Table of Contents

1	INTRODUCTION	1-1	
1.1	PURPOSE OF THE PLAN	1-2	
1.2	PLANNING PROCESS	1-3	
1.3	PLAN STRUCTURE AND CONTENTS	1-4	
1.4	REGIONAL LOCATION AND PLANNING BOUNDARIES	1-4	
1.5	RELATIONSHIP TO OTHER PLANS	1-5	
2	VISION FOR CASTRO VALLEY 2025	2-1	
2	VISION FOR CASTRO VALLEY 2025	2-1	
2 2.1	VISION FOR CASTRO VALLEY 2025 CASTRO VALLEY 1985-2005	2-1	
2.1			
	CASTRO VALLEY 1985-2005		
2.1	CASTRO VALLEY 1985-2005 DEVELOPING A VISION FOR CASTRO VALLEY	2-1	
2.1	CASTRO VALLEY 1985-2005 DEVELOPING A VISION FOR CASTRO VALLEY 2005-2025	2-1 2-2	
2.1	CASTRO VALLEY 1985-2005 DEVELOPING A VISION FOR CASTRO VALLEY 2005-2025 Community Vision for Castro Valley	2-1 2-2 2-4	
2.1 2.2	CASTRO VALLEY 1985-2005 DEVELOPING A VISION FOR CASTRO VALLEY 2005-2025 Community Vision for Castro Valley Major Initiatives to Accomplish the Vision	2-1 2-2 2-4 2-5	

3	COMMUNITY DEVELOPMENT STRATEGY	3-1
3.1	POPULATION AND JOBS: EXISTING CONDITIONS AND FUTURE TRENDS	3-2
	Population Growth	3-2
	Population Characteristics	3-4
	Housing Units	3-7
	Housing Types	3-7
	Jobs	3-8
3.2	COMMUNITY DEVELOPMENT STRATEGY	3-9
	Areas for Infill Residential Development Areas for Commercial Renovation and	3-10
	Development	3-11
	Areas Where Special Planning Efforts Are Needed	3-12
3.3	2025 PROJECTIONS: GENERAL PLAN "BUILDOUT"	3-15
5.5	Residential Development	3-15
	Employment Growth	3-18
4	LAND USE DEVELOPMENT	4-1
4.1	EXISTING LAND USE	4-2
4.2	LAND USE PLAN	4-5
	Land Use Classifications	4-6
4.3	RESIDENTIAL DEVELOPMENT	4-24
4.4	CIVIC USES AND COMMUNITY FACILITIES	4-28
4.5	ECONOMIC DEVELOPMENT	4-30
4.6	NEIGHBORHOOD COMMERCIAL USES	4-33
4.7	CENTRAL BUSINESS DISTRICT	4-36
	Downtown Core	4-37
	Library District	4-37
	Transit Village Theater and Entertainment Districts	4-37 4-36
4.8	PROFESSIONAL-MEDICAL DISTRICT	4-48
4.9	COMMUNITY AND GENERAL COMMERCIAL	
110	DISTRICTS	4-52
	Redwood Road and Grove Way	4-53
	Redwood Road Corridor	4-53
	Grove Way and Center Street Community Commercial North of I-580 and	4-53
	on Foothill Boulevard	4-54
4.10	SPECIAL PLANNING AREAS	4-60
	Madison Common	4-60

	EBMUD Site John Drive Area Crow Canyon Road Area Jensen Road Area Fairmont Area	4-60 4-61 4-61 4-61
5	COMMUNITY CHARACTER AND DESIGN	5-1
5.1	NATURAL SETTING	5-5
5.2	NEIGHBORHOOD CHARACTER	5-7
5.3	DOWNTOWN AND COMMERCIAL AREA REVITALIZATION Central Business District Other Commercial Areas	5-26 5-26 5-31
5.4	STREET DESIGN: GATEWAYS AND LANDSCAPING	5-36
5.5	COMMUNITY GATHERING PLACES	5-40
5.6	CULTURAL RESOURCES Community History Historic Structures and Sites Regulatory Setting	5-42 5-42 5-42 5-46
6	CIRCULATION	6-1
6.1	CIRCULATION SYSTEM PLANNING	6-2
6.2	ROADWAY NETWORK Regional Roads Local Roads	6-7 6-8
6.3	RESIDENTIAL STREETS	6-17
6.4	PUBLIC TRANSIT AND RIDESHARING BART Bus Transit	6-19 6-20 6-20
6.5	BICYCLE CIRCULATION	6-24
6.6	PEDESTRIAN CIRCULATION	6-28

7	BIOLOGICAL RESOURCES	7-1
7.1	WILDLIFE AND SENSITIVE HABITATS	7-2
	Wildlife Habitat and Corridors	7-2
	Special Status Species	7-3
	Biological Resources Overlay Zone	7-5
7.2	CREEKS AND STREAMS	7-15
7.3	VEGETATION	7-18
8	COMMUNITY FACILITIES, PARKS, AND SCHOOLS	8-1
8.1	COMMUNITY FACILITIES	8-2
8.2	PARKS AND RECREATION	8-5
	Local and School Parks	8-6
	Community Parks and Special Use Facilities	8-18
	Regional Parks	8-11
8.3	TRAILS	8-18
8.4	SCHOOLS	8-20
8.5	CHILDCARE	8-27
8.6	LIBRARY SERVICES	8-30
8.7	SOCIAL SERVICES AND HEALTH CARE	8-32
9	PUBLIC SERVICES AND UTILITIES	9-1
9.1	PROVISION OF ADEQUATE PUBLIC SERVICES	9-2
	Alameda County Local Agency Formation Commission	9-2
	Existing Funding for Public Services	9-3
	Other Funding Mechanisms	9-5
9.2	FIRE AND POLICE SERVICES	9-9
	Fire Protection Police Services	9-9 9-10
	Emergency Planning	9-11
9.3	WATER SERVICE	9-14
	Water Supply	9-14
	Water Demand	9-14
	Water Conservation Water System	9-15 9-16
	raco. Oyocom	0 10

9.4	WASTEWATER COLLECTION AND TREATMENT Collection and Treatment Systems Improvements Needed Wastewater Recycling	9-18 9-18 9-19
9.5	STORMWATER MANAGEMENT SYSTEM	9-21
9.6	SOLID WASTE	9-22
9.7	NON-MUNICIPAL UTILITIES	9-24
9.8	PUBLIC STREETS	9-25
10	NATURAL HAZARDS AND PUBLIC SAFETY	10-1
10.1	FIRE HAZARDS	10-2
10.2	HYDROLOGY AND FLOODING HAZARDS Creeks and Surface Water Drainage Surface Water Quality Groundwater Flooding Hazards	10-11 10-11 10-12 10-12 10-15
10.3	SOILS AND SEISMIC HAZARDS Geology, Topology, and Soils Seismicity and Seismic Hazards	10-20 10-20 10-20
10.4	HAZARDOUS MATERIALS Risks Associated with Hazardous Materials Sites with Soil or Groundwater	10-30 10-30
	Contamination Overall a Low Level of Risk	10-31 10-31
11	NOISE	11-1
11.1	NOISE CHARACTERISTICS AND MEASUREMENT	11-2
11.2	NOISE REGULATION	11-3
11.3	NOISE SOURCES IN CASTRO VALLEY	11-5
11.4	2025 PROJECTED NOISE CONDITIONS	11-6

12-2
12-2 12-2 12-3
12-7
12-8 12-9 12-9
12-11
A-1

LIST OF FIGURES

Figure 1-1	Regional Context	1-7
Figure 1-2	Castro Valley Urban Area	1-9
Figure 3-1	Community Development Strategy	3-13
Figure 4-1	Existing Land Use	4-3
Figure 4-2	Castro Valley General Plan Land Use	4-15
Figure 4-3	Existing Zoning	4-17
Figure 4-4	Substantive Zoning Changes	4-19
Figure 4-5	Neighborhoods	4-21
Figure 4-6	Existing CBD Land Use Plans	4-39
Figure 4-7	Central Business District General Plan Land Use	4-41
Figure 4-8	Commercial Land Use South of I-580	4-57
Figure 5-1	Community Character	5-3
Figure 5-2.1	Neighborhood Form	5-9
Figure 5-2.2	Neighborhood Form	5-11
Figure 5-3	Castro Valley Boulevard Improvements	5-27
Figure 5-4	Castro Valley Boulevard Streetscape Project Concept Rendering	5-27
Figure 6-1	Daily Travel Patterns	6-2
Figure 6-2	Circulation System and Planned Improvements	6-3
Figure 6-3	Local Streets Traffic Volumes and Classific	cations 6-8
Figure 6-4	Existing Transit Network and Facilities	6-21
Figure 6-5	Bicycle Network	6-25
Figure 7-1	Special Status Species and Sensitive Habitats	7-7
Figure 7-2	Biological Resources Overlay Zone	7-9
Figure 8-1	Parks and Community Facilities	8-9
Figure 8-2	Schools and School Districts	8-23
Figure 10-1	Fire Hazards	10-3
Figure 10-2	Hydrology and Flooding Hazards	10-13
Figure 10-3	Earthquake Shaking Scenario	10-24
Figure 10-4	Soils and Seismic Hazards	10-27
Figure 11-1	Noise Contours	11-7

LIST OF TABLES AND CHARTS

Table 1.5-1	Castro Valley General Plan Correspondence Table	1-6
Chart 3.1-1	Castro Valley* and Alameda County Population Trends and Projections (1980-2025)	3-3
Chart 3.1-2	Castro Valley* Household Size Trends (1980-2025)	3-4
Chart 3.1-3	Castro Valley* and Alameda County Age Distrib (2000)	ution 3-5
Chart 3.1-4	Castro Valley* Household Types (2000)	3-6
Chart 3.1-5	Castro Valley* and Alameda County Racial Distribution (2000)	3-6
Table 3.1-1	Housing Occupancy & Tenure, 2000	3-7
Table 3.1-2	Castro Valley Residential Units by Building Type 2000	e, 3-8
Table 3.3-1	Households and Population at Buildout	3-16
Table 3.3-2	Projected Residential Development (2025)	3-18
Table 3.3-3	Projected Employment Growth	3-18
Table 3.3-4	Commercial Buildout through 2025	3-19
Chart 4.1-1	Existing Land Use Distribution	4-5
Table 4.2-1A	Residential Land Use Classifications	4-7
Table 4.2-1B	Public and Open Space Land Use Classifications	4-10
Table 4.2-1C	Commercial and Central Business District Land Use Classifications	4-12
Table 6.2-1	Freeway Segment Peak Hour Operations – Exist and Projected Conditions	ting 6-8
Table 6.2-2	Intersection Peak Hour Operations	6-12
Table 6.2-3	Roadway Segment Operations	6-13
Table 6.6-1	2006 Master Plan Pedestrian Projects by Project Type	6-29
Table 7.1-1	Listed Species and Associated Vegetation	7-4
Table 8.2-1	Park and Open Space Acreage in Castro Valley, 2008	8-5
Table 8.2-2	Existing Local and Joint Use School Parks	8-7
Table 8.2-3	Existing Community Parks, 2005	8-8
Table 8.2-4	Special Use Facilities and Community Centers	8-11
Table 8.2-5	Regional Parks and Trails, 2005	8-12

Table 8.2-6	Park Acreage per 1,000 Residents: 2006 and 2025	8-13
Table 8.4-1	Castro Valley K-12 Public Schools	8-21
Table 10.3-1	Modified Mercalli Earthquake Intensity Scale	10-23
Table 11.1-1	Exterior Noise Standards	11-4
Table 12.2-1	Unincorporated County 2005 GHG Emissions	12-10
Table 12.2-2	Castro Valley Estimated 2005 GHG Emissions	12-11