action 7.1-3	Design Guidelines for Biological Resource Zones. Establish guidelines to ensure that development planned on or adjacent to high and moderate priority areas designated on the Figure 7 2, Biological Resources Overlay Zone will be designed to minimize impacts on sensitive resources and habitat areas. • 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.
	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.	Action 7.1-2	Biological Resources Maps and Inventories. Maintain maps and inventories of biological resources to use when conducting site plan and development review. Update these resources regularly to include new information from site surveys that are conducted in the planning area.
	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.	Action 7.1-4	Open Space Preservation Mechanisms. Evaluate mechanisms to preserve open space and wildlife habitat to determine the most feasible options, such as zoning, fee title purchase, easement purchase, or easement dedication through density transfer, or density bonuses.
Creeks and Streams				
	Goal 7.2-1	Preserve creek channels and riparian habitat to protect and enhance wildlife corridors, flood protection, and the quality of surface water and groundwater.	Goal 7.2-1	Preserve creek channels and riparian habitat to protect and enhance wildlife corridors, flood protection, and the quality of surface water and groundwater.
	Policy 7.2-1	Encourage protection of streams and adequate stream buffers to maintain and where appropriate enhance important stream functions, including: flood protection, recreational corridors, wildlife movement corridors, wildlife habitat, and aesthetic resources. (Reference – Draft ROSA Policy RC-7, Stream Protection)	Policy 7.2-2	Creek Buffers. Establish adequate creek buffers to maintain and where appropriate enhance important stream functions.
	Policy 7.2-2	Manage streams for multiple uses where the County has responsibility for flood control and maintenance of channels and detention basins. Such uses include maintaining scenic quality, facilitating recreation, improving water quality and soil conservation, providing groundwater recharge and protecting and restoring both natural riparian vegetation and wildlife habitats. (Reference – Draft ROSA Policy RC-8, Stream Management for Multiple Uses)	Policy 7.2-3	Creek Uses. Manage creeks for multiple uses including: scenic quality, recreation, water quality, soil conservation, groundwater recharge, and wildlife habitats.

	Policy 7.2-3	Encourage use of natural or nonstructural stormwater drainage systems to the maximum extent feasible on sites outside the Central Business District and Residential Mixed Density Areas. (Reference – Draft ROSA Policy RC-9, Nonstructural Stormwater Drainage)	Policy 7.2-4	Natural/Nonstructural Creek Drainage Systems. Use and restore natural or nonstructural creek drainage systems to the maximum extent feasible and look for opportunities to convert structural stormwater drainage systems to natural or semi-natural creeks.
	Policy 7.2-4	Require new development to set aside sufficient right-of-way and setback areas to accommodate multi-use objectives for storm drainage, flood control features, recreation, habitat protection, and other appropriate uses. (Reference – Draft ROSA Program 6 Require Setbacks)	See Action 7.2-1	
	Policy 7.2-5	New development shall be set back from the centerline of a creek, and shall not disturb any riparian habitat. In areas where existing development has already encroached upon the stream channel, new development shall not encroach any closer towards the creek channel or riparian habitat.	Policy 7.1-5	Riparian Habitat. New development shall not disturb any riparian habitat.

	<p>Action 7.2-1</p>	<p>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 basic standards for construction in or near creekside areas, so applicants have a clear understanding of what is expected. Basic requirements for accessory structures like decks and fences should be established so permits can be issued expeditiously. For construction of new homes or significant expansion of existing homes on creekside properties, require preparation of a creek protection plan. The creek protection plan shall be prepared by qualified professionals such as biologists and hydrologists. The creek protection plan should establish areas most suitable for construction, and procedures to be used during construction that will minimize impacts on the creek channel and riparian vegetation.</p>	<p>Action 7.2-1</p>	<p>Alameda County's Watercourse Protection Ordinance. Revise the County's Watercourse Protection Ordinance to ensure maximum protection of creeks and adjacent riparian habitat by requiring new development to provide sufficient setbacks and rights-of-way to meet the County's objectives for storm drainage, flood control, habitat protection, recreation, and other appropriate uses. Include the following provisions:</p> <ul style="list-style-type: none"> • Do not allow grading or structures within a creek bed, unless they are required to prevent flooding and erosion that pose an imminent hazard to public health and safety, or to prevent serious property damage; • Require the preservation and/or restoration of natural drainage and habitat to the maximum extent feasible, without causing further acceleration of water flow or erosion further downstream; • Revise setback and buffer requirements to increase the setback for habitable structures to ensure adequate distance between structures and open creek channels. Setbacks will vary depending on the type of structure, for example fence posts may be closer to a creek channel than houses.; • Require construction methods that minimize flooding and erosion; • 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 basic standards for construction in or near creekside areas, in order to clarify and expedite the permitting process; • Require preparation of a creek protection plan for new construction or significant expansion on creekside properties. The creek protection plan shall: be prepared by qualified professionals; establish areas most suitable for construction; and identify construction procedures that will minimize impacts on creek channels and riparian vegetation.
	<p>Action 7.2-2</p>	<p>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.</p>	<p>Action 7.2-2</p>	<p>Review Procedures and Meetings. Establish review procedures and convene regular meetings to coordinate relevant departments, divisions, and public agencies to manage creek management and preservation goals.</p>

	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.		
	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.		
	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.	Action 7.2-3	Comprehensive Creek Corridor Open Space Plan. Work with public agencies, nonprofit organizations, and other interested parties to develop a Comprehensive Creek Corridor Open Space Plan. The Plan shall identify: key acquisitions along creek corridors; restoration potential along creek corridors; and alternative management practices along creek corridors.
	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.	Action 7.2-6	San Lorenzo Creek Action Plan. 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.
	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.	Action 7.2-5	Creek Protection and Restoration. Work with non-governmental organizations such as the Urban Creeks Council on creek protection and restoration efforts in order to support multiple use, community involvement, and resource enhancement.
	Vegetation		Vegetation	
	Goal 7.3-1	Maintain, preserve, and enhance trees and vegetation to provide habitat and protect the natural environment.	Goal 7.3-1	Maintain, preserve, and enhance the urban forest to provide environmental and aesthetic benefits.
	Policy 7.3-1	Continue to implement the Alameda County Tree Ordinance to protect trees in the public right-of-way.	Policy 7.3-1	Alameda County Tree Ordinance. Continue to implement and enforce the Alameda County Tree Ordinance to protect trees in the public right-of-way.

	Policy 7.3-2	Ensure that new development contributes to the maintenance and enhancement of the community's natural environment by preserving existing native trees whenever feasible, replacing trees on-site, and adding trees and other vegetation in the public right-of-way.	Policy 7.3-2	Native Environment. Maintain and enhance the existing environment by preserving existing native trees and plants whenever feasible, replacing trees on-site, and adding trees and other vegetation in the public right-of-way.
	Policy 7.3-3	Promote the use of native tree and plant species in public and private landscaped areas.	Action 7.3-3	Native Trees and Plants. Adopt guidelines to promote the use of native trees and plants when landscaping on any County property.
	Policy 7.3-4	Encourage the East Bay Regional Park District to restore historical woodlands and grasslands to provide natural habitat and reduce fire danger.	Policy 7.1-8	Historical Woodlands and Grasslands. Encourage the East Bay Regional Park District to restore historical woodlands and grasslands to provide natural habitat and reduce fire danger.
			Policy 7.3-3	Support local gardening by facilitating community gardens and creating markets for local goods.
	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.	Action 7.3-1	Enforcement of Alameda County Tree Ordinance. Ensure that there is sufficient funding to enforce the Alameda County Tree Ordinance, and to require permits for planning, pruning, or removing trees in the public right-of-way.
	Action 7.3-2	Consider amending the County Zoning Ordinance to prohibit paving of planter strips.	Action 7.3-5	Planter Strips. Consider amending the County zoning ordinance to prohibit paving of planter strips.
	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.	Action 7.3-2	Heritage Trees. Amend the Tree Ordinance to preserve and protect heritage trees including native oaks and other significant native trees on private property.
	Action 7.3-4	Consider adopting guidelines to promote the use of native trees and plants when landscaping on any County property.	Action 7.3-3	Native Trees and Plants. Adopt guidelines to promote the use of native trees and plants when landscaping on any County property.
	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.	Action 7.1-7	Preservation and Protection of Riparian Vegetation. 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.
			Action 7.3-4	Identify potential community garden sites and support the establishment of such gardens. (NEW)
	Parks, schools, and community facilities		Parks, schools, and community facilities	
	Community Facilities		Community Facilities	

	Goal 8.1-1	Provide and maintain adequate sites and facilities to meet education, cultural, recreation, health care, and related needs of all present and future Castro Valley residents. Make optimal use of facilities while minimizing disruption to neighborhoods resulting from the expansion and use of public facilities.	GOAL 8.1-1	Provide and maintain adequate sites and facilities to meet education, cultural, recreation, health care, and related needs of all present and future Castro Valley residents. Make optimal use of facilities while minimizing disruption to neighborhoods resulting from the expansion and use of public facilities.
	Policy 8.1-1	Ensure environmental justice in the provision of community services and facilities so that all segments of the community have equal access to facilities and none are disproportionately affected by any potential adverse impact.	Policy 8.1-1	Environmental Justice in Provision of Community Facilities/Services. Ensure environmental justice in the provision of community services and facilities so that all segments of the community have equal access to facilities and none are disproportionately affected by any potential adverse impact.
	Policy 8.1-2	Work with public agencies that provide community facilities and services to identify the program and service needs of all segments of the community.	Policy 8.1-2	Identification of Program and Service Needs. Work with public agencies that provide community facilities and services to identify the program and service needs of all segments of the community.
	Policy 8.1-3	Design and locate programs and facilities in a manner that will maximize access while avoiding over-concentration that may result in adverse impacts such as traffic and noise.	Policy 8.1-3	Design and Location of Programs and Facilities. Design and locate programs and facilities in a manner that will maximize access while avoiding over-concentration that may result in adverse impacts such as traffic and noise.
	Policy 8.1-4	Allocate public funds to provide new or improved parks and other community services and facilities to developed areas within existing services areas in accordance with the following priorities: <ul style="list-style-type: none"> • Areas where existing service and facility deficiencies are now or will constitute a serious hazard to public health and safety; • Areas where the level of service and/or adequacy of existing facilities and services does not meet community-wide standards; • Areas where improvement to facilities and services would positively stimulate the maintenance and/or rehabilitation of private property and or other private investment consistent with this Plan; • Areas where inadequate or deficient public services and facilities impede development consistent with this Plan. 	Policy 8.1-4	Prioritization of Funds for Community Services and Facilities. Allocate public funds to provide new or improved parks and other community services and facilities to developed areas within existing services areas in accordance with the following priorities: <ul style="list-style-type: none"> • Areas where existing service and facility deficiencies are now or will constitute a serious hazard to public health and safety; • Areas where existing service and facility deficiencies are now or will constitute a serious hazard to public health and safety; • Areas where the level of service and/or adequacy of existing facilities and services does not meet community-wide standards; • Areas where improvement to facilities and services would positively stimulate the maintenance and/or rehabilitation of private property and or other private investment consistent with this Plan; • Areas where inadequate or deficient public services and facilities impede development consistent with this Plan.

	Policy 8.1-5	Design and locate all community and neighborhood service facilities to allow for access by foot, bicycle, public transit, and other alternatives to the private automobile. When appropriate, locate facilities close to retail commercial uses or in mixed use developments to allow patrons to minimize vehicle trips.	Policy 8.1-5	Park Accessibility by Non-Auto Means. Design and locate all community and neighborhood service facilities to allow for access by foot, bicycle, public transit, and other alternatives to the private automobile. When appropriate, locate facilities close to retail commercial uses or in mixed use developments to allow patrons to minimize vehicle trips.
	Policy 8.1-6	Compatibility with Context. Locate and design community facilities and sites in single-family residential areas to be compatible with surrounding development and to minimize traffic, noise, and other disturbances to nearby residents by adhering to the following principles: <ul style="list-style-type: none"> • Locate parking areas to divert use-related automobile traffic away from residential streets. • Locate community and neighborhood service facilities involving high levels of activity – day and/or night –outside of, or at the perimeter of, residential neighborhoods. Where this is not possible, provide adequate buffering (e.g., use of walls, landscaping, setbacks), design measures (e.g. location of activity areas, parking areas), and regulate activities to minimize impacts on adjoining residential areas. 	Policy 8.1-6	Compatibility with Context. Locate and design community facilities and sites in single-family residential areas to be compatible with surrounding development and to minimize traffic, noise, and other disturbances to nearby residents by adhering to the following principles: <ul style="list-style-type: none"> • Locate parking areas to divert use-related automobile traffic away from residential streets. • Locate community and neighborhood service facilities involving high levels of activity – day and/or night –outside of, or at the perimeter of, residential neighborhoods. Where this is not possible, provide adequate buffering (e.g., use of walls, landscaping, setbacks), design measures (e.g. location of activity areas, parking areas), and regulate activities to minimize impacts on adjoining residential areas.
	Policy 8.1-7	Public Ownership of Public Facilities. Retain all public service facilities in public ownership and maintain their use for the public benefit.	Policy 8.1-7	Public Ownership of Public Facilities. Retain all publicly-owned public service facilities in public ownership and maintain their use for the public benefit.
	Policy 8.1-8	Closure or Alternative Use of Community Facilities. Decisions regarding the closure and/or alternative uses of community and neighborhood service facilities shall be based 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.	Policy 8.1-8	Closure or Alternative Use of Community Facilities. Decisions regarding the closure and/or alternative uses of community and neighborhood service facilities shall be based 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.
	Policy 8.1-9	Use of General Plan Policies for Decisions Regarding Community Facilities. Decisions regarding specific alternative public or private uses of closed/surplus public service sites should be governed by the goals and policies of the Castro Valley General Plan and any specific plan the County has adopted that is applicable to the site and pertaining to the specific use proposed.	Policy 8.1-9	Decisions Regarding Community Facilities. Decisions regarding specific alternative public or private uses of closed or surplus public service sites should be governed by the goals and policies of the Castro Valley General Plan and any specific plan the County has adopted that is applicable to the site and pertaining to the specific use proposed.

	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.	Action 8.1-1	Community Improvement Districts. 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.
	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.	Action 8.1-2	Community Centers. <ul style="list-style-type: none"> • 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, teen activities, 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. • Prioritize services for seniors and teens, and indoor recreation areas for school-age children.
	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.	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.
	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.	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.
	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.	Action 8.1-5	Establishment of a Parks and Open Space Zoning District. 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.

	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.	Action 8.1-6	Promotion of Mixed-Use Projects that Include Community Facilities. 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.
	Parks, Trails, and Recreation			
	Goal 8.2-1	Provide and maintain, in coordination with other public agencies, a system of local public park and recreation facilities offering a variety of active, passive, and cultural recreational opportunities that is adequate to meet the diverse recreational needs of community residents Also consider the additional demands of those who work in the community but are not residents.	GOAL 8.2-1	Provide and maintain, in coordination with other public agencies, a system of local public park and recreation facilities offering a variety of active, passive, and cultural recreational opportunities that is adequate to meet the diverse recreational needs of community residents Also consider the additional demands of those who work in the community but are not residents.
	Policy 8.2-1	Provide additional neighborhood and community park and recreation facilities in the Castro Valley planning area to increase and maintain a parkland standard of at least 3 acres for every 1,000 residents.	Policy 8.2-1	Parkland Standards. Provide additional neighborhood park and recreation facilities in the Castro Valley planning area to increase and maintain a parkland standard of at least two (2) acres of neighborhood parkland and a total of at least five (5) acres of neighborhood and community park facilities for every 1,000 residents.
	Policy 8.2-2	Continue to rely on the Hayward Area Recreation and Park District (HARD), the East Bay Regional Park District and other public agencies such as the school districts to develop and maintain neighborhood and community parks to serve Castro Valley.	Policy 8.2-2	Use of HARD, EBRPD and School Districts for Neighborhood/Community Parks. Continue to rely on the Hayward Area Recreation and Park District (HARD), the East Bay Regional Park District and other public agencies such as the school districts to develop and maintain neighborhood and community parks to serve Castro Valley.
	Policy 8.2-3	Use HARD standards to identify areas that are underserved and as a basis for planning and prioritizing community and neighborhood parks and facilities to serve Castro Valley's existing and projected population.	Policy 8.2-3	Identification of Areas Underserved by Parkland. Use HARD standards to identify areas that are underserved and as a basis for planning and prioritizing community and neighborhood parks and facilities to serve Castro Valley's existing and projected population.
	Policy 8.2-4	Where appropriate, provide smaller "pocket parks," that can serve an area no more than one quarter mile in radius, with a population no greater than 4,000. Work with HARD to amend park standards to allow such "pocket parks" in developed areas where acquisition of larger size sites is not feasible. Neighborhood park service areas should be bounded, but not intersected, by major streets.	Policy 8.2-4	Pocket Parks. Where appropriate, provide smaller "pocket parks," that can serve an area no more than one quarter mile in radius, with a population no greater than 4,000. Work with HARD to amend park standards to allow such "pocket parks" in developed areas where acquisition of larger size sites is not feasible. Neighborhood park service areas should be bounded, but not intersected, by major streets.

	Policy 8.2-5	Neighborhood-serving parks include sites developed by private developers in accord with the standards of this plan that are permanently protected by dedication, easement, or other legal means against conversion to non-park purposes.	Policy 8.2-5	Protection of Neighborhood-Serving Parks. Neighborhood-serving parks include sites developed by private developers in accord with the standards of this plan that are permanently protected by dedication, easement, or other legal means against conversion to non-park purposes.
	Policy 8.2-6	Improve existing parks in Castro Valley. Renovate and add new facilities such as playgrounds, parking, restrooms, etc. Acquire key parcels adjacent to existing parks that would provide greater street frontage and visibility and/or make them safer and more usable.	Policy 8.2-6	Improvement of Existing Parks. Improve existing parks in Castro Valley. Renovate and add new facilities such as playgrounds, parking, restrooms, etc. Acquire key parcels adjacent to existing parks that would provide greater street frontage and visibility and/or make them safer and more usable.
	Policy 8.2-7	Ensure that the terrain of local park sites is suitable to accommodate the intended uses and activities, and doesn't present drainage problems, potential for landslides or other physical hazards or constraints.	Policy 8.2-7	Terrain of Local Parks. Ensure that the terrain of local park sites is suitable to accommodate the intended uses and activities, and doesn't present drainage problems, potential for landslides or other physical hazards or constraints.
	Policy 8.2-8	Locate and plan park and recreation facilities to facilitate access by foot, bicycle, and public transit as well as private automobile.	Policy 8.2-8	Park Accessibility. Locate and plan park and recreation facilities to facilitate access by foot, bicycle, and public transit as well as private automobile.
	Policy 8.2-9	To the extent possible, locate neighborhood and community recreation facilities near the center of their service areas, except where alternative sites may offer considerable advantages (e.g., significant natural features and vistas, incorporation of a public utility easement, etc.) over a centrally located site. Neighborhood and community recreation facilities should be conveniently accessible from all parts of their service areas and not separated from residents in their service areas by natural or manmade barriers. Sites that would require hazardous travel should generally not be used as recreation facilities.	Policy 8.2-9	Locate Neighborhood and Community Parks near Center of Service Area. To the extent possible, locate neighborhood and community recreation facilities near the center of their service areas, except where alternative sites may offer considerable advantages (e.g., significant natural features and vistas, incorporation of a public utility easement, etc.) over a centrally located site. Neighborhood and community recreation facilities should be conveniently accessible from all parts of their service areas and not separated from residents in their service areas by natural or manmade barriers. Sites that would require hazardous travel should generally not be used as recreation facilities.
	Policy 8.2-10	Neighborhood and community parks and recreation facilities should, to the extent possible, be located in or immediately adjacent to predominantly residential areas and within a reasonable 10 to 15 minute walking distance of the population the park is intended to serve.	Policy 8.2-10	Locate Neighborhood and Community Parks near Residential Areas. Neighborhood and community parks and recreation facilities should, to the extent possible, be located in or immediately adjacent to predominantly residential areas and within a reasonable 10 to 15 minute walking distance of the population the park is intended to serve.
	Policy 8.2-11	Site community parks and recreation facilities close to major streets and to public transit service.	Policy 8.2-11	Locate Community Park and Recreation Facilities near Major Streets and Public Transit. Site community parks and recreation facilities close to major streets and to public transit service.

	Policy 8.2-12	Where appropriate, community playfields may be located on the site of an adjoining intermediate or secondary school. These playfields will provide areas and facilities that are typically required to meet the school's physical education program needs but shall also be developed to meet needs from the broader community during after-school hours. Community park facilities, providing primarily for passive recreation, and a community center building, should also be included.	Policy 8.2-12	Locate Community Playfields Adjacent to Schools. Where appropriate, community playfields may be located on the site of an adjoining intermediate or secondary school. These playfields will provide areas and facilities that are typically required to meet the school's physical education program needs but shall also be developed to meet needs from the broader community during after-school hours. Community park facilities, providing primarily for passive recreation, and a community center building, should also be included.
	Policy 8.2-13	Where possible, plan community parks to include natural areas, special use recreation areas and facilities, and community cultural resources to satisfy more diverse and specialized recreation needs and to preserve significant natural features and cultural resources.	Policy 8.2-13	Diversification and Specialization of Community Parks. Where possible, plan community parks to include natural areas, special use recreation areas and facilities, and community cultural resources to satisfy more diverse and specialized recreation needs and to preserve significant natural features and cultural resources.
	Policy 8.2-14	Park accessibility, use, and character shall be considered more important than size when considering the acquisition and development of new parks and recreation facilities.	Policy 8.2-14	Consideration of Park Accessibility, Use and Character over Size. Park accessibility, use, and character shall be considered more important than size when considering the acquisition and development of new parks and recreation facilities.
	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.	Action 8.2-1	Development of New Neighborhood Parkland in Northwestern Castro Valley. 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.
	Action 8.2-2	Work with HARD to prioritize and obtain funding for renovation and expansion of existing parks.	Action 8.2-2	Funding Park Renovation and Expansion. Work with HARD to prioritize and obtain funding for renovation and expansion of existing parks.
	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.	Action 8.2-3	In-lieu Fees for Park Acquisition. 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.

	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.	Action 8.2-4	Land Dedication and Park Improvement. 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.
	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.	Action 8.2-5	New Mechanisms for Funding Park Maintenance. 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.
	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.	Action 8.2-6	Common/Private Open Space Requirements for New Residential Development. Amend the County zoning ordinance to ensure that new residential developments provide good quality, usable common and private open space for active and passive recreation, consistent with adopted development standards and guidelines.
	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.	Action 8.2-7	Open Space Requirements for Non-Residential Development. Amend the 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.
	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.	Action 8.2-8	Monitoring Usage and Demand for Parks. 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.
	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.	Action 8.2-9	Greater Public Use of School Recreation Facilities. 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.
	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.	Action 8.2-10	Inclusion of Public Use Opportunities in School Bond Measures. 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.

	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.	Action 8.2-11	Castro Valley Library. Assess the feasibility of using the existing Castro Valley Library as a recreation facility.
	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.	Action 8.2-12	Physical Fitness Center on Eden Medical Center Campus. 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.
	Trails			
	Goal 8.3-1	Provide a system of hiking, equestrian and bicycle trails to connect major park and recreation areas within and adjacent to the Castro Valley Planning Area, to connect neighborhoods, and to provide an alternative means of access between neighborhoods and the downtown.	GOAL 8.3-1	Provide a comprehensive system of hiking, equestrian and bicycle trails to connect major park and recreation areas within and adjacent to the Castro Valley Planning Area, to connect neighborhoods, and to provide an alternative means of access between neighborhoods and the downtown.
	Policy 8.3-1	Incorporate trails, greenways, and linear recreation facilities as integral components of new development.	Policy 8.3-1	Integration of Trails in New Development. Incorporate trails, greenways, and linear recreation facilities as integral components of new development.
	Policy 8.3-2	Increase public awareness of trails and pathways.	Policy 8.3-2	Enhancement of Public Awareness about Trails. Increase public awareness of trails and pathways.
	Policy 8.3-3	When feasible, locate trails within the boundaries of flood control and riparian corridors. Site creekside trails to minimize disruption to riparian areas.	Policy 8.3-3	Location of Trails within Flood Control and Riparian Corridors. When feasible, locate trails within the boundaries of flood control and riparian corridors. Site creekside trails to minimize disruption to riparian areas.
	Action 8.3-1	Amend the Alameda County Subdivision Ordinance to require projects abutting existing parklands to provide linkages to the trail system.	Action 8.3-1	Amendment of Subdivision Requirements for Trail Linkages. Amend the County subdivision ordinance to require projects abutting existing parklands to provide linkages to the trail system.
	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.	Action 8.3-2	Downtown Pedestrian and Bicycle Path. 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.
	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.	Action 8.3-3	Multiple Uses for Land Adjacent to Natural Watercourses. 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.

	Action 8.3-4	Coordinate with HARD, the Cities of Hayward and San Leandro, and the East Bay Regional Park District to provide trailheads and linkages to a multi-use trail system.	Action 8.3-4	Multi-Use Trail System. Coordinate with HARD, the Cities of Hayward and San Leandro, and the East Bay Regional Park District to provide trailheads and linkages to a multi-use trail system.
	Action 8.3-5	Seek public and private funding to install attractive signage and produce maps illustrating trails and pathways.	Action 8.3-5	Funding for Signage and Maps of Trail System. Seek public and private funding to install attractive signage and produce maps illustrating trails and pathways.
			Action 8.3-6	Route 238 Corridor Trail. Incorporate a multi-use trail into the plans for development on land in the former Route 238 Corridor.
	Schools			
	Goal 8.4-1	Provide for a system of schools and other educational facilities to meet the educational needs of community residents of all ages and promote community identity.	GOAL 8.4-1	Provide for a system of schools and other educational facilities to meet the educational needs of community residents of all ages and promote community identity.
	Policy 8.4-1	Provide sufficient K-12 school sites in the Castro Valley Planning Area and facilitate their development to meet or exceed State standards and the standards of the local school districts.	Policy 8.4-1	Provision and Facilitation of Sufficient Public Schools. Provide sufficient K-12 school sites in the Castro Valley Planning Area and facilitate their development to meet or exceed State standards and the standards of the local school districts.
	Policy 8.4-2	Plan and use school sites to avoid or minimize conflicts with surrounding residences.	Policy 8.4-2	Minimization of Conflicts between School Sites and Adjacent Residential Uses. Plan and use school sites to avoid or minimize conflicts with surrounding residences.
	Policy 8.4-3	To the extent possible given fiscal considerations, ensure that public school facilities are available for community use and activities that will not interfere with the local school districts' primary educational mission.	Policy 8.4-3	Provision of Public School Facilities for Community Use. To the extent possible given fiscal considerations, ensure that public school facilities are available for community use and activities that will not interfere with the local school districts' primary educational mission.
	Policy 8.4-4	If school facilities are no longer needed for and used for public education, first consideration should be given to the use of the sites/facilities for alternative public purposes, and in particular, for parks and recreation and other similar community uses.	Policy 8.4-4	Closures and Alternative Use of School Facilities. If school facilities are no longer needed for and used for public education, first consideration should be given to the use of the sites/facilities for alternative public purposes, and in particular, for parks and recreation and other similar community uses.
	Policy 8.4-5	Maintain and improve opportunities for adult education, vocational training, and other programs that provide life-long learning and training to improve the job skills of community residents.	Policy 8.4-5	Adult Education and Vocational Training. Maintain and improve opportunities for adult education, vocational training, and other programs that provide life-long learning and training to improve the job skills of community residents.
	Policy 8.4-6	Support changes in school district boundaries to include Castro Valley neighborhoods south of I- 580 in the Castro Valley Unified School District.	Policy 8.4-6	School District Boundaries. Support changes in school district boundaries to include all Castro Valley neighborhoods within the planning area in the Castro Valley Unified School District.

	Action 8.4-1	Consider providing County subsidies to the Castro Valley Unified School District to maximize opportunities for community use of school facilities.	Action 8.4-1	County Subsidization of Use of School Sites for Community Activities. Consider providing County subsidies to the Castro Valley Unified School District to maximize opportunities for community use of school facilities.
	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.	Action 8.4-2	Adjusting School District Boundaries. Meet with the Castro Valley, Hayward, and San Lorenzo 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.
	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.	Action 8.4-3	Expansion of Adult Education and Training Programs. 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.
	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.	Action 8.4-4	Establishment of a Network of Community Centers. Work with the Castro Valley and Hayward Unified School Districts, the Alameda County Library, HARD, and Sutter Medical Center Castro Valley to establish a network of community centers that offer services such as childcare, health care, and recreational programs.
	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.	Action 8.4-5	Inclusion of Public Use Opportunities in School Bond Measures. 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.
	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.	Action 8.4-6	Regulations for Public and Private Schools. Amend the 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.
	Childcare			
	Goal 8.5-1	Provide a variety of affordable childcare facilities to meet the needs of present and future Castro Valley residents and those who work in the community.	GOAL 8.5-1	Provide a variety of affordable childcare facilities to meet the needs of present and future Castro Valley residents and those who work in the community.

	Policy 8.5-1	Expand childcare facilities in residential and commercial districts subject to reasonable standards to reduce conflicts with surrounding uses including traffic, noise, and parking impacts.	Policy 8.5-1	Expansion of Childcare Facilities. Expand childcare facilities in residential and commercial districts subject to reasonable standards to reduce conflicts with surrounding uses including traffic, noise, and parking impacts.
	Policy 8.5-2	Promote the development of childcare facilities within new residential and commercial projects, and at existing public facilities.	Policy 8.5-2	Promotion of Development of Childcare Facilities. Promote the development of childcare facilities within new residential and commercial projects, and at existing public facilities.
	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.	Action 8.5-1	Large Daycare Approval Standards. Amend the County Zoning ordinance to include standards for ministerial approval of large family daycare facilities in residential districts as provided for by State law.
	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.	Action 8.5-2	Daycare as Accessory Use. Revise the 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.
	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.	Action 8.5-3	Childcare Centers. Revise the 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.
	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.	Action 8.5-4	Additional Options for Promoting Childcare. 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.
	Action 8.5-5	Encourage child care facilities to be located near employment centers, homes, schools, community centers, recreation facilities, and transit hubs.	Action 8.5-5	Promote Convenient Locations for Child Care. Encourage child care facilities to be located near employment centers, homes, schools, community centers, recreation facilities, and transit hubs.

	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.	Action 8.5-6	Expansion of After-School and Summer Childcare Services Programs. Work with the Castro Valley and Hayward 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.
	Library Services			
	Goal 8.6-1	Develop a new library that will meet the diverse needs of Castro Valley's present and projected population residents consistent with this Plan and will serve as a focal point and place of civic pride for the community.	GOAL 8.6-1	Maintain the new library to meet the diverse needs of Castro Valley's present and projected population residents consistent with this Plan and serve as a focal point and place of civic pride for the community.
	Policy 8.6-1	Enhance the role of the new library as an activity center in the downtown	Policy 8.6-1	Use of New Library as Activity Center. Enhance the role of the new library as an activity center in the downtown.
	Policy 8.6-2	Maintain and expand library programs and services to meet the needs of all segments of the community including youth, older and retired residents, and those who are not native English speakers.	Policy 8.6-2	Expansion of Library Programs and Services. Maintain and expand library programs and services to meet the needs of all segments of the community including youth, older and retired residents, and those who are not native English speakers.
	Policy 8.6-3	Identify additional sources of funding to support and maintain library programs.	Policy 8.6-3	Funding for Library Programs. Identify additional sources of funding to support and maintain library programs.
	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.	Action 8.6-1	Consideration of Library in Design of Adjacent Developments. 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.
	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.	Action 8.6-2	Castro Valley Civic Center. Promote the new library as Castro Valley's civic center by providing space for community meetings planning for the addition of other public and civic spaces and public uses.

	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.	Action 8.6-3	Creation of Partnerships to Support and Expand Library Services. 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.
	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.	Action 8.6-4	Distribution of Information about Library Services. 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.
	Public Services and Facilities			
	Provision of Adequate Public Services			
	Goal 9.1-1	Provide public utilities and facilities that are designed, located, and sized to serve development that is or would be consistent with this Plan and any applicable Specific Plan that the County adopts consistent with this Plan.	GOAL 9.1-1	Provide public services and utilities that are designed, located, and sized to serve existing and future development.
	Policy 9.1-1	All development within the Castro Valley urban area shall be provided with adequate basic urban services and facilities, including: roads; flood control; drainage, erosion and siltation control; water supply; gas and electric power; sewage and solid waste collection, treatment, and disposal; educational services; library services; parks and recreation facilities and services; police protection; and fire protection.	Policy 9.1-1	Basic Public Services. All development within the Castro Valley urban area shall be provided with adequate basic urban services and facilities.

	Policy 9.1-2	Basic urban services to new development shall be provided by existing public service agencies. New single purpose or limited purpose service districts or entities shall not be established to serve new development. This shall not preclude the creation of new service districts to serve the entire Castro Valley community when they would be financially viable, would provide superior services and facilities to the Castro Valley urban area consistent with this General Plan, and would be consistent with the policies of the Alameda County Local Agency Formation Commission. Private associations should normally not be assigned responsibilities for operation, maintenance or management of basic services, although special assessment entities may be formed to meet capital and ongoing operating and maintenance costs.	Policy 9.1-2	Existing Public Service Agencies. Basic urban services to new development shall be provided by existing public service agencies. <ul style="list-style-type: none"> •New single purpose or limited purpose service districts or entities shall not be established to serve new development. •This shall not preclude the creation of new service districts to serve the entire Castro Valley community when they would be financially viable, would provide superior services and facilities to the Castro Valley urban area consistent with this General Plan, and would be consistent with the policies of the Alameda County Local Agency Formation Commission. •Private associations should normally not be assigned responsibilities for operation, maintenance or management of basic services, although special assessment entities may be formed to meet capital and ongoing operating and maintenance costs.
	Policy 9.1-3	Ensure that new development pays its fair share of the cost of infrastructure necessary to support growth without reducing level of service and, where feasible, shall support ongoing operating/maintenance costs where these would exceed costs normally associated with serving other development in the community. Fees shall be proportionate to the new development's impact.	Policy 9.1-3	Impact Fees. New development shall pay its fair share of the cost of infrastructure necessary to support growth without reducing level of service and support ongoing operating and maintenance costs.
	Policy 9.1-4	Ensure that appropriately located land is designated for provision of public utilities and services.	Policy 9.1-4	Land for Public Services. Ensure that appropriately located land is designated for provision of public utilities and services.
	Policy 9.1-5	Promote environmental justice in the provision of public facilities and services working with public agencies that provide public facilities and services to create and expand opportunities, facilities, programs, and services to meet the needs of all segments of the community in a manner that will increase and enhance the quality of life for all Castro Valley residents and avoid over-concentration of facilities and services to the detriment of residents.	Policy 9.1-5	Fairness in Provision of Public Services. Promote equity in the provision of public facilities and services working with public agencies that provide public facilities and services to create and expand opportunities, facilities, programs, and services to meet the needs of all segments of the community in a manner that will increase and enhance the quality of life for all Castro Valley residents and avoid over-concentration of facilities and services to the detriment of residents.

	Policy 9.1-6	Allocate public funds to provide new or improved services and facilities to developed areas within existing services areas in accord with the following priorities: Areas where existing service and facility deficiencies are now or will constitute a serious hazard to public health and safety; • Areas where the level of service and/or adequacy of existing facilities and services does not meet community-wide standards; • Areas where improvement to facilities and services would positively stimulate the maintenance and/or rehabilitation of private property and or other private investment consistent with this Plan; • Areas where inadequate or deficient public services and facilities impede development consistent with this Plan.	Policy 9.1-6	Allocate public funds to provide new or improved services and facilities to developed areas within existing services areas in accord with the following priorities: Areas where existing service and facility deficiencies are now or will constitute a serious hazard to public health and safety; • Areas where the level of service and/or adequacy of existing facilities and services does not meet community-wide standards; • Areas where improvement to facilities and services would positively stimulate the maintenance and/or rehabilitation of private property and or other private investment consistent with this Plan; • Areas where inadequate or deficient public services and facilities impede development consistent with this Plan.
	Policy 9.1-7	Retain all public service facilities in public ownership and maintain their use for the public benefit.	Policy 9.1-7	Commitment to Public Ownership. Wherever feasible, retain all public service facilities in public ownership and maintain their use for the public benefit.
	Policy 9.1-8	Decisions regarding specific alternative public or private uses of closed/surplus public service sites should be governed by the principles and policies of this plan that are applicable to the site and the specific use proposed.	Policy 9.1-8	Alternative Uses of Public Land. Decisions regarding specific alternative public or private uses of closed or surplus public service sites should be governed by the principles and policies of this plan that are applicable to the site and the specific use proposed.
	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.	Action 9.1-1	Funding Mechanisms. Evaluate the feasibility of forming of a Community Improvement District or identify other funding mechanisms to provide funding for improving or replacing inadequate infrastructure and public services.
	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.	Action 9.1-2	Adequate Utilities. Require applicants for new development to provide evidence that utilities will be available to serve their projects as a standard condition of approval.
	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.	Action 9.1-6	Municipal Services Review. Regularly participate in the Alameda County LAFCO's municipal services review processes to evaluate the adequacy and need for community facilities and services in Castro Valley relative to other places in Alameda County.

	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.	Action 9.1-3	Alternative Funding Options. Identify alternative funding mechanisms to augment developer impact fees and/or mitigation fees, especially when it can be shown that new development will provide substantial economic benefits to the County.
	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.	Action 4.4-4	Public Facilities Zoning District. Establish a Public Facilities Zoning District that would apply to existing and proposed public and institutional uses such as Sutter Medical Center, East Bay MUD facilities, and public and private schools.
	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.	Action 9.1-4	Alternative Facilities Usage. 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.
	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.	Action 9.1-5	Avoid Impacts on Lower-Income Areas. 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.
Fire and Police Services				
	Goal 9.2-1	Provide and maintain a safe environment for Castro Valley residents, workers, visitors and property owners.	GOAL 9.2-1	Provide and maintain a safe environment for Castro Valley residents, workers, visitors and property owners.
	Policy 9.2-1	Adopt and maintain public safety service standards that meet or exceed standards for comparable incorporated cities in Alameda County.	Policy 9.2-1	Comparable Public Safety Standards. Adopt and maintain public safety service standards that meet or exceed standards for comparable incorporated cities in Alameda County.
	Policy 9.2-2	Promote a community-oriented approach to law enforcement.	Policy 9.2-2	Community-Oriented Policing. Promote a community-oriented approach to law enforcement.

	Policy 9.2-3	Maintain and regularly update a standardized Emergency Management Plan in coordination with the Alameda County Fire Department, the East Bay Regional Parks District, and public safety agencies in surrounding cities.	Policy 9.2-3	Emergency Management Plan. Maintain and regularly update a standardized Emergency Management Plan in coordination with the Alameda County Fire Department, the East Bay Regional Parks District, and public safety agencies in surrounding cities.
	Policy 9.2-4	Incorporate defensible space principles in new development.	Policy 9.2-4	Defensible Space. Incorporate defensible space principles for fire protection in new development.
	Policy 9.2-5	Plan new public and private buildings to minimize the risk of fires and identify measures to reduce fire hazards to persons and property in all existing development.	Policy 9.2-5	Reduce Fire Risk. Plan new public and private buildings to minimize the risk of fires and identify measures to reduce fire hazards to persons and property in all existing development.
	Policy 9.2-6	Ensure that disaster plans for the Castro Valley community are kept up-to-date and that all residents and businesses are informed of the plan and its procedures.	Policy 9.2-6	Update and Inform of Disaster Plans. Ensure that disaster plans for the Castro Valley community are kept up-to-date and that all residents and businesses are informed of the plan and its procedures.
	Policy 9.2-7	Improve the capability of Alameda County public safety agencies, Eden Medical Center and other public facilities to respond to public emergencies such as earthquakes and major fires.	Policy 9.2-7	Emergency Response. Improve the capability of Alameda County public safety agencies, Sutter Medical Center Castro Valley and other public facilities to respond to public emergencies such as earthquakes and major fires.
	Action 9.2-1	Regularly review existing funding sources and identify new sources to maintain and improve police services.	Action 9.2-1	Review and Identify Funding Sources. Regularly review existing funding sources and identify new sources to maintain and improve police services.
	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.	Action 9.2-2	Increase Public Awareness of County Sheriff Services. 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.
	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.	Action 9.2-3	Review Zoning with Police. Review the 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.

	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.	Action 9.2-4	Involve Police in Design Review. 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.
	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.	Action 9.2-5	Alcohol Policy in Zoning. Amend the 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.
	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.	Action 9.2-6	Emergency Operations Center. 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.
	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.	Action 9.2-7	Coordination in Developing Disaster Plans. Coordinate with the Castro Valley, Hayward, and San Lorenzo Unified School Districts, Sutter Medical Center Castro Valley, 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.
	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.	Action 9.2-8	Hazard Mitigation Strategies. Adopt high priority strategies identified in ABAG's multi-jurisdictional Hazard Mitigation Plan as an annex to ABAG's multi-jurisdictional plan.
			Action 9.2-9	Emergency Access Capacity. 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.
	Water Supply			
	Goal 9.3-1	Provide a safe, adequate, and reliable water supply in compliance with State and Federal standards to meet the needs of existing development and new development that is consistent with this Plan.	GOAL 9.3-1	Ensure an adequate and reliable supply of water to serve the needs of existing development and future development consistent with this Plan.

	Policy 9.3-1	Coordinate with the East Bay Municipal Utilities District to ensure the availability of water supply and distribution systems to meet needs of present and future residents and businesses, including fire protection needs.	Policy 9.3-1	Water Supply. Coordinate with the East Bay Municipal Utilities District to ensure the availability of water supply and distribution systems to meet needs of present and future residents and businesses, including fire protection needs.
	Policy 9.3-2	Expand programs to replace and repair aging public and private sewer lines and stormwater collection systems to prevent water quality problems and comply with Federal and State requirements.	Policy 9.4-3	Update Sewer System. Expand programs to replace and repair aging public and private sewer lines to prevent water quality problems and comply with federal and State requirements.
	Policy 9.3-3	Reduce the need for developing new water supply sources by encouraging new development to incorporate water conservation measures to decrease peak water use.	Policy 9.3-2	Water Conservation. Support efforts to conserve water by encouraging new development to incorporate measures to reduce water usage and educating the public about the importance of water conservation.
	Policy 9.3-4	Educate the public about the importance of water conservation.	See Policy 9.3-2	
	Policy 9.3-5	Promote appropriate use of recycled water for new and existing non-residential development.	Action 9.3-2	Water Conservation. Reduce the need for developing new water supply sources by requiring new development to incorporate water conservation measures to decrease peak water use. These measures may include, but are not limited to: Requiring water efficient plumbing fixtures and appliances; Adopting and implementing a water efficient landscaping ordinance in compliance with State law; Requiring efficient irrigation systems; and Facilitating the use of recycled water irrigation systems.
	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.	Action 9.4-1	Ensure Funding for Sewer Improvements. Work with the Castro Valley Sanitary District and Oro Loma Sanitary District to ensure adequate funding for sewer system improvements necessary to avoid public health hazards and maintain water quality in natural areas including replacement and repair of aging private sewer lines .
	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.	Action 9.5-3	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.
	Action 9.3-3	Require all new development to comply with the Castro Valley Sanitary District's Bay-Friendly Landscaping Guidelines.	Action 9.3-3	Landscaping. Require all new development to comply with the Castro Valley Sanitary District's Bay-Friendly Landscaping Guidelines.

	Action 9.3-4	Identify incentives to encourage the appropriate use of recycled water.	Action 9.3-5	Encourage Recycled Water. Identify incentives to encourage the use of recycled water.
			Action 9.3-4	Recycled Water. Revise the zoning ordinance and other County ordinances to enable the use of recycled water wherever feasible and permitted by law.
Wastewater Collection and Treatment				
	Goal 9.4-1	Ensure the availability of adequate and effective wastewater collection and treatment to protect public health and safety.	GOAL 9.4-1	Ensure the availability of adequate and effective wastewater collection and treatment to protect public health and safety.
	Policy 9.4-1	Continue to coordinate with the Castro Valley Sanitary District to provide for collection, transfer, treatment, and disposal of wastewater from existing and proposed development in the Castro Valley planning area.	Policy 9.4-1	Coordination with Sanitary Districts. Continue to coordinate with the Castro Valley Sanitary District and Oro Loma Sanitary District to provide for collection, transfer, treatment, and disposal of wastewater from existing and proposed development in the Castro Valley planning area.
	Policy 9.4-2	Reduce the need for sewer system improvements by requiring new development to incorporate water conservation measures.	Policy 9.4-2	Reduce Demand for Wastewater System. Reduce the need for expanding the capacity of the wastewater collection and treatment system by requiring new development to incorporate water conservation measures.
	Policy 9.4-3	Reduce release of contaminants into the water system by requiring new development to minimize storm drain runoff on project sites.	Action 9.5-2	Minimize Runoff. Reduce release of contaminants into the water system by requiring new development to minimize storm drain runoff on project sites.
	Policy 9.4-4	Work with the East Bay Municipal Utilities District to develop wastewater reclamation programs to supplement the supplies of water available to new and proposed development in the planning area.	Policy 9.4-8	Wastewater Reclamation. Work with the Sanitary Districts and East Bay Municipal Utilities District to develop other wastewater reclamation programs.
	Policy 9.4-5	Reduce the need for expanding the capacity of the wastewater collection and treatment system by requiring new development to incorporate water conservation measures such as plumbing fixtures that allow reduced water usage and by educating the public about water conservation techniques.	Policy 9.4-2	Reduce Demand for Wastewater System. Reduce the need for expanding the capacity of the wastewater collection and treatment system by requiring new development to incorporate water conservation measures.
	Policy 9.4-6	Expand programs to replace and repair aging public and private sewer lines and stormwater collection systems to prevent water quality problems and comply with Federal and State requirements.	See Policies 9.4-3 and 9.5-3	

	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.	Action 9.4-1	Ensure Funding for Sewer Improvements. Work with the Castro Valley Sanitary District and Oro Loma Sanitary District to ensure adequate funding for sewer system improvements necessary to avoid public health hazards and maintain water
	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.	Action 9.4-4	Private Sewer Lines. 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.
			Action 9.4-6	Septic Systems. Revise County regulations to prohibit development on substandard lots not served by public sewers and to more strictly regulate building additions to existing homes that use septic systems.
			Policy 9.4-7	Graywater. Revise the zoning ordinance and other County ordinances to enable the use of graywater wherever feasible and permitted by law.
			Stormwater Management System (NEW)	
			Goal 9.5-1	Collect, store, and dispose of stormwater in safe, sanitary, and environmentally-acceptable ways. (NEW)
			Policy 9.5-1	Watershed Management Approach. Use a watershed management approach when addressing, planning, and managing stormwater issues.
			Action 9.5-1	Update Storm Drain System. Expand programs to replace and repair aging public and private storm drain systems to prevent water quality problems and comply with federal and State requirements.
	Public Utilities			
	Goal 9.5-1	Ensure the provision of adequate utilities and communication systems to serve existing and future residents and businesses.	Goal 9.7-1	Ensure the provision of adequate non-municipal utilities and communication systems to serve existing and future residents and businesses.
	Policy 9.5-1	Coordinate with utility providers to monitor the need for utility expansion to ensure that facilities are designed and planned to minimize the impact on existing and future residents.	Policy 9.7-1	Coordinate with non-municipal utility providers to monitor the need for utility expansion to ensure that facilities are designed and planned to minimize the impact on existing and future residents.

	Policy 9.5-2	Work with PG&E to improve the appearance of transmission line corridors and promote joint use of corridors to the extent feasible.	Policy 9.7-2	Work with PG&E to improve the appearance of transmission line corridors and promote joint use of corridors to the extent feasible.
	Policy 9.5-3	With the exception of high voltage lines and facilities, install all utilities underground within residential and commercial areas and in scenic open space areas.	Policy 9.7-3	With the exception of high voltage lines and facilities, install all utilities underground within residential and commercial areas and in scenic open space areas.
	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.	Action 9.7-1	Amend the Alameda County Zoning and Subdivision ordinances to require new development to underground all on-site utility lines required to serve new development.
	Action 9.5-2	Work with PG&E to underground utilities in existing residential neighborhoods.	Action 9.7-2	Work with PG&E to underground utilities in existing residential neighborhoods.
	Action 9.5-3	Funding for Undergrounding. Explore alternate sources of funding to augment financial resources available from PG&E to underground overhead lines.	Action 9.7-3	Funding for Undergrounding. Explore alternate sources of funding to augment financial resources available from PG&E to underground overhead lines.
	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.	Action 9.7-4	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.
	Solid Waste			
	Goal 9.6-1	Continue to reduce solid waste generation through waste reduction and recycling programs.	Goal 9.6-1	Reduce solid waste generation and disposal.
	Policy 9.6-1	Support Castro Valley Sanitary District programs to promote reduction and recycling to divert increasingly larger proportions of the waste stream from the Alameda County landfills.	Policy 9.6-1	Support Increased Landfill Diversion. Promote waste reduction and recycling to divert increasingly larger proportions of the waste stream from the Alameda County landfills.
	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.	Action 9.6-1	Assist the Castro Valley Sanitary District and the Oro Loma 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.

	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.	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.
			Action 9.6-3	Work with Castro Valley Sanitary District and Oro Loma Sanitary District to develop new waste reduction programs, such as food waste collection and composting. (NEW)
	Public Streets			
	Goal 9.7-1	Maintain public streets in good condition to protect public safety, reduce property damage, and sustain or improve Castro Valley's overall appearance.	Goal 9.8-1	Maintain public streets in good condition to protect public safety, reduce property damage, and sustain or improve Castro Valley's overall appearance.
			Policy 9.8-1	Improve Streets and Public Safety. Ensure that there is adequate funding and resources to maintain and improve Castro Valley's streets and the perception of safety.
	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.	Action 9.8-1	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.
	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.	Action 9.8-2	Provide all streets with illumination that is adequate to protect public safety but appropriate given the desired character of the area.
	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.	Action 9.8-3	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.
	Natural Hazards and Public Safety			
	Fire Hazards			
	Goal 10.1-1	Protect lives, property, and the environment by working with Alameda County Fire Department to reduce fire hazards.	Goal 10.1-1	Protect lives, property, and the environment by working with Alameda County Fire Department to reduce fire hazards.
	Policy 10.1-1	Increase preparedness for and reduce impacts from wildland fires.	Policy 10.1-1	Increase preparedness for and reduce impacts from wildland fires.

	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.	Action 10.1-1	Revise the zoning code and zoning map to include a Hazards Overlay District (using Figure 10-1, Fire Hazards), 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 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.
	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.	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 Figure 10-1, Fire Hazards, to reduce the risk of bodily harm, loss of life, or severe property damage and environmental degradation.
	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.	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 Figure 10-1, Fire Hazards, but may also apply to other properties where access for emergency vehicles does not fully comply with adopted standards.
	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.	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.
	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.	Action 10.1-5	Revise the review process for any project that proposes an increase in density so that any inadequacy of water pressure for fire hydrants and fire flows for fire suppression purposes is identified early in the development review process. 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.

	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.	Action 10.1-6	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.
	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.	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 fire-fighting 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 fire-fighting purposes on some streets: <ul style="list-style-type: none"> • 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; • Areas where major renovation, expansion or rebuilding of large facilities are occurring such as Sutter Medical Center!
	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.	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.

	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.	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: <ul style="list-style-type: none"> • 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.
	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.	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.
	Action 10.1-11	Require public streets for subdivisions with greater than ten lots.	Action 10.1-11	Require public streets for subdivisions with greater than 10 lots.

	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.	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: <ul style="list-style-type: none"> • 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.
	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.	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 and Hillcrest Knolls, one or more of the following requirements should be imposed to ensure adequate emergency access: <ul style="list-style-type: none"> • Sprinklers; • Turnouts along the paved roadway; • Additional on-site parking; • Increased roadway width along the front of the property; or • Parking Restrictions.
	Flooding			
	Goal 10.2-1	Provide surface drainage and flood protection facilities to protect the public safety and maintain and improve water quality to comply with all applicable requirements and protect the natural environment.	Goal 10.2-2	Protect the community from risks to life and property posed by flooding and stormwater runoff.
	Policy 10.2-1	Protect water quality, including groundwater recharge and surface water surfaces, from contamination.	Goal 10.2-1	Protect and improve surface and groundwater quality.
			Goal 10.4-1	Protect public health, soils, and water from contamination from hazardous materials.
			Policy 10.2-1	Reduce the use of groundwater and facilitate additional recharge opportunities. (NEW)
			Policy 10.2-2	Ensure compliance with all federal, state, regional, and local regulations related to protecting and improving water quality. (NEW)

	Policy 10.2-2	Domestic, irrigation, municipal, and industrial wells in the central Castro Valley area should be restricted to limited or monitored uses only.	Action 10.2-1	Restrict domestic, irrigation, municipal, and industrial wells in the central Castro Valley area to only limited or monitored use.
	Policy 10.2-3	Lower the risk for downstream flooding by reducing impervious surfaces on new development and protecting existing drainage patterns.	Policy 10.2-3	Lower the risk for flooding by protecting and improving existing drainage patterns.
	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.	Action 10.2-3	Continue to ensure that all construction and development activities comply with all applicable San Francisco Bay Regional Water Quality Control Board (RWQCB) stormwater and water quality requirements, including the NPDES C.3 requirements related to post-construction stormwater runoff. These requirements may include but not be limited to: <ul style="list-style-type: none"> • Preparation and implementation of a stormwater pollution prevention plan (SWPPP); and • Adoption and implementation of effective best management practices (BMPs).
	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.	Action 10.2-10	Ensure that all construction and development activities obtain all applicable federal, state, regional, and County permits and approvals related to grading and erosion control, stormwater management and discharge control, and watercourse protection.
	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.	Action 10.2-6	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.
	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.	Action 10.2-5	Ensure that public-sector construction and maintenance projects conform to the same water quality and stormwater management standards as private projects. Ensure that stormwater quality requirements are included in plans and contract specifications for public construction projects.

	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.	Action 10.2-7	Restrict grading and construction activities to dry periods, whenever feasible. Require additional erosion prevention measures during the wet weather period from mid-October through mid-March, unless emergency and maintenance action is necessary to protect life and property is required.
	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.	Action 10.2-8	Ensure that all construction and development dewatering activities adhere to all permitting and regulatory requirements. 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.
	Action 10.2-7	Protect surface water quality by reducing the release of non-point source pollutants into storm drain system and waterways	Policy 10.2-4	Protect surface water quality by reducing the release of non-point source pollutants into storm drain system and waterways
	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	Action 10.2-4	<ul style="list-style-type: none"> • Ensure compliance with the Alameda Countywide Clean Water Program (ACCWP) Stormwater Quality Management Plan. • Require development and redevelopment projects to prepare and implement site-specific plans that control and manage stormwater runoff and quality through the incorporation of appropriate source controls, site design strategies, and post-construction stormwater treatment
	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.	Action 10.2-9	Publish and make available to the public the best practices for controlling water quality and surface runoff from urban development.
	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.	Action 10.2-10	Ensure that all construction and development activities obtain all applicable federal, state, regional, and County permits and approvals related to grading and erosion control, stormwater management and discharge control, and watercourse protection.

	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.	Action 10.2-11	Require compliance with the Alameda Countywide Clean Water Program's C.3 Stormwater Technical Guidance handbook for development less than 10,000 square feet in size, and 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; and drains and downspouts flowing to landscaped areas and splash blocks.
	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.	Action 10.2-12	Require new development to comply with the requirements and criteria for stormwater quantity controls established in the Alameda County Hydrology and Hydraulics Criteria Summary (HHCS) to control surface runoff from new development.
	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.	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.

	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.	Action 7.1-1	Establish a biological resources overlay zone delineating high, moderate, and low priority areas for habitat preservation, to ensure maximum protection of biological resources. <ul style="list-style-type: none"> • 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 the California Environmental Quality Act; 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 achieve 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. • Establish thresholds of review for different types of projects. For example, a comprehensive environmental assessment should be required for new subdivisions, whereas minor improvements such as fences or decks may be exempt from special review if they meet specific standards.
	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.	Action 10.2-14	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.
	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.	Action 10.2-16	Work with with ACFCWCD, and other agencies and jurisdictions to 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.
			Action 10.2-15	Use the the Alameda County Flood Plain Management Ordinance when assessing flood risk in Castro Valley, as well as ongoing risk after flood control and improvement projects are implemented.

	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.	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.
	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.	Action 10.2-18	Establish design standards, 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.
	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.	Action 10.2-2	Develop site design review criteria or zoning requirements that maximize pervious surface areas and vegetation in order to facilitate groundwater recharge and slow stormwater runoff.
	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.	Action 10.2-19	Do not permit new development in the 100-year flood plain with the exception of development that has been determined to have no impact as identified in the Alameda County development code.
	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.	Action 10.2-20	Require that new structures located near a 100-year flood plain be sited and designed to be flood resistant and not inhibit flood flows.
	Landslides			
	Goal 10.3-1	Minimize risks of property damage and personal injury posed by geologic and seismic hazards	Goal 10.3-1	Minimize risks of property damage and personal injury posed by geologic and seismic hazards
	Policy 10.3-1	Consideration of Ground Shaking Forces During Design Process. Design and construct structures to withstand ground shaking forces of a minor earthquake without damage, of a moderate earthquake without structural damage, and of a major earthquake without collapse. Design and construct critical and essential structures and facilities to remain standing and functional following a major earthquake.	Policy 10.3-1	Design and construct structures to withstand ground shaking forces of a minor earthquake without damage, of a moderate earthquake without structural damage, and of a major earthquake without collapse. Design and construct critical and essential structures and facilities to remain standing and functional following a major earthquake.
			Policy 10.3-2	Reduce damage to properties caused by erosion and landslides.(NEV)

	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.	Action 10.3-1	Require geotechnical studies prior to development approval in geologic and/or seismic hazard areas identified in 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. Critical structures are those most needed following a disaster or those that could pose hazards of their own if damaged. They include utility centers and substations, water reservoirs, hospitals, fire stations, police and emergency communications facilities, and bridges and overpasses.
	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.	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. Earthquake-resistant design and materials must meet or exceed the current seismic engineering standards of the CBC Seismic Zone 4 requirements
	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.	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.
	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.	Action 10.3-4	Place a copy of 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.
	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.	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.
			Action 10.3-6	On sites with slopes greater than 30 percent, require all development to be clustered outside of the 30 percent slope area. (NEW)

			Action 10.3-7	Aspects of all development in hillside areas, including grading, vegetation removal and drainage, should be carefully controlled in order to minimize erosion, disruption to natural slope stability, and landslide hazards <ul style="list-style-type: none"> • Ensure re-vegetation of cut-and-fill slopes to control erosion. • Plant materials for revegetation should not be limited to hydro-seeding and mulching with annual grasses. Trees add structure to the soil and take up moisture while adding color and diversity. • Ensure blending of cut-and-fill slopes within existing contours, and provision of horizontal variation, in order to mitigate the artificial appearance of engineered slopes. • Ensure structural integrity of sites previously filled before approving redevelopment. (NEW)
Hazardous Materials				
	Goal 10.4-1	Minimize the risk to life and property from the production, use, storage and transportation of hazardous materials and waste by complying with all applicable Federal, State and local requirements.	Goal 10.4-1	Protect public health, soils, and water from contamination from hazardous materials.
	Policy 10.4-1	Ensure that risks of exposure to hazardous materials are minimized by educating the public, establishing special zoning regulations for uses that involve hazardous materials, and evaluating soil and/or groundwater contamination as part of development project review.	Policy 10.4-1	Minimize risks of exposure to or contamination by hazardous materials by educating the public, establishing performance standards for uses that involve hazardous materials, and evaluating soil and groundwater contamination as part of development project review.
	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.	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.
	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.	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 where they will not be adversely affected by disasters such as major fires, floods, or earthquakes. Regulate these uses to minimize the risk of on-site or off-site personal injury and property damage.

	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.	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.
	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.	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.
	Noise			
	Goal 11.1-1	Protect residents and workers in Castro Valley from noise that affects comfort and health. Reduce noise to within established noise limits to the maximum extent feasible; curtail the increase of noise levels in the future; and mitigate noise impacts on sensitive uses through siting and design.	Goal 11.1-1	Protect residents and workers in Castro Valley from noise that affects comfort and health. Reduce noise to within established noise limits to the maximum extent feasible; curtail the increase of noise levels in the future; and mitigate noise impacts on sensitive uses through siting and design.
	Policy 11.1-1	Avoid siting new noise-sensitive uses in areas with projected noise levels greater than 70 dBA. Where such uses are permitted, require incorporation of mitigation measures to ensure that interior noise levels are acceptable.	Policy 11.1-1	Avoid siting new noise-sensitive uses in areas with projected noise levels greater than 70 dBA. Where such uses are permitted, require incorporation of mitigation measures to ensure that interior noise levels are acceptable.
	Policy 11.1-2	Limit traffic speeds to levels that do not produce noise in excess of established County noise standards.	Policy 11.1-2	Establish traffic speed limits at levels that will not produce noise levels that exceed of established County noise standards.

	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.	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: <ul style="list-style-type: none"> • Designing and siting buildings so that openings, decks, and outdoor open space areas associated with sensitive land uses (residential, schools, hospitals, convalescent homes, parks, etc.) and noise-sensitive interior spaces are shielded from I-580, arterial roads, and other noise sources; • Double pane or triple pane windows; and • Construction of perimeter sound walls.
	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.	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.
	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.	Action 11.1-3	Require that applicants for new noise-sensitive development in areas subject to noise levels that exceed County standards obtain the services of a professional acoustical engineer to provide a technical analysis and design of mitigation measures.
	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.	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.
	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.	Action 11.1-5	Design any adjustments to intersections along Castro Valley Boulevard and at entrance and exit points to I-580 in such a way as to prevent vehicle speeds that would exceed County noise standards.
	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.	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.
			Action 11.1-7	
	Air Quality			
	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.	Goal 12.1-1	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.

	Policy 11.2-1	Promote pedestrian, bicycle, and transit modes of travel to reduce air pollutant emissions from automobiles. (Action Steps for this policy are located in Chapter 6 – Transportation.)	Policy 12.1-1	Promote pedestrian, bicycle, and transit modes of travel to reduce air pollutant emissions from automobiles. (Action Steps for this policy are located in Chapter 6 – Transportation.)
	Policy 11.2-2	Promote land use mixes and development densities that encourage pedestrian, bicycle and transit modes of travel to reduce air pollutant emissions from automobiles. (Action Steps for this policy are located in Chapter 4 - Land Use and Community Development.)	Policy 12.1-2	Promote land use mixes and development densities that encourage pedestrian, bicycle and transit modes of travel to reduce air pollutant emissions from automobiles. (Action Steps for this policy are located in Chapter 4 - Land Use and Community Development.)
	Policy 11.2-3	Protect sensitive receptors, including residential uses, schools, day care centers, parks with recreation facilities, and medical facilities, which are located within 1000 feet of the Interstate 580 corridors from air pollutants. Also consider the impacts of odors and toxic emissions on sensitive receptors.	Policy 12.1-3	Protect sensitive receptors, including residential uses, schools, day care centers, parks with recreation facilities, and medical facilities, which are located within 1000 feet of the Interstate 580 corridors from air pollutants. Also consider the impacts of odors and toxic emissions on sensitive receptors.
	Policy 11.2-4	Locate sensitive receptors at least 300 feet away, and ideally 500 feet away, from the edge of Interstate 580.	Policy 12.1-4	Locate sensitive receptors at least 300 feet away, and ideally 500 feet away, from the edge of Interstate 580.
	Policy 11.2-5	Reduce combustion emissions and release of suspended and inhalable particulate matter during construction and demolition phases.	Policy 12.1-5	Reduce combustion emissions and release of suspended and inhalable particulate matter during construction and demolition phases.
	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.	Action 12.2-1	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
	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.	Action 12.2-2	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.
	Action 11.2-3	Revise zoning to incorporate regulations limiting the location of sensitive receptors within 300 feet of Interstate 580.	Action 12.2-3	Revise zoning to incorporate regulations limiting the location of sensitive receptors within 300 feet of Interstate 580.

	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.	Action 12.2-4	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: <ul style="list-style-type: none"> • 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; and • Requiring minimum landscaped setbacks for buffer areas. • Introducing landscaping and vegetation, which can absorb carbon monoxide, to buffer sensitive land uses.
	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).	Action 12.2-5	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).
	Climate Change (New)			
			Goal 12.1-1	Reduce greenhouse gas emissions in Castro Valley
			Goal 12.1-1	Prepare Castro Valley for the effects of climate change through the adoption of adaption and resiliency strategies.
			Policy 12.1-1	The County shall continue to participate in international, national, regional, and local programs to reduce greenhouse gas emissions.
			Policy 12.1-2	The County's Climate Action Plan shall be the guiding document for the reduction of greenhouse gases in Castro Valley and shall be implemented through all components of the County General Plan including the Castro General Plan.
			Policy 12.1-3	Decrease dependency on non-renewable fuel by increasing availability and use of renewable energy sources
			Policy 12.1-4	Improve the energy efficiency of new and remodeled buildings in Castro Valley.

			Policy 12.1-5	The County shall participate in regional efforts focused on adapting communities to the effects of climate change.
			Action 12.2-1	Reevaluate the government and community emissions inventories on a regular basis to monitor progress towards the County's emission reduction targets.
			Action 12.2-2	Review and, if appropriate, modify the Zoning and Subdivision Ordinances to support the emissions reduction targets and the goals of the Climate Action Plan.
			Action 12.2-3	The County shall participate in regional and statewide efforts to improve the proportion of renewable energy available to Castro Valley energy customers.
			Action 12.2-4	New construction and remodels above a certain size shall comply with the County's Green Building Ordinances.
			Action 12.2-5	The County shall encourage adaptive reuse of existing buildings, where they can be used efficiently or remodeled for energy-efficient operations.
				Modify the Zoning and Subdivision Ordinances to incorporate measures that will increase energy efficiency, reduce reliance on non-renewable fuels, and reduce heat retention. These could include: <ul style="list-style-type: none"> • Passive solar and appropriate landscaping techniques; • Requiring "cool" roofs and paving and shade trees to reduce heat retention; • Water-efficient landscaping requirements; • Parking provisions for low or zero-emission vehicles; • "Unbundling" parking for transit-accessible development.
				Develop and implement incentives to encourage green building practices in Castro Valley. Such incentives for green building could include: <ul style="list-style-type: none"> • Fast-track permitting; • Permit fee reductions correlated with green building features; • Green design assistance program; • Staff training; and/or • Other energy efficiency programs.





































