

# 9

## Public Services and Facilities

The capacity and quality of the public services and facilities that serve a community significantly affect the quality of life enjoyed by those who live, work, and own property there. Many of these services require a substantial investment in infrastructure that is a major factor in determining the amount, location, and type of growth that a community can anticipate. Service adequacy will also affect its ability to attract the kind of new development that Castro Valley residents and business owners would like to see in the future.

This element provides policies and proposals to ensure that the public facilities and services the community relies on will have the capacity to serve new development under the General Plan without degrading existing service levels.

## 9.1 PROVISION OF ADEQUATE PUBLIC SERVICES

---

### Background

As an unincorporated community, Castro Valley relies on Alameda County and a variety of single and multi-purpose special districts to develop, operate, and maintain these services.

The Alameda County Local Agency Formation Commission (LAFCO) initiated a countywide review of municipal services and spheres of influence (SOIs) in January 2003. This review involves an inventory of the affected agencies/services, general data collection relating to SOIs and services, the creation of a municipal services directory, development of a comprehensive set of GIS maps, an SOI/boundary map verification process, and preparation of municipal service review reports dealing with the public safety services provided throughout Alameda County. The information from this review, which was considered in the writing of the General Plan, will help the community and decision-makers to evaluate the adequacy and need for services in Castro Valley relative to other places in Alameda County.

### PROVISION OF ADEQUATE PUBLIC SERVICES GOAL

---

<b>GOAL 9.1-1</b>	<b>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.</b>
-------------------	--

### PROVISION OF ADEQUATE PUBLIC SERVICES POLICIES

---

<b>Policy 9.1-1</b>	<b>Provision of Basic Services.</b> 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 9.1-2**      **Use Existing Public Service Agencies.** 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 9.1-3**      **Impact Fees.** 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 9.1-4**      **Land for Public Services.** Ensure that appropriately located land is designated for provision of public utilities and services.
- Policy 9.1-5**      **Fairness in Provision of Public Service.** 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 9.1-6**

**Priorities for Funding Public Services.** 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**

**Commitment to Public Ownership.** Retain all public service facilities in public ownership and maintain their use for the public benefit.

**Policy 9.1-8**

**Alternative Uses of Public Service Land.** 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.

## PROVISION OF ADEQUATE PUBLIC SERVICES ACTIONS

**Action 9.1-1 Capital Improvement District.** 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

*In 1978, Californians enacted Proposition 13, which limited the availability of local public agencies to increase property taxes based on a property's assessed value. In 1982, the Mello-Roos Community Facilities Act was created to provide an alternate method beyond property taxes of financing needed improvements and services within a district. The Act allows any county, city, special district or joint powers authority to establish a Mello-Roos Community Improvement District (CID) to finance public improvements and services. Improvements allowed under the Mello-Roos Act include streets, sewer systems, and other basic infrastructure, police and fire protection, ambulance services, schools, parks, libraries, museums and other cultural facilities. A proposed district includes all properties that will benefit from the improvements to be constructed and must receive at least a two-thirds majority vote of the property owners within the proposed boundaries. If approved, a Special Tax Lien is placed against each property in the CID to fund improvements. If the project cost is particularly high, municipal bonds can be sold by the CID to provide additional funding.*

*Another tool available to local government to help fund improvements is the Landscaping and Lighting Act of 1972. This Act allows local governmental agencies to form Landscape and Lighting Assessment Districts (LLAD) for the purpose of financing the costs and expenses of landscaping and lighting public areas. Approved uses include installation and maintenance of landscaping, statues, fountains, general lighting, traffic lighting, recreational and playground courts and equipment, and public restrooms. The Act also allows acquisition of land for parks and open spaces, plus the construction of community centers and municipal auditoriums or halls. A majority vote of property owners within a proposed LLAD is required to enact the assessment district.*

**Action 9.1-2 Adequate Utilities.** Require applicant for new development to provide evidence that utilities will be available to serve their projects as a standard condition of approval.



*Alameda County should explore formation of a special district that would provide funding for physical improvements and maintenance of facilities like street trees and landscaping, which enhance the quality of the Castro Valley community*

**Action 9.1-3**      **Review Public Services Need.** 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 9.1-4**      **Alternative Funding to Impact Fees.** 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.

*Additional financing options may include reimbursement agreements, credit for County fees, debt financing and assessment districts. In certain situations, it may benefit the County to provide such funding prior to project completion.*

**Action 9.1-5**      **New Zoning District.** 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 9.1-6**      **Deciding on 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**      **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.

## 9.2 FIRE AND POLICE SERVICES

### Fire Protection

The Alameda County Fire Department (ACFD) provides fire and paramedic service to Castro Valley except for the Five Canyons area, which is within the Fairview Fire Protection District (FFPD). ACFD operates four fire stations in Castro Valley and FFPD operates one station in the planning area. Three of the fire stations need seismic retrofitting and ACFD Station 5, at 18770 Lake Chabot Road, has been identified as candidate for replacement.

Under the Alameda County Mutual Aid Plan, the Hayward and Union City Fire Departments also respond to incidents with alarm level of 2 or higher and, along with the Fremont Fire Department, provide mutual aid for wildland fires.

The ratio of fire and paramedic personnel to general population is higher in Castro Valley than in Alameda County as a whole. However, Castro Valley has an average square mile coverage area per station of 7.6 square miles compared to the countywide median of 3.7 square miles per station. The ACFD's average response time for fire and medical emergencies is 5 minutes, which is higher than the 4:53 minute median for all fire departments in the county but is less than the National Fire Protection Association guideline of a 6-minute response at least 90 percent of the time.

Large parts of Castro Valley that border the East Bay Regional Park District and undeveloped resource conservation lands outside the Measure D boundary are particularly susceptible to wildland fires. In some of these areas access roads don't meet Uniform Fire Code standards and there is inadequate water pressure. Water pressure is also sub-standard in some areas closer to the Central Business District that are proposed for infill development where older water mains are not adequate to meet pressure requirements for fire protection.

Additional information about fire hazards and proposed policies and actions are in Section 10.1 of Chapter 10 (Natural Hazards and Public Safety).



*The Alameda County Fire Department responds to fires as well as medical emergencies in Castro Valley.*



*The Alameda County Fire Department operates four fire stations in Castro Valley; a fifth is under the Fairview Fire Protection District.*

### Police Services

Alameda County's Extended Police Protection County Service Area (CSA), administered by the County Sheriff's Office, was established by the Alameda Local Agency Formation Commission (LAFCo) in 1991 as a dependent special district to supplement funding for police services in the unincorporated area. The California Highway Patrol is responsible for enforcing the State Vehicle Code in Castro Valley, including traffic and parking, and operates a community patrol in Castro Valley.

The CSA serves an area of 428.3 square miles with a population of 183,149, about a third of whom live in Castro Valley. Based on the 2000 Census, the Sheriff's Department estimated that it provides services to approximately 136,000 residents in the County's unincorporated areas, roughly 43 percent of whom are Castro Valley residents.

From the Eden Township Substation on 150th Avenue in San Leandro, the county sheriff provides emergency dispatch services, receiving 911 calls and dispatching patrols. The substation occupies a building originally constructed in 1953 that is overcrowded and inadequate to meet the Sheriff's Office's needs despite several alterations. The Office's Records and Crime Analysis divisions are located in a separate building that also houses the Emergency Services Dispatch Center. The Sheriff's Office also operates the Community-Oriented Policing and Problem Solving (COPPS) program providing bicycle patrols, community walks, and works with residents on a variety of programs.

Average response times for the Sheriff's Office are 11:48 minutes for calls requiring an immediate emergency response and 17:13 for non-emergency calls requiring an urgent response. This is substantially higher than the 4:25 median emergency response time for all Alameda county police service providers. Response times in Castro Valley are somewhat better than in the less-densely developed Livermore Valley. On a per capita basis, the Department's staffing levels are lower than countywide with 1.4 sworn officers per 1,000 residents compared with 1.6 per 1,000 residents for all county police service providers.

The Sheriff’s Office proposes to consolidate its existing law enforcement facilities in a new 220,000 square foot complex to be constructed on the site of the existing Fairmont Animal Shelter on Fairmont Drive about 1.2 miles west of Castro Valley and east of San Leandro. The proposed project will allow relocation of services from the Eden Township Station as well as the Coroner’s Bureau now located in downtown Oakland.

**FIRE AND POLICE SERVICES GOAL**

---

<b>GOAL 9.2-1</b>	<b>Provide and maintain a safe environment for Castro Valley residents, workers, visitors and property owners.</b>
-------------------	--

**FIRE AND POLICE SERVICES POLICIES**

---

<b>Policy 9.2-1</b>	<b>Comparable Public Safety Standards.</b> Adopt and maintain public safety service standards that meet or exceed standards for comparable incorporated cities in Alameda County.
<b>Policy 9.2-2</b>	<b>Community-Oriented Policing.</b> Promote a community-oriented approach to law enforcement.
<b>Policy 9.2-3</b>	<b>Emergency Management Plan.</b> 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.
<b>Policy 9.2-4</b>	<b>Defensible Space.</b> Incorporate defensible space principles in new development.
<b>Policy 9.2-5</b>	<b>Reduce Fire Risk.</b> 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.

<b>Policy 9.2-6</b>	<b>Update and Inform of Disaster Plans.</b> 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.
<b>Policy 9.2-7</b>	<b>Improve Emergency Response Capability.</b> 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.

### FIRE AND POLICE SERVICES ACTIONS

---

<b>Action 9.2-1</b>	<b>Review and Identify Funding Sources.</b> Regularly review existing funding sources and identify new sources to maintain and improve police services.
<b>Action 9.2-2</b>	<b>Increase Awareness of County Sheriff.</b> 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.
<b>Action 9.2-3</b>	<b>Review Zoning with Police.</b> 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.
<b>Action 9.2-4</b>	<b>Involve Police in Design Review.</b> 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**      **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**      **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**      **Coordination in Developing Disaster Plans.** 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.

*CARD (Collaborating Agencies Responding to Disasters) is a non-profit agency that was created after the Loma Prieta earthquake and the Oakland Hills firestorm to provide disaster preparedness/response support to Alameda County Community Based Organizations (CBOs). CARD helps service providers get prepared, stay prepared and be better able to keep staff and clients calm, safe and ready to respond appropriately in an emergency. Members of our community who are seniors, children, disabled, homeless, non-English speakers, low-income or otherwise in need of ongoing support, become the “First Victims” because they often have little or no ability to address their own preparedness, response and recovery needs.*

**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.

*The federal Disaster Mitigation Act of 2000 (DMA 2000) requires that cities, counties, and special districts have a Local Hazard Mitigation Plan to be eligible to receive FEMA hazard mitigation funds. To assist local governments in meeting this requirement, ABAG has received a grant from FEMA to prepare a multi-jurisdictional plan that fulfills the Act’s requirement. Cities and counties can adopt and use all or part of this multi-jurisdictional plan in lieu of preparing all or part of a Local Hazard Mitigation Plan.*

### 9.3 WATER SUPPLY

---

Castro Valley is within the service area of the East Bay Municipal Utilities District (EBMUD), which provides water service to the Castro Valley area from 15 pressure zones ranging in service elevation from 100 to 950 feet. Although EBMUD may have to replace some existing facilities during coming years, the District has determined that it has sufficient capacity to serve growth anticipated in the Castro Valley area through 2030 based on projections in the Alameda County 2000 General Plan. Existing facilities include 21 reservoirs and water tanks that provide water to Castro Valley as well as to some adjacent unincorporated areas and parts of Hayward. Also, as part of its \$189 million Seismic Improvement Program (SIP), EBMUD recently completed construction of a new 11-mile long emergency transmission pipeline between Castro Valley and the San Ramon Valley that would provide an alternate water supply route after a major earthquake.

#### WATER SUPPLY GOAL

---

**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.

## WATER SUPPLY POLICIES

---

<b>Policy 9.3-1</b>	<b>Ensure Water Supply.</b> 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.
<b>Policy 9.3-2</b>	<b>Update Sewer and Stormwater Systems.</b> 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.
<b>Policy 9.3-3</b>	<b>Water Conservation Measures in New Development.</b> Reduce the need for developing new water supply sources by encouraging new development to incorporate water conservation measures to decrease peak water use.
<b>Policy 9.3-4</b>	<b>Water Conservation Education.</b> Educate the public about the importance of water conservation.
<b>Policy 9.3-5</b>	<b>Promote Usage of Recycled Water.</b> Promote appropriate use of recycled water for new and existing non-residential development.

## WATER SUPPLY ACTIONS

---

<b>Action 9.3-1</b>	<b>Identify Funding Sources for Sewer Upgrades.</b> 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 9.3-2**      **Identify Funding Sources for Stormwater Upgrades.** 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**      **Compliance with Clean Water Program.** Require all new development to comply with the policies and recommendations of the earlier lines of the program and comply with Federal and State requirements, and repair aging stormwater collection Clean Water Program.

## 9.4 WASTEWATER COLLECTION AND TREATMENT

---

The Castro Valley Sanitary District (CVSD) provides and maintains the sewage collection system that serves Castro Valley. CVSD’s current service area includes virtually all of the land within the voter-approved Urban Growth Boundary. The only developed areas that continue to rely exclusively on private septic systems are off Crow Canyon Road beyond Cold Water Drive, off Cull Canyon Road, and in Palomares Canyon.

Sewage from the District is treated under contract by the Oro Loma Sanitary District at the Oro Loma/Castro Valley Water Pollution Control Plant in San Lorenzo, of which CVSD owns 25 percent. The plant discharges to San Francisco Bay through pipelines operated by the East Bay Dischargers Authority.

The District has a grant program that pays up to 50 percent of the cost of replacing or repairing building laterals with a maximum reimbursement of \$2,000 per building lateral. The lateral, which connects a home’s plumbing system to the public sewer main, is the property and responsibility of the property. Older laterals are often a significant source of infiltration and inflow.

CVSD does not presently have a program for recycling any of its wastewater flows. However, State law allows EBMUD to require the use of recycled water for non-domestic purposes when it is of adequate quality and quantity, available at reasonable cost, not

detrimental to public health, and will not harm plant life, fish, or wildlife. To date, EBMUD has been able to promote the use of recycled water through incentives rather than using this mandate. These incentives are primarily in the form of subsidies to fund facility retrofits and rate discounts providing lower connection fees for new customers who use recycled water.

### WASTEWATER COLLECTION AND TREATMENT GOAL

---

<b>GOAL 9.4-1</b>	<b>Ensure the availability of adequate and effective wastewater collection and treatment to protect public health and safety.</b>
-------------------	---

### WASTEWATER COLLECTION AND TREATMENT POLICIES

---

<b>Policy 9.4-1</b>	<b>Continue Coordination with Sanitary District.</b> 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.
<b>Policy 9.4-2</b>	<b>Require Water Conservation in New Development.</b> Reduce the need for sewer system improvements by requiring new development to incorporate water conservation measures.
<b>Policy 9.4-3</b>	<b>Minimize Runoff from New Development.</b> Reduce release of contaminants into the water system by requiring new development to minimize storm drain runoff on project sites.
<b>Policy 9.4-4</b>	<b>Wastewater Reclamation.</b> 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.

<b>Policy 9.4-5</b>	<b>Reduce Demand for Wastewater System.</b> 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.
<b>Policy 9.4-6</b>	<b>Update Sewer and Stormwater Systems.</b> 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.

### WASTEWATER COLLECTION AND TREATMENT ACTIONS

---

<b>Action 9.4-1</b>	<b>Ensure Funding for Sewer Improvements.</b> 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.
<b>Action 9.4-2</b>	<b>Encourage Recycled Water.</b> Identify incentives to encourage the use of recycled water.
<b>Action 9.4-3</b>	<b>Require Private Sewer Lines in Good Repair.</b> 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.

*The Federal Government has ordered Alameda County and its cities to reduce the amount of water that flows into the sanitary sewer system. Half of the water that enters the sewers during wet weather comes from deficient private sewer laterals, downspouts and yard area drains -- all of which are the responsibility of owners. The County would waive the requirement if owners can prove that private laterals are less than 20 years old or have been repaired within the past 10 years.*

### 9.5 PUBLIC UTILITIES

Utilities such as electricity, natural gas, telephone, and cable television are important elements of contemporary life making it necessary to ensure these services are available and adequate to meet the demands of Castro Valley’s residents and businesses. However, because above-ground utility wires and telecommunications equipment often have a negative visual impact on a community such facilities should be located and designed to minimize these effects to the extent possible.



*Work with PG&E to underground utilities on major roads in residential neighborhoods, such as here at Lake Chabot Road and Seven Hills.*

#### PUBLIC UTILITIES GOAL

**GOAL 9.5-1**      **Ensure the provision of adequate utilities and communication systems to serve existing and future residents and businesses.**

#### PUBLIC UTILITIES POLICIES

- Policy 9.5-1**      **Monitor Utility Supply.** 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 9.5-2**      **Transmission Line Corridors.** 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**      **Undergrounding Utilities.** With the exception of high voltage lines and facilities, install all utilities underground within residential and commercial areas and in scenic open space areas.

**PUBLIC UTILITIES ACTIONS**

---

<b>Action 9.5-1</b>	<b>Require Undergrounding in New Development.</b> Amend the zoning and subdivision ordinances to require new development to underground all on-site utility lines required to serve new development.
<b>Action 9.5-2</b>	<b>Undergrounding in Existing Neighborhoods.</b> Work with PG&E to underground utilities in existing residential neighborhoods.
<b>Action 9.5-3</b>	<b>Funding for Undergrounding.</b> Explore alternate sources of funding to augment financial resources available from PG&E to underground overhead lines.
<b>Action 9.5-4</b>	<b>Minimize Impacts of Telecommunications Facilities.</b> Amend the 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.

**9.6 SOLID WASTE**

---

The Castro Valley Sanitary District (CVSD) handles refuse collection and disposal in the planning area. The District collects solid waste, hauls it to the Davis Street Transfer Station and then to the Altamont Landfill east of Livermore. The District’s solid waste programs expenses are mainly funded by user fees. The CVSD is a member of the Alameda County Waste Management Authority, a countywide organization to divert materials from the landfill into reuse, recycle and reduction programs. Through a franchise agreement with Waste Management of Alameda County, CVSD collects refuse, green wastes and recyclables within the District.

The enactment, in 1989, of the California Integrated Waste Management Act (AB 939) has resulted in a major refocusing of CVSD activities in an attempt to meet the goals mandated by this legislation of reducing the amount of material sent to the Altamont Landfill by 25 percent by the year 1995 and by 50 percent by the year 2000. Alameda County has set a countywide goal at 75 percent diversion by 2010.

As a first step, the Sanitary District implemented a residential curbside recycling program in April of 1991, which also operates as a “mini” household hazardous waste collection, accepting used motor fluids and latex paint. In late 1994, a yard waste collection program was implemented and has resulted in a large diversion of residential “green waste”, such as grass clippings and yard trimmings.

The CVSD’s 1995 and 2000 diversion goals were easily achieved with the residential recycling and green waste programs; however, in order to meet the year 2010’s diversion goal of 75 percent, commercial recycling and food waste programs are being explored for implementation. In 2002, CVSD launched its residential curbside food waste collection and construction and demolition debris recycling programs.

## SOLID WASTE GOAL

---

**GOAL 9.6-1**      **Continue to reduce solid waste generation through waste reduction and recycling programs.**

## SOLID WASTE POLICIES

---

**Policy 9.6-1**      **Support Increased Landfill Diversion.** 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.

## SOLID WASTE ACTIONS

---

<b>Action 9.6-1</b>	<b>Solid Waste Education.</b> 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.
<b>Action 9.6-2</b>	<b>Storage Area for Recyclables.</b> 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.

## 9.7 PUBLIC STREETS

---

The appearance and safety, both real and perceived, of public streets plays a large role in defining the character of any community. According to the LAFCO's Municipal Service Review, about a third of the streets and roads in Alameda County and 23 percent of the roads in the unincorporated area need to be rehabilitated but, because of funding shortfalls, local agencies are, for the most part, unable to keep up with the backlog of deteriorating streets. The backlog of deferred maintenance in all of the unincorporated areas of the County is about \$71.1 million or \$150,000 per street mile, which is higher than the countywide average of \$146,675.

In Castro Valley, the County Public Works Agency (PWA) is responsible for capital improvement and maintenance of about 120 miles of public streets in the planning area including repair and preventative maintenance for pavement, hardscape repairs, drainage, bridges, landscaping, street trees and traffic signals. The Public Works Agency also maintains more than 4,000 Castro Valley' street lights under contract with the Street Lighting County Service Area (CSA). The Five Canyons CSA contracts with the PWA to maintain 8 miles of public roads and provide other services including landscaping, graffiti control, erosion control, and maintenance of retaining walls in the Five Canyons area.

Road maintenance is funded primarily by gas taxes with other funding from revenues from the voter-approved Measure B sales tax, State Traffic Congestion Relief funds and, in CSAs, assessments and service charges. The allocation of Measure B funds for local streets and roads is based on population and street miles. There are significant constraints on the financing of street services in all California communities because of voter-approved limits and requirements on tax increases and new taxes. One option that the PWA has proposed in order to provide additional funding for street maintenance is the creation of a new CSA, similar to the Street Lighting CSA, that would make it possible to increase funding through voter-approved assessments.<sup>1</sup>

The following policies deal only with street maintenance and improvement. Issues of auto, bike, and pedestrian traffic flow are addressed in the Circulation Element (Chapter 6).

### PUBLIC STREETS GOAL

---

**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.**



*Maintain public streets in good condition to protect public safety, reduce property damage, and improve Castro Valley’s overall appearance.*

### PUBLIC STREETS ACTIONS

---

**Action 9.7-1**      **Private Maintenance Reminders.** 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.

<sup>1</sup> Alameda Local Agency Formation Commission, Final Municipal Service Review, Volume III—Community Services, May 11, 2006, pp. 50-80

**Action 9.7-2**      **Street Lighting.** 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**      **Evaluate Streets for 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.