

8

Community Facilities, Parks, and Schools

The quality of local schools has become one of the major factors influencing decisions about residential location in the San Francisco Bay area and much of California. Access to attractive parks and other recreation facilities and cultural amenities such as libraries also make a community a desirable place to live. Neighborhood and community parks are especially valued in Castro Valley because the existing acreage of local parks is relatively small in proportion to the number of residents. This part of the plan provides policies and proposals for these and other community services, such as childcare, that will significantly affect the quality of life enjoyed by those who live and work in the planning area. In addition to planning for community services to meet the needs of present and future residents of all ages and income levels, these proposals seek to ensure that the community facilities and services the community desires will have the capacity to serve new development under the General Plan without degrading existing service levels.



Greenridge Park, a neighborhood park in Castro Valley. Access to local parks and regional parks makes the community a desirable place to live.



Adobe Art Center. Work with public agencies to identify the program and service needs of all segments of the community.

8.1 COMMUNITY FACILITIES

Community facilities refers to public and semi-public services that are open to all, and provide assistance, recreation, or education. Examples include libraries, senior centers, meeting rooms, health clinics, developed parkland, and schools. This chapter contains focused policies and actions for particular community facility types. However, Castro Valley also needs an overarching strategy to ensure that community services are located, designed, and funded in ways that are equitable and benefit all local residents and visitors.

COMMUNITY FACILITIES GOAL

- 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.**

COMMUNITY FACILITIES POLICIES

- 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** **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 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

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 service areas in accordance 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.



Promote easy access by foot, bicycle, and public transit to community and neighborhood service facilities.

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:

- 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.



Work with HARD, the school districts, Alameda County Library, and the Medical Center to add at least one new community center building in Castro Valley, like the one in Castro Valley Community Park shown here.

Policy 8.1-7

Public Ownership of Public Facilities. Where feasible 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 8.1-9

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.

COMMUNITY FACILITIES ACTIONS

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

Community Centers.

- 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 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 8.1-4 Promotion of Mixed-Use Projects that Include Community Facilities. Amend the Alameda County Zoning Ordinance to allow the development of mixed -use projects that include community facilities and services including standards to ensure compatibility and appropriate incentives.

8.2 PARKS AND RECREATION

Castro Valley has about 325 acres of neighborhood and community parks, which is approximately 5.3 acres of local parkland for every 1,000 residents, as described in Table 8.2-1. This is about the same amount of parkland that the residents of Hayward enjoy (5.0 acres per 1,000), and more than San Leandro (1.57 per 1,000) and the unincorporated area of San Lorenzo (1.63 per 1,000). In addition to neighborhood and community parks owned and operated by the Hayward Area Recreation and Park District, Castro Valley residents also have access to about 5,600 acres of East Bay Regional Park District facilities within or adjacent to the community. A more important measure of the adequacy of parklands in urbanized areas is the distance residents need to walk (ideally) or drive to reach a neighborhood park. As shown in Figure 8-1, most Castro Valley neighborhoods are within a 10-minute walk of a neighborhood or community park. However, except for residents of Hillcrest Knolls and the northern part of El Portal Ridge, most of the neighborhoods in the western part of Castro Valley do not have a park within a 10-minute walking distance.



The tennis court at Bay Trees Park is heavily-used by the community.

Table 8.2-1: Park and Open Space Acreage in Castro Valley, 2008

Type	Acreage
Local and School Parks	84
Community Parks ¹	240
Regional Parks	5,591
Total	5,915

1. Does not include the 48.25 acres associated with community centers and special use facilities.

Castro Valley is part of the 64 square mile service area of the Hayward Area Recreation and Park District (HARD), which serves more people than any other local recreation district in the State. The District serves the City of Hayward, as well as the major unincorporated areas of Castro Valley, San Lorenzo, Cherryland, Ashland and Fairview. Since its formation in 1944 to operate recreation programs on school playgrounds, HARD has continued to coordinate its operations with local school districts and about half of Castro Valley's neighborhood parks are School Parks that are adjacent to or part of public school facilities.

Local and School Parks

HARD defines a local park as a combination playground and park area designed primarily for non-supervised, non-organized recreation activities. These parks generally range from 3 to 10 acres in size and serve an area of approximately ¼- to ½-mile radius around the park. Local parks form an integral part of the neighborhood and create a sense of community by providing a place to engage in informal sports and playground activities and also provide social gathering areas. Local parks typically include children's playground equipment with adjacent sitting areas, individual family picnic areas, open grass areas for multi-generational and informal activities, such as kite-flying, dog walking, youth sports/activity areas, and frisbee tossing. Ten of Castro Valley's neighborhood parks are school district facilities that are developed on school land and available for recreation use by the general public. Castro Valley's 20 local and school parks, as HARD calls them, comprise a substantial proportion of the community's neighborhood parks. Table 8.2-2 lists and describes all of the local parks and identifies school parks with an asterisk.

Table 8.2-2: Existing Local and Joint Use School Parks

Park Name/Location	Amenities	Acreage
Canyon Middle School, 1960 Cull Canyon Road*	Parking lot, ball fields, basketball courts, soccer fields, open lawn area	3.75
Carlos Bee Park, 1905 Grove Way	Picnic tables, group picnic area, barbecues, play area.	6.9
Castro Valley Elementary School, 20185 San Miguel Avenue*	Playfield	1.7
Castro Valley High School, 19400 Santa Maria Ave*	Parking lot, ball fields, basketball courts, soccer fields, restrooms, snack bar, swim center, open lawn area	2.5
Chabot School Playfield	Playfield	1.0
Deerview Park, 5780 Thousand Oaks	Picnic tables, group picnic area, barbecues, play area, basketball courts, open lawn area, par course.	6.2
Earl Warren Park, 4660 Crow Canyon	Picnic tables, barbecues, play area, parking lot, restrooms, open lawn area, dog park	8.4
Fairmont Terrace Park, Berkshire and Manchester	Picnic tables, play area, basketball courts, open lawn area	1.7
Five Canyons Park, Five Canyons Parkway	Ball fields, soccer fields, restroom/snack bar building, basketball court, walking path, picnic tables, barbecues, and children's play area.	12.0
Hillcrest Knolls, 150th and Van	Group picnic area, basketball court, play area	1.3
Independent School, 4070 E. Castro Valley Blvd*	Ball fields, soccer fields, open lawn area	1.4
Laurel Park, 2652 Vergil	Play area, tot lot, open lawn area	5.0
Marshall School, 20111 Marshall*	Ball fields, soccer fields, open lawn area	3.6
Palomares Hills Park, 7050 Villareal	Ball field, Picnic tables, group picnic area, barbecues, play area	6.3
Parsons Park, Almond and Walnut Roads	Picnic tables, children's play area, open lawn area, walking path	4.2
Proctor School, 17520 Redwood Road*	Ball fields, soccer fields, open lawn area	4.1
Ridge Trail Park, Rancho Palomares Drive	Half basketball court, sand volleyball, play structures, picnic area, pathway linked w/EBRPD trail system	2.3
Redwood School, 4400 Alma*	Ball fields, soccer fields, open lawn area	2.0
Strobridge School, 21400 Bedford*	Ball fields, soccer fields, restrooms, open lawn area	5.0
Vannoy School, 5100 Vannoy*	Ball fields, soccer fields, open lawn area	5.0
Total Local and School Parks		84.4

* School park

Source: Hayward Area Recreation and Park District Master Plan, June, 2006; Alameda County Parks, Recreation & Historic Sites Directory, 2003; Larry Lepore, HARD Superintendent of Parks, November 29, 2005 and March 27, 2007.

Community Parks and Special Use Facilities

Community parks are larger than local parks and provide a wider variety and higher intensity of recreational uses. The focus is on more active and structured uses that are available to larger segments of the community. In general, community park facilities are designed for organized activities and sports, although individual and family use is also encouraged. The service area of a community park is roughly a two to three mile radius. Typical facilities include a children’s playground with distinct areas for preschool and older children, with adjacent sitting areas; water play under controlled conditions, as appropriate; shaded group picnic areas (including shelters); athletic fields (e.g., soccer, softball) and courts (e.g., basketball, tennis, and bocce ball). Castro Valley has six community parks (see Table 8.2-3) as well as two regional parks, Cull Canyon and Don Castro, which provide the same type of recreational function. Table 8.2-4 lists Castro Valley’s special use facilities and community centers.

Table 8.2-3: Existing Community Parks, 2005

Park Name	Amenities	Acreage
Adobe Park, 20395 San Miguel	Picnic tables, open lawn area, skate park	1.75
Bay Trees Park, 19855 Cull Canyon Valley	Picnic tables, group picnic area, barbecues, parking lot, tennis courts, restrooms, handball, sand volleyball	12.3
Castro Valley Community Park and Community Center, 18988 Lake Chabot Road	Picnic tables, group picnic area, barbecues, play area, parking lot, tennis courts, ball fields, basketball courts, soccer fields, horseshoe courts, community center	8.2
Cull Canyon Regional Recreation Area, 18627 Cull Canyon Road (partial)	Swimming, fishing, picnicking	120
Don Castro Regional Recreation Area, 22400 Woodroe Avenue, Hayward (partial)	Swimming, fishing, picnicking	50
Douglas Morrison Botany Grounds, 22372 N. Third Street, Hayward (partial)	Botanical area, garden center	1.4
Greenridge Park, 6108 Greenridge Road	Picnic tables, barbecues, play area, hiking/riding trails, parking lot, basketball courts, horseshoe courts, restroom, open lawn area	43.1
Kenneth C. Aitken Community Center, 17800 Redwood Road	Picnic tables, rest rooms, parking lot	3.5
Total Community Parks		240.3

Source: Hayward Area Recreation and Park District, Recreation and Parks Master Plan, June 2006; Alameda County Parks, Recreation & Historic Sites Directory.

Parks and Community Facilities



Park Types

- Neighborhood
- Joint Use
- Community
- Regional
- Proposed Neighborhood Park
- Library
- Fire Station
- Sheriff Facility
- Recreation Center
- East Bay Regional Park District
- Hayward Area Recreation and Park District
- Planning Boundary
- BART

Source: Parks, Hayward Area Recreation & Park District and East Bay Regional Park District, 2004; Parks, Protected Open Space and Regional Parks, Metropolitan Transportation Commission, 2008; Libraries and Fire Stations, Alameda County, 2004; Fire Stations, Parks, and Police Stations, Dyett and Bhatia, 2010; Map base, Alameda County, 2008.

March 18, 2010

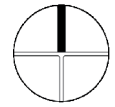
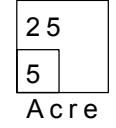
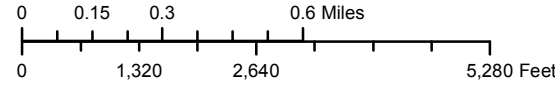


Table 8.2-4: Special Use Facilities and Community Centers

Park Name	Amenities	Acreage
Adobe Park, 20395 San Miguel	Art studios and gallery, picnic tables, community center building, open lawn area.	See Adobe Art Center above
Castro Valley Community Center, 18988 Lake Chabot Road	Picnic tables, group picnic area, barbecues, play area, parking lot, tennis courts, ball fields, basketball courts, soccer fields, horseshoe courts, community center and theater.	See Castro Valley Community Park above
Castro Valley Swim Center, 19400 Santa Maria Ave.	Swimming pool.	See Castro Valley High School above
Rowell Ranch, 9711 Dublin Canyon	Picnic tables, barbecues, open lawn area, rodeo park, and concessions.	43.0
Kenneth C. Aitken Senior & Community Center, 17800 Redwood	Picnic Tables, community center building, meeting rooms, rest rooms, senior center	See Kenneth C. Aitken Community Center above
Willow Park Golf Course, 17007 Redwood Road	18-hole golf course, snack bar, restaurant.	See Chabot Regional Park below
Total Special Use Facilities		43.0

Source: Hayward Area Recreation and Park District, Recreation and Parks Master Plan, June 2006.

Regional Parks

Regional parks can range from several hundred to several thousand acres in size and typically serve surrounding communities in the vicinity of the regional park as well as drawing people from farther afield. Regional parks in the Castro Valley area provide lakes for swimming, fishing and small craft boating; picnic areas; camping; bicycling; horseback riding; and hiking. Because they include the kind of active recreation facilities that are typically found in community parks and are located within walking distance or a short drive from residential neighborhoods, Cull Canyon and Don Castro Recreation Areas function like community parks for many Castro Valley residents. Table 8.2-5 describes the more than 5,500 acres of regional parkland in the vicinity of Castro Valley.



Castro Valley adjoins more than 5,500 acres of regional parkland, which helps to make up for a shortage of neighborhood and community parks.

Table 8.2-5: Regional Parks and Trails, 2005

Park Name	Amenities	Acreage
Anthony Chabot Regional Park and Lake Chabot Regional Park, 17930 Lake Chabot Road	Fishing, small craft boating, camping, hiking, horseback riding, bicycling, marksmanship range, golf	5,064
Cull Canyon Regional Recreation Area	Swimming, fishing, picnicking	240 (see Community Parks above)
Don Castro Regional Recreation Area	Swimming, fishing, picnicking	51 (See Community Parks above)
Five Canyons Open Space and Trail System	Hiking, horseback riding, bicycling, trails	236
Chabot to Garin Regional Trail	8.5 miles of 12-mile hiking trail complete from Chabot Regional Park through Cull Canyon and Don Castro to Five Canyons Regional Open Space	
Total Regional Parks		5,591

Source: Letter from Linda J.P.Chavez, East Bay Regional Park District, July 22, 2004; <http://www.ebparcs.org/parks.htm>

Service Standards

HARD has established park standards that provide a basis for evaluating the adequacy of existing facilities and estimating how much and what kind of parks should be provided to serve Castro Valley in the future. Based on these standards, although Castro Valley doesn't have enough neighborhood park acreage to meet community needs, the total acreage available to Castro Valley residents meets the combined standard of 5 acres of local and community park facilities for every 1,000 residents. Alameda County has also adopted the standard of 5 acres per 1,000 persons or 218 square feet per person as the basis for its parkland dedication ordinance.¹ Additional parkland will be needed, however, to maintain the current standard for local and school facilities in the future. Because planning area residents have easy access to almost 5,600 acres of regional facilities within and adjacent to the planning area, the amount of regional parkland far exceeds the HARD standard of 3 acres per 1,000 residents. All of the regional facilities are well within HARD's half-hour driving time radius and much of the regional parkland is even within walking distance for many Castro Valley residents. Table 8.2-6 compares existing conditions to HARD's park standards for its service area and shows how much additional acreage the plan proposes to add to maintain the present standard for local and

¹ Alameda County General Ordinance, Chapter 12.20 (Park Dedication Requirements)

school parks.

Table 8.2-6: Park Acreage per 1,000 Residents: 2006 and 2025

Park Type	HARD Standard		Acres/1,000 residents		Additional Acreage Proposed
	Acres/1,000 Residents	Service Radius	Estimated 2005	Proposed / Projected 2025	
Local and School Parks	2.0	¼ to ½ mi.	1.4	1.4	9.7
Community Parks	3.0	¼ to ½ mi.	3.9	3.6	None
Regional Parkland	3.0	½ hour driving time	91.1	83.2	None

Several of the community’s newer parks, including Deerview, Palomares Hills and Five Canyons, were developed as a result of dedication requirements imposed on major subdivisions. Although the County’s park dedication ordinance applies to all residential development except for senior and affordable units, in most cases developers pay a fee in lieu of dedicating land. The ordinance requires residential developers to dedicate or improve land or facilities or pay in-lieu fees based on the amount of land needed to provide five acres per thousand persons or 218 square feet per person. As of July 2006, the fee for new single-family homes was \$11,550. The fees for multi-family units, second units, and mobile home parks are \$10,200, \$5,775, and \$7,975 per unit respectively. These fees make it possible to acquire a limited amount of land for small new parks, but are not adequate to pay for full-size neighborhood or community park sites and cannot be used for ongoing operations and maintenance. As a result, HARD heavily relies on voter-approved parcel taxes to cover these costs.

PARKS AND RECREATION GOAL

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 and visitors. Also consider the additional demands of those who work in the community but are not residents.



Japanese Garden. Provide additional neighborhood and community park facilities to achieve a parkland standard of at least five acres for every 1,000 residents.



Stanton Elementary Playing Field. Ensure that local or school parks are available within a 10 to 15 minute walking distance of the population the park is intended to serve.

PARKS AND RECREATION POLICIES

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

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

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

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

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

Improvement of Existing Parks. Work with HARD and EBRPD to 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 **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 **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 **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 **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 **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 **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.



Douglas Morrison Theater, Hayward Area Recreation and Park District. 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.



Develop a new neighborhood park to serve the northwestern part of Castro Valley on the EBMUD property on Sydney Way or a comparable location.

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, such as skate parks, bocci ball courts, or similar configurations; and community cultural resources to satisfy more diverse and specialized recreational needs and to preserve significant natural features and cultural resources.

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.

PARKS AND RECREATION ACTIONS

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 **Funding Park Renovation and Expansion.** Work with HARD to prioritize and obtain funding for renovation and expansion of existing parks.

Action 8.2-3 **In-lieu Fees for Park Acquisition.** Maintain the County's in-lieu fee for park acquisition and development. 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 **Land Dedication and Park Improvement.** Revise regulations to allow and encourage land dedication and improvement of small neighborhood parks. Such parks may be owned and operated by HARD, or by another entity that provides for permanent public access.

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 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.

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 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 Optimize Public Use of School Recreation Facilities. Support actions by the Castro Valley Unified School District and HARD to optimize 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 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 when not in conflict with the District’s educational mission.

Action 8.2-11 Castro Valley Library. Assess the feasibility of using the former Castro Valley Library as a recreation facility.

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’s Castro Valley campus and landscaped open areas that will be available for general public use.



Work with the school districts and HARD to allow greater public use of school site recreational and park facilities after school hours.



Incorporate trails, greenways, and linear recreation facilities as integral concepts of new development.

8.3 TRAILS

Castro Valley residents have easy access to East Bay Regional Park District trails but, in contrast to more recently developed communities, there are relatively few trails and pathways connecting neighborhoods to one another or to the extensive resources that surround the community. Because most of the planning area was built up before communities recognized the value of making provision for non-automated transportation, the challenge is to identify and take advantage of opportunities to develop off-road pedestrian, biking, and equestrian trails as the community is built-out and redeveloped within its relatively limited existing boundaries.

TRAILS GOAL

- 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.**

TRAILS POLICIES

- 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** **Enhancement of Public Awareness about Trails.** Increase public awareness of trails and pathways.
- 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.

TRAILS ACTIONS

- 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** **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** **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** **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** **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.** Coordinate with HARD and other park agencies to incorporate a multi-use trail into the plans for development on land in the former Route 238 Corridor.



Stanton Elementary School



Performing Arts Center at Castro Valley High School under construction. School facilities such as this play a critical role in providing community facilities and defining Castro Valley's identity.

8.4 SCHOOLS

Twelve elementary schools, five middle schools, and four high schools in four different school districts serve Castro Valley. (See Table 8.4-1) The majority of Castro Valley's residential areas, including the Five Canyons development and a small part of El Portal Ridge, are within the Castro Valley Unified School District (CVUSD). The rest of the area south of Interstate 580 and west of Fairview Avenue is within the Hayward Unified School District (HUSD) and most of El Portal Ridge, the Fairmont area, and Hillcrest Knolls is served by the San Lorenzo Unified School District. Students living in the northernmost part of Hillcrest Knolls attend schools in the San Leandro Unified School District. Neither the San Lorenzo nor the San Leandro districts operate schools within the planning area boundaries.

In 1985, when the previous Castro Valley General Plan was written, the number of students in Castro Valley was declining, resulting in the closure of several schools and sale and lease of school sites. By 1980, enrollment in the CVUSD had dropped from 5,046 in 1970 to 4,360. This began to change during the decade of the 1990's due to both natural increase and new residential construction. Total enrollment in the CVUSD was above 8,900 for the 2008-09 school year; Castro Valley High School and all of the CVUSD middle schools are now at capacity and few spaces are available in the elementary schools.

Except for Jensen Ranch Elementary, which opened in 1995, and Canyon Middle School built in 1964 on the site of a closed high school, the community's public schools date from the post-World War II period and the 1950's. Recent construction projects at Redwood High School, Independent Elementary School, and Canyon Middle School have provided some much needed additional space. The CVUSD is also modernizing several sites and undertaking seismic and security upgrades.

Of the four districts that serve the planning area, CVUSD has experienced the most significant increase in enrollment, showing steady growth of 11.5 percent since 2000-01. The San Lorenzo schools had a more modest increase of only 4 percent during the same period. Declining enrollment in the lower grades suggests a downward trend in coming years. In contrast to the other three districts, HUSD is the only one that lost enrollment with a decline of 8.7 percent between 2000-01 and 2008-09.

Table 8.4-1: Castro Valley K-12 Public Schools

School	Enrollment	Teachers	Capacity
Elementary Schools (K-5)			
Castro Valley	399	22.9	409
Chabot	437	22.0	431
Hillside Elementary (San Lorenzo USD)	485	25.6	547
Independent	594	28.0	602
Jefferson Elementary (San Leandro USD)	540	29.0	600
Jensen Ranch	378	18.6	382
Marshall	410	23.6	450
Palomares	131	6.0	138
Proctor	539	27.4	532
Stanton	406	19.5	440
Strobridge (Hayward USD)	542	27.4	600
Vannoy	380	23.3	n/a
Total Elementary	5,421	273	5,511**
Middle Schools (6-8)			
Bancroft Middle School (San Leandro USD)	1,002	44.4	1230
Bret Harte (Hayward USD)	620	24.2	650
Canyon	1,328	63.2	NA
Creekside	795	32.6	800
Edendale Middle School (San Lorenzo USD)	717	33.3	889
Total Middle School	4,462	198	4,897**
High School (9-12)			
Castro Valley High School	2,871	120.4	NA
Redwood Alternative	183	8.3	NA
Redwood Continuation	32	2.0	NA
San Leandro High School (San Leandro USD)	2,707	116.9	3,300
San Lorenzo High School (San Lorenzo USD)	1,495	67.6	1,587
Total High School	7,288	315	7,973**
Total Public Schools Enrollment	16,991	763	18,381**

* Full-time equivalents

** Includes current enrollment where capacity information not available.

Sources: California Department of Education Data Partnership (CBEDS), 2008-2009 www.ed-data.k12.ca.us/; Final Draft, Eden Area General Plan, 2007; Beth Barlow, Castro Valley Unified School District, 2010

Several private and parochial schools also serve Castro Valley and nearby communities. The larger facilities include Camelot (pre K-6) at 2330 Pomar Vista, Our Lady of Grace (K-8) at 19920 Anita Avenue, and two K-6 elementary schools operated by Redwood Christian Schools at 19300 Redwood Road and 20600 John Drive.

The Castro Valley Adult School on Alma Avenue and the Hayward District's Laurel Adult School at 2652

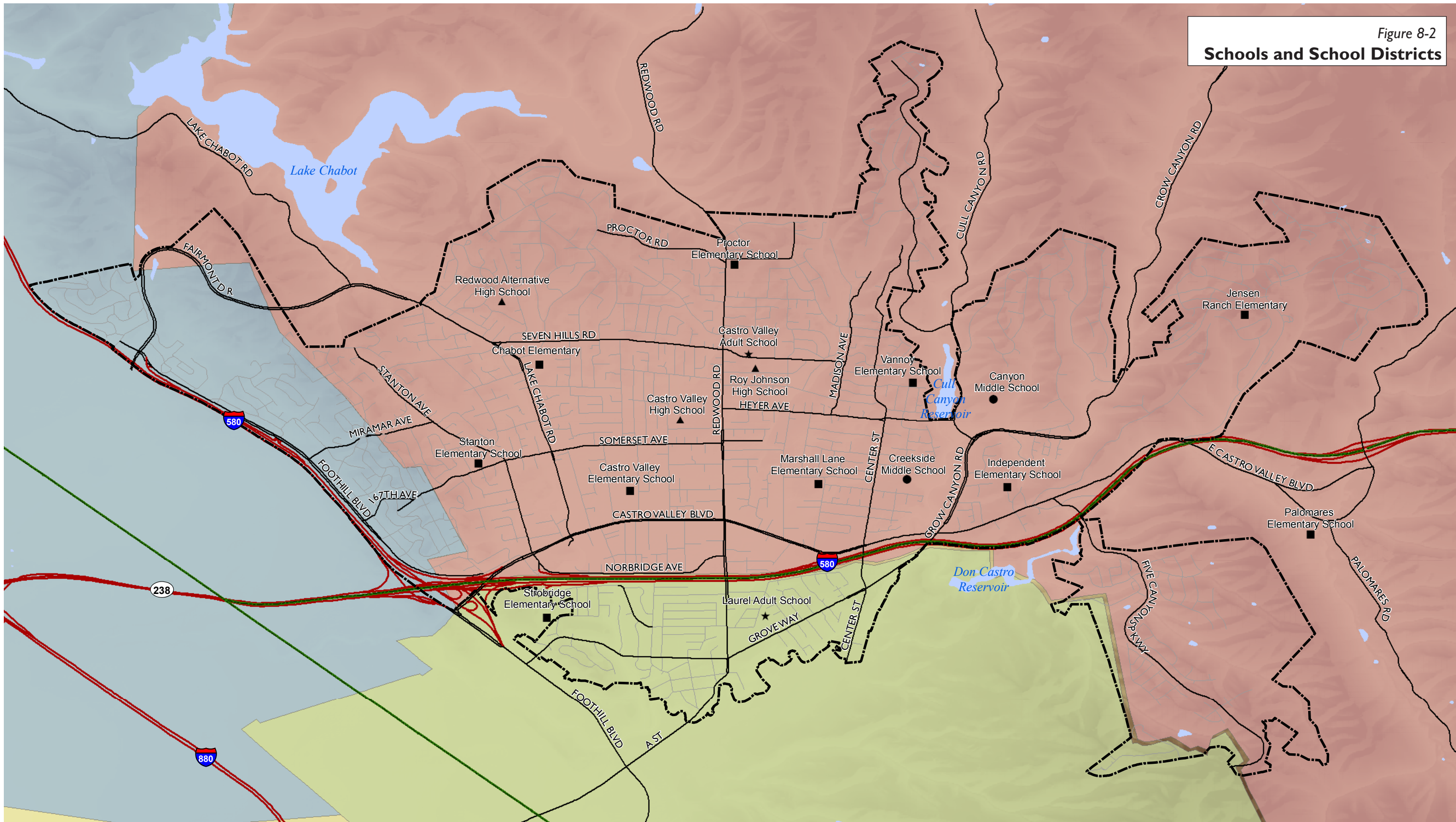
Vergil Court provide a variety of programs including career training, professional development, and English as a second language.

Castro Valley's schools are a particularly important community resource because many school sites are part of the HARD system of school parks. The Castro Valley Unified School District is also well regarded for the quality of its educational program, which has made the community particularly desirable for households with children. In return, Castro Valley residents have supported the CVUSD by approving a series of bond measures to finance projects including seismic and security upgrades, improved library and science facilities, and upgrades to athletic facilities and playfields.

Although the ratio of pupils to teachers is slightly higher in the CVUSD than the three other districts that serve the planning area, a higher percentage of CVUSD teachers are fully credentialed (98.9 percent in FY 2008-09). CVUSD is the only one of the four districts that met its yearly progress goals under the Federal No Child Left Behind Act. Only 8.7 percent of the students are English learners, compared with about a third of the students in the other three districts. Reflecting the planning area's population, the majority of the students are either Caucasian or Asian compared with the other three districts, in which more than 80 percent of the students are Hispanic.

Because of Castro Valley's status as an unincorporated area, its schools play a particularly important role in defining the community's identity. The recent completion of the performing arts center at Castro Valley High School, now the home of the Castro Valley Center for the Arts Center, has heightened the District's critical function. Nevertheless, not all of Castro Valley is within the CVUSD borders. While the Five Canyons area is included in the District, the portion of Castro Valley located south of I-580 and west of Grove Way is in the Hayward District and most of the westernmost part of the planning area is in the San Lorenzo District. These divisions may be an obstacle to creating the level of cohesion needed to promote and maintain the community identity that many Castro Valley residents seek.

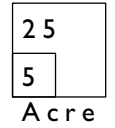
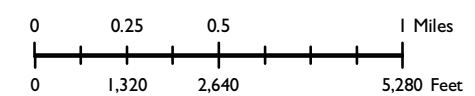
Figure 8-2
Schools and School Districts



School District	School Type	Planning Boundary
 Castro Valley Unified	 Elementary School	 Planning Boundary
 Hayward Unified	 Middle School	 BART
 San Lorenzo Unified	 High School	
	 Adult School	

Source: School Type, Tele Atlas North America, Inc., 2008; School District, United States Census Bureau, 2008; School District, United States Census Bureau, Dyett and Bhatia, 2009; BART, Metropolitan Transportation Commission, 2001; Digital Elevation Model, United States Geological Survey, 2009; Map base, Alameda County, 2008.

March 16, 2010



SCHOOLS GOAL

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.**



A street near Castro Valley High School. Work with the school district to avoid or minimize conflicts with surrounding residences.

SCHOOLS POLICIES

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 **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 **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 **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 **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 **School District Boundaries.** Support community efforts to change school district boundaries to include all Castro Valley neighborhoods within the planning area in the Castro Valley Unified School District.



Castro Valley High School. To the extent possible given fiscal considerations, ensure that public school facilities are available for community use and activities.

- Policy 8.4-7** **Zoning for Lands designated ‘School’.** Lands designated ‘School’ in the General Plan shall be zoned for both school and residential uses. The zoning designation shall call out a density of development that is comparable to surrounding land uses.
- Policy 8.4-7** **Public Input.** When a public school parcel is to be designated for a new public use or sold off for a private use, there should be a public input process to provide feedback to the County about the proposed new use of the parcel.

SCHOOLS ACTIONS

- 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** **Adjusting School District Boundaries.** Facilitate community’s efforts to change boundaries by meeting 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** **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** **Establishment of a Network of Community Centers.** Work with the Castro Valley, San Lorenzo, and Hayward Unified School Districts, the Alameda County Library, HARD, and Eden 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** **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 **Coordination to Minimize Conflicts.** Work with the Castro Valley Unified School District to promote development and use of school sites that is compatible with the goals and policies of this Plan.



Large family day-care facility in a residence near downtown

8.5 CHILDCARE

Castro Valley has the highest proportion of children with parents in the workforce among all of Alameda County's cities and unincorporated towns. According to the 2000 census, children aged 12 and younger accounted for more than 16 percent of Castro Valley's population and about 35 percent of all of the households in Castro Valley have children under the age of 18. About 63 percent of Castro Valley children under the age of 6 and 74 percent of children who are 6 to 17 years old had two working parents or a working single parent. Of these single-parent households, 5.7 percent have a female head.

While children in Castro Valley over two years old demand child care at a similar rate to the county, the availability of care for those age groups is higher at the local level, resulting in an apparent surplus. The estimated surplus in preschool slots and school-age slots is based on data for children living in Castro Valley and not for children that live in the surrounding unincorporated areas such as Cherryland and Fairview. Because these areas have few, if any, child care providers, parents must place their children in facilities nearby or near their place of work. Their reliance on Castro Valley providers may explain why the number of slots available in Castro Valley appears to exceed demand. Castro Valley parents with children aged two to four years are more likely to demand family child or center-based care. Approximately 54 percent of children two to four demand center-based or family childcare, which is similar to the 52 percent countywide. Forty-six percent of the city's child care supply is for preschool aged children, and an additional 44 percent serves school-aged children, resulting in a surplus of 314 and 78, respectively.

Determining the demand for childcare is difficult because it is often unclear whether parents' choices reflect their preferences or result from location and cost constraints. Based on statewide patterns for different provider types and income levels, Castro Valley has an existing shortfall of at least 300 licensed childcare spaces. If all families in which both parents or a single head of household works demanded licensed

childcare, Castro Valley would need more than three times the number of spaces available in the community’s 86 licensed and license-exempt child care centers and family child care homes. Despite the projected aging of Castro Valley’s population, the County’s Need Assessment Report anticipates that the demand for spaces is expected to increase by about 8 percent within the life of the plan. Moreover, even though the percent of children living below the poverty level in Castro Valley is lower than countywide (3 percent compared with 9 percent countywide according to the 2000 Census), the cost of childcare remains an obstacle for many families.

In 2004, the County’s Child Care Coordinating Council received 321 requests for childcare referrals for 388 children needing care. Despite the demand, the Council reports that childcare providers have had difficulty receiving the necessary approvals to add childcare slots. In addition, providers have met with community resistance to proposals for opening new centers or expanding existing services in unincorporated areas of Alameda County including Castro Valley.

CHILDCARE GOAL

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.**

CHILDCARE POLICIES

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 **Promotion of Development of Childcare Facilities.** Promote the development of childcare facilities within new residential and commercial projects, and at existing public facilities.

CHILDCARE ACTIONS

- Action 8.5-1** **Large Family Daycare Approval Standards.** Amend the zoning ordinance to include standards for ministerial approval of large family daycare facilities in residential districts as provided for by State law. (Same as Action 4.4-1)
- Action 8.5-2** **Small Daycare as Accessory Use.** Revise the zoning ordinance to allow ministerial approval of small 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. (Same as Action 4.4-2)
- 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** **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 childcare.
- Action 8.5-5** **Promote Convenient Locations for Child Care.** Encourage childcare facilities to be located near employment centers, homes, schools, community centers, recreation facilities, and transit hubs.
- Action 8.5-6** **Expansion of After-School and Summer Childcare Services Programs.** Work with the Castro Valley, San Lorenzo, 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.



Castro Valley Library.

8.6 LIBRARY SERVICES

The new Castro Valley Library at 3600 Norbridge Avenue is one of ten local branches owned and operated by the Alameda County Library. The \$22.3 million dollar facility is three times the size of the former facility at 20055 Redwood Road. Although the majority of Castro Valley residents use their own facility, they are also entitled to use any of the County’s other branch libraries. The Alameda County Library also operates a bookmobile, which makes stops in Castro Valley. In addition to receiving a dedicated share of property taxes, the County Library is funded by a portion of the County’s business license and utility users taxes generated by the County’s unincorporated areas.

The \$22.3 million facility, on a 2.95-acre County-owned site at the eastern end of Norbridge Avenue, was built with a \$13.9 million grant from the State Office of Library Construction. The new library has 145 parking spaces, enough space for 161,000 books, magazines, CDs, videos and other materials, up from 105,000 in the old library. Other features include 87 computer terminals (up from 18 in the former building) and 6,435 square feet for children’s services, which is more than twice the space in the old building.

The new library also offers a bookstore operated by the Friends of the Library, a café, a 2,000-square-foot community meeting room, and a multi-purpose education center. The education center is being developed under a Joint Use Agreement with the Castro Valley Unified School district and will include a homework center, family literacy center, career center, and computer-learning center.

The library’s downtown location—about two blocks from the BART Station in an area the General Plan proposes for a multi-family housing, commercial activity, and civic buildings—creates the potential for the facility to function as a community gathering place and civic center. The future use of the existing library site has not been determined.

LIBRARY SERVICES GOAL

- 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.**

LIBRARY SERVICES POLICIES

- 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** **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** **Funding for Library Programs.** Identify additional sources of funding to support and maintain library programs.

LIBRARY SERVICES ACTIONS

- 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 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** **Castro Valley Civic Center.** Promote the new library as Castro Valley's civic center by providing space for community meetings and planning for the addition of other public and civic spaces and public uses.
- Action 8.6-3** **Creation of Partnerships to Support and Expand Library Services.** Work with school districts, other educational institutions, local businesses and non-profit organizations to create partnerships to support and expand library programs including funding sources to augment County tax revenues.
- 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.



The existing hospital building (top picture) will be demolished following completion of the new Eden Medical Center Castro Valley Facility.

8.7 SOCIAL SERVICES AND HEALTH CARE

The Alameda County Social Services Agency provides services to Castro Valley residents in need through its office at the Eden Area Multi-Service Center, 24100 Amador Street in Hayward. HARD’s Kenneth Aitken Senior Center offers recreational, educational, and social services to about 4,000 people a month, most of them well over 60 years of age. The Hayward Senior Center, just outside of the planning area, also serves significant numbers of Castro Valley residents.

Castro Valley is within the Eden Township Health Care District (ETHD), which was established in 1948 to build and operate Eden Medical Center. The facility provides emergency room, trauma center, surgical, birthing, acute psychiatric and long-term care services at its main hospital in Castro Valley. Other ETHD medical facilities include Laurel Grove Hospital, a 31-bed inpatient acute rehabilitation unit treating individuals who have experienced a disabling injury or illness; the 122-bed San Leandro Hospital; and Baywood Court Skilled Nursing Facility.

In 1998, ETHD sold the Medical Center to a Eden Health affiliate, making ETHD unique among the County’s health care districts because it no longer directly operates a hospital. ETHD’s primary function is currently to provide oversight of Sutter-affiliated facilities in the district. The publicly-elected members of the District Board serve on the governing Board of Directors of the Medical Center and also manage the Community Health Fund. As a result of the affiliation with Sutter, ETHD was able to establish the Community Health Fund, a permanent endowment that supports public and non-profit health programs serving ETHD residents.

With 415 full-time and 604 part-time employees, Eden Medical Center is Castro Valley’s largest single employer. The Medical Center has also attracted a variety of related medical and support uses, including laboratories, medical and dental offices, and convalescent facilities that generate additional jobs. The area around the Medical Center is projected to experience a 50 percent increase in employment by 2025, representing about 14 percent of the anticipated job growth in Castro Valley.

To comply with the State’s Hospital Facilities Seismic Safety Act, Sutter Health must upgrade or replace the existing patient care facilities before 2014. After receiving approval from the Board of

Supervisors in June 2009, Sutter Health began work on the \$320 million major upgrade and expansion of the Medical Center. The new facility will include:

- A 230,000 square foot, seven-story, 130-bed Acute Care Hospital;
- An 80,000 square foot, four-story Medical Office Building connected to the hospital with a covered, open-air bridge;
- A 160,000-square foot six-story parking structure adjacent to the existing parking structure fronting Lake Chabot Road; and
- Relocation of the helistop to an earthen knoll about 185 feet northeast of the present helistop.²

The existing hospital building will be demolished following completion of the new hospital. The project also requires removal of four existing medical office buildings on the site, the Laurel Grove Rehabilitation Hospital, and the 42-unit Pine Cone Apartment complex on Stanton Avenue.

In addition to Eden Medical Center, the Planning Area's important health services facilities also include Fairmont Hospital and the John George Psychiatric Pavilion at Alameda County's Fairmont campus. The Fairmont facilities provide a variety of social and health services to residents of the planning area and the rest of the County and also contribute to the area's employment base.

Fairmont Hospital, 15400 Foothill Boulevard, and the John George Psychiatric Pavilion, 2060 Fairmont Drive, are both components of Alameda County Medical Center.³ Fairmont Hospital was originally established in 1864 as the Alameda County Infirmary and has been providing rehabilitation services to County residents since the 1920's. In addition to a 50-bed Acute Rehabilitation Center, Fairmont now includes a 90-bed skilled nursing facility that provides long-term care services to patients following acute hospitalization, a 20-bed neuro-respiratory unit, and the oldest HIV clinic in the East Bay. Fairmont averages 11,000 annual outpatient visits and 400 admissions.

The John George Psychiatric Pavilion provides services to adults experiencing severe and disabling mental illnesses. The 80-bed



Fairmont Hospital

² Alameda County, Responses to Comments/Final Environmental Impact Report, Sutter Medical Center, Castro Valley, Replacement Hospital Project (SCH No. 2008052019), March 2009

³ Alameda County Medical Center Website, www.acmedctr.org/fairmont.cfm

facility, which is the service provider for virtually all of the acute psychiatric emergencies in Alameda County, also provides in-patient psychiatric services and crisis consultation voluntary services. In 2005-06 the Pavilion admitted 3,138 patients and accommodated an average of 65 patients a day.

POLICIES AND ACTIONS

Policies and actions regarding Eden Medical Center Castro Valley are set forth in Section 4.8 of this General Plan. These proposals acknowledge the role the Medical Center plays as one of the community's major sources of employment and economic engines. The proposed policies and actions support upgrading and modernization of the Medical Center so it can continue providing health services and jobs for the community. This plan proposes to design the hospital site and surrounding properties in the Professional-Medical District to achieve the community's goals for improving the area along Lake Chabot Road in a way that will minimize negative effects on surrounding residential properties.