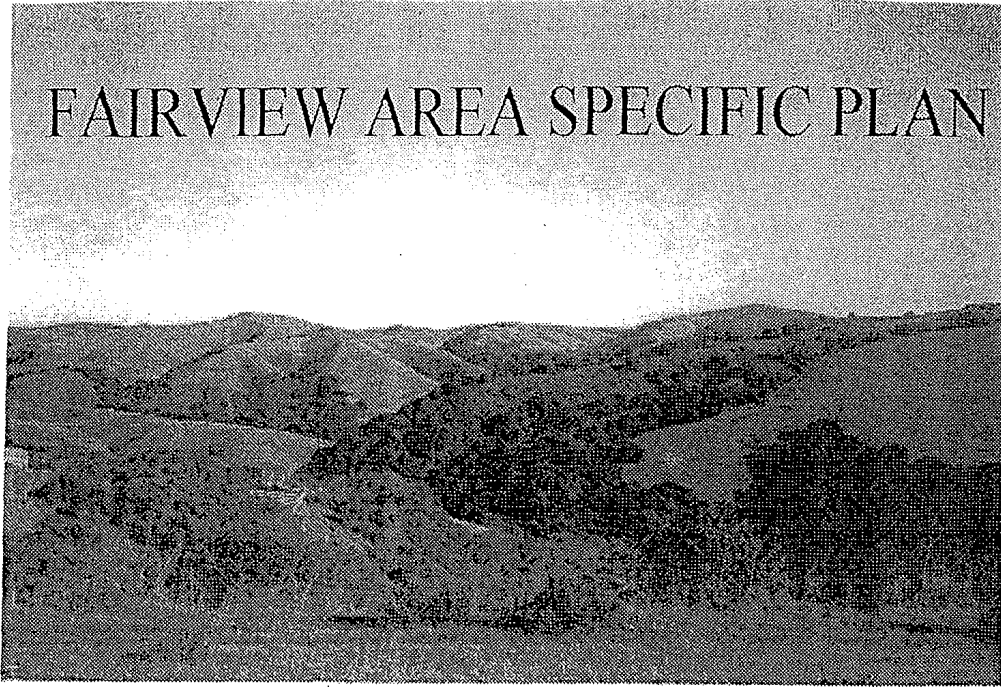


FAIRVIEW AREA SPECIFIC PLAN



Adopted by the
Alameda County Board of Supervisors
September 4, 1997



FAIRVIEW AREA SPECIFIC PLAN

I. PURPOSE

This Specific Plan (hereafter referred to as the Plan) is to provide detailed planning policy for a sub-area of the County consistent with policies of the adopted General Plan. The Plan provides land use, circulation, development, environmental, infrastructure, and implementation policies for the Fairview Area.

The intent of the Plan is to preserve existing residential areas, protect and preserve important environmental resources and significant natural features in the Fairview area, and promote development that is sensitive to variations in topography and the rural residential character of the area.

II. BACKGROUND

In response to numerous development proposals in 1977, residents of the Fairview Area requested a moratorium on development of the area until cumulative effects of development could be studied. The moratorium was not approved; however, a study of the Fairview Area was completed and formed the basis for most of the policies contained in the original Specific Plan. This Plan was adopted on December 23, 1980.

At the request of the Fairview Community Club, Planning Department staff worked with a citizens committee to revise and update the Plan to better serve the needs of the community. At a series of public meetings, area residents proposed changes to the Plan, to reflect current standards and concerns. The Board of Supervisors amended the Plan to incorporate these changes in 1997.

This Plan is applicable to the Fairview Area, as shown on the map at the end of this document. The area is coterminous with the boundaries of the Fairview Fire Protection District.

According to State law, a specific plan may be administered as, and thus have the force of, zoning. Policies and regulation developed by the Fairview Area Specific Plan take precedent over and replace standard zoning and the provisions of the Alameda County Zoning Ordinance for the Plan Area. Where the Specific Plan is silent provisions of the Zoning Ordinance will apply. Enforcement of the provisions of this Plan shall be done in the same manner as enforcement of the provisions of the Zoning Ordinance, and violation of the provisions of this Plan shall constitute a violation of the Zoning Ordinance. The policies of this Area Plan are in accord with the adopted General Plan of Alameda County.

III. PLAN POLICIES

A. Extent of Urban Area

The area designated for agricultural uses on the attached map shall be preserved in open space. The line delineating the boundary between agricultural and residential land uses (Urban Area Boundary) shall be the limit of urban development within the Fairview Area. The Urban Area Boundary is intended to be permanent and to define the line beyond which urban development shall not be allowed.

B. Residential Density

1. Conventional Single Family Development

Density and design of conventional single family developments shall be governed by the policies of this Plan and Zoning and Subdivision Ordinance regulations. New single family parcels must be consistent with the existing land use pattern of the surrounding neighborhood. Even though subdivision proposals may meet the minimum requirements for lot size or median lot width; they may not create lots substantially smaller or narrower than the prevailing lots in the neighborhood. The "surrounding neighborhood" to be used in determining the prevailing lot size; both area and width ~~should~~ shall be determined by one of the following three methods:

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- a. A discrete tract that was developed at one time and which functions as a cohesive neighborhood.
- b. An area defined by physical features, both natural and human-made, including creeks, ridges, and roads. These features function as area boundaries that define an integral area.
- c. A discrete unit of contiguous similarly sized lots that have an established pattern of single family lots larger than the minimum requirement.

The existing "prevailing lot" on which is based the appropriate lot size, both area and width, for any new subdivision should be determined by the larger of the following two methods by the approval authority:

Predominant lot area and width (that which occurs with the greatest frequency within the neighborhood); ~~non-conforming lots, including those approved through a PD, and lots less than the minimum allowed by zoning shall not be used in the lot consistency calculations;~~ or

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Median area and width of lots within a surrounding neighborhood.

In addition, during the review process, which includes community input, the decision-making body will evaluate neighborhood character and external influences which affect that character prior to approval of infill development applications. Significant changes to the neighborhood character that cannot be mitigated or which can be mitigated but which significantly adversely impact the neighborhood ~~may~~ shall ~~be grounds for~~ result in denial of a project. This evaluation shall address the following issues: traffic conditions, street width, parking, public services and utilities, building height, natural features such as mature vegetation and creeks, slopes and grading, and retention of existing areas of contiguous open space.

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~~In hillside areas,~~ The following density limitations ~~will~~ shall also apply:

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a. 6 units per gross acre of developable site area¹ in the R-1 (Single Family Residence, 5000 square feet minimum building site area) District

b. 5 units per gross acre of developable site area in the R-1-B-E (Single Family Residence, 6,000 square feet minimum building site area) District; and

c. ~~3.5~~ units per gross acre of developable site area in the R-1-B-E (Single Family Residence, 10,000 square feet minimum building site area) District

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d. 1 unit for every 1-5 acre parcel size in the R1-L-B-E (Single Family Residence 1-5 acre minimum building site area) District²

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The development potential listed above represents the maximum densities allowed and is not guaranteed. Actual densities of residential development allowed on any site shall be determined by such factors as lot size consistency, site conditions and environmental constraints (topography, trees, views, etc.), traffic and access, adequacy of infrastructure, potential hazardous conditions, and compatibility with existing land use patterns and protection of the integrity of the surrounding neighborhood. When calculating density, fractions of units shall be disregarded, housing units will not be "rounded up" to next whole number regardless of the fraction thereof.

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1. ~~Hillside areas are sites with an average slope exceeding 10% gradient. Average slopes shall be determined based on a formula established by the County Planning Director.~~ Gross acre of developable site area means: 1) Areas of less than 30% slope; 2) Areas outside of any ~~private~~ streets, access easements, stems, driveways that serve more than one lot, designated parking spaces, and any other unserviceable or unbuildable portion of the lot; and 3) Areas outside of riparian areas and required creek setbacks. For purposes of this Area Plan, a riparian area is defined as any area for which a watercourse, intermittent or perennial; pond; lake; marsh; or any other wetland; or the vegetation of wildlife dependent on or associated with any of the above, forms the environmental focal point. The limits of a riparian area and their setbacks will ~~normally~~ be considered the demarcation line between the vegetation zones of wetland and upland.

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2. The R-1-L-BE designation contains the "L" combining zone which is to allow limited agriculture. The intent of this combining zone is to allow additional uses of a rural nature, in suburban or rural areas where the lot pattern, size and other conditions are such that the specified uses will not be incompatible with the residential environment. See section 17.26 of the zoning ordinance for a full description of the "L" district.

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REMOVED ALL TOWNHOUSE REFERENCES

2. Land Use

Where boundaries between density categories do not lie along streets or other easily defined physical features, such boundary lines are approximate and the exact boundary ~~will~~ shall be determined ~~in the process of acting on development proposals~~ by a survey prepared by a civil engineer or licensed surveyor. Under these circumstances, lot size consistency analysis as required by section III.B shall be used to determine appropriate density.

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3. Setbacks

a. The side yard setback in the R-1 (Single Family Residence, 5000 square feet minimum building site area) District and the R-1-B-E (Single Family Residence, 6,000 square feet minimum building site area) District shall be a minimum of 7 feet and the minimum front yard ~~and rear yard~~ setbacks shall be 20 feet. ~~Street side yard requirement shall be 15'.~~

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b. The side yard setback in the R-1-B-E (Single Family Residence, 10,000 square feet minimum building site area) District and the R-1-B-E (Single Family Residence, 20,000 square feet minimum building site area) District shall be a minimum of 15 feet ~~and~~, the minimum front yard setback shall be 30 feet, ~~and the minimum rear yard setback shall be 20 feet.~~

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c. The side yard setback in the R-1-B-E (Single Family Residence, 1 acre minimum building site area) District and the R-1-B-E (Single Family Residence, 5 acre minimum building site area) District shall be a minimum of 20 feet, the minimum front yard setback shall be 30 feet, ~~and the minimum rear yard setback shall be 20 feet.~~

d. Front yard setbacks shall be measured from the front property line on public streets and from the edge of the access easement on private streets.

e. ~~On corner lots, the street side yard setback shall be 15 feet. The side yard setback shall be measured from the back of the sidewalk to the building wall or, in the absence of a sidewalk, the back of the curb to the building wall.~~

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f. ~~The setback from a guest parking bay and a dwelling shall be located within roadway easement and consistent with the property's front yard setback or side yard if located on a street side yard. The setback shall be measured from the back of the sidewalk to the building wall or, in the absence of a sidewalk, the back of the curb/paving to the building wall.~~

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g. On stem lots the minimum front yard setback shall be ~~15~~ 20 feet from the front property line of the developable area, excluding the stem portion. For purposes of this section, the front property line is the lot line closest and parallel to the street from which the property gets access.

4. Building Lot Coverage

Building lot coverage shall be the percentage of lot area which may be covered by all buildings or structures on a lot. In calculating the percentage of lot coverage, the area at ground level of all roofed buildings on the premises shall be included as coverage, excluding the architectural and other features listed in Section 17.52.370 8-60.37 of the Zoning Ordinance of the County of Alameda. In hillside areas the following percentage of building lot coverage shall apply:

- a. The building lot coverage shall be a maximum of 40% in the R-1 (Single Family Residence, 5,000 square feet minimum building site area) District and the R-1-B-E (Single Family Residence, 6,000 square feet minimum building site area) District.
- b. The building lot coverage shall be a maximum of 30% in the R-1-B-E (Single Family Residence, 10,000 square feet minimum building site area) District and the R-1-B-E (Single Family Residence, 20,000 square feet minimum building site area) District.
- c. The building lot coverage shall be a maximum of 20% in the R-1-B-E (Single Family Residence, 1 acre minimum building site area) District and the R-1-B-E (Single Family Residence, 5 acre minimum building site area) District.

5. Open Space

A minimum of 1000 square feet of private, useable open area³ ~~should~~ shall be provided on each lot.

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6. Building Height

~~Discuss applicability of design guidelines.~~ No dwelling shall have a height of more than two stories, except as provided by Section 17.52.090 (c) of the Zoning Ordinance nor shall any building or structure have a height in excess of 25 feet, except as provided for herein and by Sections 17.52.090 (a) and 17.52.090 (b) of the Zoning Ordinance. Provided the parcel has a median lot depth of 100 feet, a median lot width of 70 feet and effective lot frontage of 50 feet, the height of a

Comment [AVL1]: Insert excerpt from Design Guidelines or reference DG's

3. Private, useable open areas means:

- (1) Areas not visible from the fronting street;
- (2) Areas with a ground slope less than 20% gradient;
- (3) Areas not ~~covered by~~ used for off street parking or any access thereto;
- (4) Any open area with a minimum 15 feet in its least dimension; and
- (5) Roof-top areas designed for outdoor residential use or outside deck spaces more than 8 feet in least dimension.
- (6) Pools and patios

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dwelling may be increased by 2 feet for each full ten feet that the median lot width exceeds 70 feet up to a maximum height of 30 feet. Tall downhill facades ~~should~~ **shall** be avoided by stepping structures with the natural terrain or cut into the hillside to reduce the effective visual bulk. Graduated heights and/or varied setbacks, as well as architectural elements shall be encouraged to reduce the scale of the buildings.

X. Section on view protection, using Kensington model for SDR if FAR over a certain percentage.

7. Secondary Units

In order to provide for maximum site and design review, secondary units may be developed only through rezoning to a PD (Planned Development) District. **Discuss** The following guidelines shall be utilized to evaluate rezoning petitions to allow secondary units:

- a. Zoning Ordinance provisions relating to size, type (attached or detached), minimum setback from property line and other structures, area, height and required off-street parking spaces which apply to secondary units (Section **17.30.110** of the County Zoning Ordinance) shall be utilized as standards for allowing the secondary unit and against which secondary unit rezoning applications will be judged.
- b. Secondary units shall not be permitted on lots where access will create a traffic hazard or burden to existing streets.
- c. Secondary units shall only be permitted on properties in areas where there is sufficient existing infrastructure such as street improvements, on-street parking, public utilities, and other residential support systems.
- d. ~~Secondary units shall only be permitted on properties that are well maintained and where property owners have demonstrated the ability to maintain the primary structure in accordance with the Neighborhood Preservation Ordinance.~~ The secondary units shall be designed to be aesthetically pleasing yet maintain consistency with the architectural style of **the** existing dwelling. ~~units in the area.~~

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9. Community Care Facilities

Community Care Facilities, as defined by the Zoning Ordinance, shall not be concentrated in any one area. All new Community Care facilities shall be in conformance with the policies and standards adopted by the Board of Supervisors.

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C. Traffic and Circulation

1. Public streets

It is the policy of the County to maintain a level of service C in the internal street system except at the intersection of Kelly, B, and Center which is to maintain a level of service D. Because improvements are required in both the internal street system and these key intersections in the City of Hayward in order to adequately accommodate existing and future vehicular traffic the following specific policies are adopted:

- a. The County is committed to improving the traffic system immediately affecting the Fairview Area, while preserving the quality of life of surrounding existing residences. Improvements to the internal street system must take into consideration the needs of the existing residents, and pedestrians as well as motorists. The need for such improvements must be balanced against the desirability of preserving existing neighborhoods. It is the policy and preference of the community to avoid traffic signals in the Fairview area where possible.
- b. The County and City must continue to carefully analyze major deficiencies in the internal street system as well as critical external intersections. They must also continue to evaluate street needs given projected automobile, bus, bicycle, and pedestrian traffic; estimate improvement costs to rectify problems; establish a priority and improvement schedule; and study alternative sources of funding. Critical intersections that have been identified include: 1) B Street/Center Street/Kelly Street; 2) Kelly Street/Maud Avenue; 3) Center Street/Grove Way; 4) Hansen Road/Fairview Avenue; 5) D Street/Maud Avenue; 6) D Street/Second Street; 7) E Street/Second Street; and 8) D Street/Seventh Street.
- c. Since four of the critical intersections affecting the area are within the City of Hayward, and since a significant amount of traffic is and will be contributed by Hayward development, the City's participation; both technically, and financially, in solutions to the traffic problems is essential.
- d. Costs of improvements shall be borne, in large part, by new development, with the County and City providing additional funds if available.
- e. The County and City shall maintain information on traffic in the area in order to fully and quickly evaluate effects of new developments and timing of improvements.
- f. The street design of new developments shall be complementary to the character of the existing neighborhood and proposed development. In many areas of Fairview, an asphalt curb or berm and graveled walkway are in keeping with the area's character, rather than P.C.C. curb, gutter and sidewalk.
- g. All new approved developments which include off-site street improvements shall include an improvement schedule at the Final Map. This schedule shall tie street improvements to a specific completion date such as prior to first occupancy or a specific phase of development.

Comment [WU2]: Cmte asked for traffic counts.

2. **Private Streets Needs further discussion.**

- a. Private street design in new townhouse-condominium developments shall conform to adopted Planned Development District design standards.
- b. Private streets may serve conventional single family residential development and shall conform to County design standards. County standards shall include different standards for different sized projects and a requirement for a public street if the project is large enough or the road will serve other property.
- c. The private street design shall be complementary and consistent with the character of the existing neighborhood and proposed development. In most areas of Fairview, an asphalt curb or berm and graveled walkway are in keeping with the area's character.
- d. A maintenance agreement shall be executed or a homeowners association formed to maintain private street improvements. The County may study the possibility of establishing an area wide County Service Area (CSA) for the purpose of maintaining existing and future private streets. New subdivisions with private streets would be required through the conditions of approval to join the CSA Existing private streets would have the option of being added to the CSA with the consent of property owners.
- e. Existing private streets in the Fairview Area which are through roads or provide access to other streets should be considered for acceptance into the County road system.
- f. Future development along existing private streets (such as Fairlands Road and Speed Lane) shall be permitted only upon demonstration to the County that:
 - 1) Street improvements are or will be upgraded to County private street standards.
 - 2) Existing satisfactory street maintenance arrangements will not be disrupted.
 - 3) Existing unsatisfactory street maintenance and maintenance arrangements will be improved.

It is recognized that this policy might preclude future development along some private streets.

D. Natural Features

1. Policies

- a. The County shall encourage that existing riparian woodland habitat be protected.

- b. The County shall encourage no net loss of riparian and seasonal wetlands.
 - c. The County shall encourage the preservation of oak woodland plant communities.
 - d. The County shall encourage preservation of areas known to support special status species.
 - e. The County shall require that roadways and developments be designed to minimize impacts to wildlife corridors and regional trails.
2. Principles
- a. All development proposals shall strive for maximum retention of the natural topographic features, landscape features, and qualities of the site. Development should seek to enhance these natural features and qualities.
 - b. All development proposals shall take into account and be judged by the application of current principles of land use planning, soil mechanics, engineering geology, hydrology, civil engineering, environmental and civic design, architecture, and landscape architecture in hill areas. Such current principles include but are not limited to:
 - 1) Planning of development to fit the topography, soils, geology, hydrology, and other conditions existing on the proposed site;
 - 2) Orienting development to the site so that grading and other site preparation is kept to a minimum;
 - 3) Shaping of essential grading to complement and blend with natural landforms and improve relationships to other developed areas;
 - 4) Developing large tracts in workable units on which construction can be completed within one construction season so that large areas are not left, bare and exposed during the winter-spring runoff period;
 - 5) Allocating to public or private open space, those areas not well suited to development;
 - 6) Landscaping of areas around structures, and blending them with the natural landscape;

- 7) Placing, grouping and shaping of man-made structures to complement one another, the natural landscape, and provide visual interest;
- 8) Locating building pads so that the views of prominent ridgelines are not interrupted or interfered with by buildings;
- 9) Using a variety of housing types, housing clusters and special house construction techniques in residential areas to permit steep slopes, wooded areas, and areas of special scenic beauty to be preserved;
- 10) Giving special consideration to the design of public and private streets to minimize grading and other site alteration;
- 11) Giving special consideration to the design of such visual elements as street lighting, fences, sidewalks, pathways, and street furniture to enable maximum identity and uniqueness of character to be built into each development;
- 12) Minimizing disruption of existing plant and animal life.
- 13) Designing lots so that adequate area is available surrounding buildings to accommodate area for yards and landscaping.
- 14) Designing an attractive, safe, and convenient network of walkways for pedestrians throughout a development; with connections to public facilities such as schools, parks, and existing trail systems.

3. Guidelines

- a. Natural and man-made slopes of 30% gradient or greater should not be developed or altered. Exceptions may be granted for road construction if it is the only feasible access to a site, ~~modifications of minor terrain features, and custom designed homes and lots that otherwise conform to the intent of these policies.~~ No building, including swimming pools, shall be permitted on areas of 30% gradient or greater. Any building on slopes between 25% and 30% shall begin within 70 feet of the access road. This shall keep cuts for private driveways to a minimum and generally keep development off the canyon walls away from sensitive areas.
- b. Only individual lot grading⁴ should occur in areas exceeding 20% slope.
- c. Buildings should be designed with stepped, pier and grade beam, or a custom foundation to reduce grading, to avoid contiguous stair-stepped padded lots, and to retain a more natural appearance. On sloping lots, tall downhill facades should be avoided by stepping structures with the natural terrain.

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4. Individual lot grading is grading which can be wholly contained on a lot and which is necessary to fit the house, its access, and useful yard areas.

- d. The vertical height of a graded slope or combination retaining wall and slope between single family dwellings should not exceed 10 feet in the rear yards, or 5 feet within a side yard between lots.
- e. The maximum horizontal distance of graded slope should not exceed 20 feet, a 2:1 (horizontal to vertical) gradient.
- f. Development near or on a prominent ridgeline should be subordinate to the surrounding environment. Residences should blend into the natural topography creating minimal visual disturbance to the existing ridgeline and views. Rows of residences with similar setbacks and elevations shall be discouraged.

4. Trees

Large, mature, natural and introduced trees are to be preserved unless:

- a. Alternative designs that would preserve the trees are found by the County to be infeasible or undesirable.
- b. A certified arborist, as determined acceptable by the County Planning Director, recommends that the trees be pruned or removed because they are:
 - 1) dead, dying, or in irreparable condition; or
 - 2) will be a fire or safety hazard

Eucalyptus trees shall be thinned and pruned for safety reasons. Any eucalyptus trees removed shall be replaced with native trees as outlined below.

In the event trees must be removed the developer, builder, or owner shall reestablish at least five 15 gallon sized trees or one boxed, native specimen tree for every large tree removed. The species, location, and method of installation shall be approved by the County Planning Director.

Large, mature trees are those of the following sizes:

- a. 20" diameter breast height (dbh) or greater in circumference measured 4.5 feet above ground level for trees native to this area of California.
- b. 30" dbh or greater in circumference measured 4.5 feet above ground level for introduced tree species.

5. Riparian Areas

Natural riparian areas shall be preserved except where life or property is endangered. In such areas, flood control improvements shall be as compatible with, and shall preserve the natural riparian character of the channel.

Natural riparian corridors (as defined in the Alameda County Specific Plan for Areas of Environmental Significance) are to be designated and protected through subdivision, planned development, building permit review, and the Alameda County Water Course Ordinance.

6. Landscape Plans

A landscape plan prepared by a registered landscape architect shall be submitted for all development projects. The plan shall include landscaping of slopes, especially around the development's perimeter, to mitigate the effects of grading and man-made structures. The landscaping shall be installed and inspected (or guaranteed through a bond) as a part of the grading improvements or subdivision improvements. The Planning Director may waive this requirement for projects which retain significant natural vegetation.

E. Geology

1. New structures are not to be built over any known trace of an active fault.
2. All new structures are to be located, designed, and constructed to withstand ground movement from a minor earthquake without damage; from a moderate earthquake without structural damage; and from a major earthquake without collapse.
3. High risk land uses and critical public facilities, such as schools, utility installations, and communications centers are not to be located in fault zones or other areas of special geologic risk, including landslide and seismic hazard.
4. Existing structures which are highly susceptible to seismic damage should be rehabilitated or demolished. Priority for abatement shall be based on the type of occupancy and the severity of risk.
5. Vital public utilities and communication and transportation facilities are to be constructed and located so that they have maximum potential to remain functional during and after an earthquake.
6. New development is not to be permitted in areas of severe environmental hazard if such development would:
 - a. subject residents to unnecessary and unacceptable risk.
 - b. aggravate existing hazards.

- c. entail excessive public expenditures for the installation and/or maintenance of facilities and service; or to provide emergency services in event of a natural catastrophe.
7. A Soils and Geotechnical Report shall be submitted for review for all tentative tract map applications and for applications to subdivide property located within an Alquist-Priolo Special Studies Zone.

F. Erosion and Sedimentation

1. Erosion shall be minimized through appropriate handling of drainage, grading, and planting and maintenance of vegetation.
2. New public or private projects are to be controlled in such a manner that they do not result in rates of erosion and sedimentation in excess of natural rates.
3. Sedimentation into streams, lakes, and other bodies of water shall be minimized and held to levels which will ensure the preservation of the streams, lakes, or other bodies of water.
4. Where sedimentation of a water body has occurred, or does occur, restoration of the body shall be undertaken.
5. Avoid conversion of areas particularly susceptible to erosion and sediment loss.
6. Preserve areas that provide water quality benefits and/or are necessary to maintain riparian and aquatic biota.
7. Encourage site development to protect the natural integrity of topography, drainage system and water bodies.
8. All development site shall integrate storm water quality protection into construction and post-construction activities.

G. Flood Hazards

1. New structures that will be endangered by or restrict the flow of flood waters of a 100 year storm are to be prohibited.
2. New development that would result in the capacity of downstream drainage facilities being exceeded is not to be approved unless those downstream facilities are upgraded to handle the increased runoff.

3. Surface runoff from new development shall be controlled by measures including, but not limited to, on-site natural and structural measures (with emphasis on natural measures), and restrictions regarding changes in topography, vegetation removal, creation of impervious surfaces and/or construction periods, such that runoff from development will not result in downstream flood hazards or increase the necessity for structural flood control measures. All new development shall be in accordance with the Alameda County/Watercourse Ordinance.

H. Water Supply and Quality

1. Surface waters, including creeks, streams, lakes, and reservoirs, and groundwater shall be protected from contamination from urban runoff.
2. Use of existing private septic tank systems should be monitored and carefully regulated to insure against degradation of ground and surface water.
3. New development shall promote the conservation of water through the useage of how low flow fixtures, drought tolerant plants and new technologies.
4. All projects shall implement and maintain an appropriate selection of post construction best management practices that: a) prevent erosion and control sedimentation; b) control pollutants at the source; c) control runoff; and d) protect wetlands and water quality resources.

I. Noise

1. The interior noise environment for various uses is not to exceed the standards in Table 1. The design and construction of a structure shall reduce noise to acceptable levels.
2. When a project will produce noise that exceeds the exterior noise environmental standards for any proposed use, the noise impact of the project shall either be reduced to a normally acceptable level or the project prohibited.

Table 1. Interior Noise Standards for New Development in the Fairview Area

<u>Area</u>	<u>Acceptable Level</u>
All Residential	45 decibels
Hospitals, Convalescent Homes, etc.	45 decibels
Schools	45 decibels

J. Air Quality

Land uses producing air pollution that result in unacceptable health conditions are prohibited.

K. Fire Hazard

Vegetation on the fringes of urban development should be managed to minimize fire hazards. Effective fire breaks shall be created and maintained. New development bordering an urban/wildland interface shall implement a wildfire protection plan, to be approved by the County after consultation with the appropriate fire protection agency. New development under this paragraph does not include existing residential structures which are to be remodeled or enlarged. The Plan shall address brush clearing, limb pruning, grazing, limiting access to high hazard areas, the location of graded emergency access roads into open space areas, and other techniques to minimize hazards of wildfires. This Plan shall also include recommendation of building and roof materials, provision for fire buffers and access to the open space for fire protection purposes.

IV. INFRASTRUCTURE, IMPLEMENTATION AND RECOMMENDATIONS

Standard urban services are available for all new development. Urban services include road maintenance, traffic control, street lighting, public transit, postal delivery, water, sewage, garbage collection, recycling service, storm drainage and flood control, cable television, telephone, gas, electricity, fire and police protection, education, libraries, parks, recreation, and health care. Alameda County will base specific service requirements upon recommendations of the County Planning Department, County Public Works Agency, Oro Loma Sanitary District, East Bay Municipal Utility District, County Health Care Services Agency, appropriate school district, County Sheriff's Department, appropriate fire district, AC Transit District, Hayward Area Recreation and Park District, Pacific Gas and Electric Company, Pacific Bell, TCI Cable Television, City of Hayward, and neighborhood and community interest groups.

All utility distribution or communication facilities supplying electric, communication, or similar or associated services, installed in and for the purpose of supplying such service to any subdivision shall be placed underground to the extent possible. When located above ground, utility lines and supporting structures shall be sited and screened to minimize their visual impact to the extent feasible.

A. Communication

Pacific Bell, a part of Pacific Telesis, supplies local telephone service. Long distance service is provided through various carriers, at the option of the user. The area also is served by numerous regional and local radio and television stations. Cable service is provided through TCI. Consumers pay for all services.

B. Energy

The Pacific Gas and Electric Company (PG&E) supplies natural gas and electricity to the Plan Area. Power and gas lines are in place and serve all portions and add adjacent portions of this area. PG&E provides full capacity for planned development in the area and serves all applicants, on demand, subject to hookup fees and a monthly service bill. The County Public Works Agency forms and administers all underground utility districts, in coordination with utility providers.

C. Fire Protection

City of Hayward provides fire protection for the Plan Area through a contract with the Fairview Fire Protection District.

D. Flood Control

Flood protection is provided by the Alameda County Flood Control and Water Conservation District. The present flood control system is built to specific guidelines that consider 100 year storm levels. While there is spot flooding at certain locations along the roadways, the overall system is considered more than adequate and there are no identified improvements required at present.

E. Parks

Add policies re: trails, creating network of EBRPD/HOA trails serving FV and providing access to larger regional trail system.

Local park and recreation facilities and services are provided by the Hayward Area Recreation and Park District (HARD). As noted in the Public Area Improvements and Open Space Element of the Plan, the school play yards provide most of the open space and recreational facilities in and adjacent to the Plan Area. HARD facilities not on school sites include the San Felipe Park, Sulphur Creek Nature Center, Fairview Park, and East Avenue Park. There is currently a linear park that is being developed between the Lakewood and Lyon Canyon developments, west of the Five Canyons project. There is also a proposed 8 acre park and a 3 acre park in the Five Canyons development and a proposed 4.4 acre park at Kelly Street and Lakeridge Avenue.

HARD encompasses 64 square miles and includes the City of Hayward as well as large portions of the unincorporated areas of Eden Township, including Ashland, Cherryland, San Lorenzo, Castro Valley, and Palomares. HARD commissioned a consultant prepared master plan in 1990; but, apart from continuing maintenance and operations, it has not been implemented for the most part due to very restricted funding, most of which comes from property taxes, and development fees (park dedication fees) and charges.

The East Bay Regional Park District (EBRPD) maintains several regional park facilities in the area such as Don Castro Regional Recreation Area in Fairview, Cull Canyon Regional Recreation Area in Castro Valley and Garin Regional Park in Hayward. EBRPD is implementing the Bay Ridge Trail system by purchasing land and by receiving dedications of

land from development projects. EBRPD and HARD should consider park land designation and acquisition consistent with the intent of this Plan to preserve natural riparian areas and other scenic, rural landscape features important to the community. Because of fiscal constraints, these agencies should give strong consideration to acquiring excess public lands that become available from State, County or school districts and that will satisfy area park needs. Park needs, as determined by the wishes of potential park users and residents of the Fairview Area should be considered in current and future park planning for the area. The County should work with EBRPD and HARD to ensure that hiking and equestrian trails within the Fairview area connect with the larger trail systems that run throughout Alameda County and adjacent counties.

F. Police

The Alameda County Sheriff's Department provides police protection to the Plan Area. The Department serves both as County-wide law enforcement agency and as a community police department. As the latter, it operates from the nearby Eden Township Substation.

In addition to police protection, the Sheriff's Department operates the Office of Emergency Services (OES), which is responsible for emergency preparedness, response, recovery and mitigation. The OES also is responsible for coordinating the emergency response and recovery efforts of all local government agencies within Alameda County. The County agencies who participate through this center are responsible for responses to an emergency occurring within the Plan Area.

G. Roads and Street Lighting

Alameda County Public Works Agency has jurisdiction over all local County roads in addition to maintaining street lighting. A County Service Area provides maintenance over roads in the Five Canyons and Castle Homes areas.

H. Schools

The Hayward Unified School District and the Castro Valley Unified School District serve the Plan Area. The County shall coordinate with school districts and comment on proposals for school construction, expansion and changes to circulation patterns.

I. Sewer

The majority of the Plan Area is within the Oro Loma Sanitary District, which includes portions of the Cities of San Leandro and Hayward. The District facilities currently collect wastewater flows from an approximately 12.8 square mile service area. The District treats flow from its collection system service area as well as flows collected by the Castro Valley Sanitary District, to the north. Existing service facilities are documented by the Oro Loma Sanitary District and location maps are available from the District.

Apart from improvements to existing sewer lines to service the Five Canyons project, the existing sewer facilities are considered adequate by Oro Loma Sanitary District for the existing

level of development for which the Plan Area is currently zoned. A long range rehabilitation plan was developed in the fall of 1991. The plan identifies a multi-million dollar comprehensive set of recommended improvements, including manhole cover sealing, manhole sealing, manhole raising to grade, private property repair, sewer grouting, sewer lining, sewer replacement, and lower lateral replacement. In addition, upgrading of the filtration capacity for the system also was identified as a beneficial but very costly project for consideration.

There is a small portion of the Plan Area that is served by the City of Hayward and a small area that does not currently have sewer service available. Sewage disposal in the Castle Homes area is handled by private septic systems that are maintained by the individual property owners.

J. Transit

Bus service is provided to the area by AC Transit. AC Transit should expand service throughout the Fairview Area, as soon as feasible with first priority to expand service along lower East Avenue.

K. Water

East Bay Municipal Utility District (EBMUD) provides water service to most of the Plan Area with a small portion being served by the City of Hayward. The District's service area covers approximately 317 square miles in both Alameda and Contra Costa Counties. Water comes primarily from the Pardee Reservoirs on the Mokelumne River, with a small portion coming from local runoff into area reservoirs. Pipeline and other District facility locations and sizes are mapped and the information is available through the District's office in downtown Oakland.

The EBMUD distribution facilities in the Plan Area are adequate for planned functions and the District does not have any current plans for system improvements or pipeline replacements beyond those being installed as part of the Five Canyons development. There is a continuing, District-wide program to identify pipelines in the distribution system that need replacement due to condition. Condition reports are updated quarterly. At some time in the future, some of the pipelines in the Plan Area corridor will be replaced as part of this ongoing replacement program, although none have been identified for replacement to date.

L. Circulation

A County wide traffic mitigation fund has been established and fees collected from all new development pay a reasonable share of the necessary circulation improvements. Money from Plan Area developments will be assigned to improvements in the Fairview area. In addition, to offset the cost of infrastructure improvements, such as roadway and intersection improvements, and subject to the nexus test, applicants for rezonings, site development review, and subdivisions are required to install roadway frontage improvements or other improvements in adjacent areas affected by the proposed project as a condition of approval. Roadway frontage improvements could

include curb, gutter, gravel walkway, tie-in pavements, drainage facilities, and landscaping. In addition, right-of-way dedication could be required to the future width line of the roadway. Potential new and infill development in or adjacent to the Specific Plan Area may generate, divert, or attract traffic to the roadway network within the Plan Area. Through required environmental review, developers may be required to contribute toward the cost of mitigating identified transportation impacts. Additional traffic improvements could be required if, through environmental review, it is determined that there would be significant off site traffic impacts from the development.

The developers of the Five Canyons project and adjacent projects (Lakewood, Lyon Canyon, and Oak Terrace) in the eastern portion of the Plan area are required to construct numerous off-site improvements as a condition of their project approval. The developers are required to construct public parks, trails, sewer and water service improvements, drainage improvements, a fire station, and various traffic mitigations. The traffic mitigations include: intersection improvements at Center Street/East Castro Valley Boulevard; Crow Canyon Road/East Castro Valley Boulevard; Center Street/Grove Way; Center/B/Kelly Streets; Kelly Street/Maud Avenue; D Street/Maud Avenue; Hansen Road/Fairview Avenue; D Street/Seventh Street; D Street/Second Street; E Street/Second Street; East Castro Valley Boulevard/westbound I-580 off-ramp; and, Eastbound off-ramp to Grove Way. In addition, the developers have funded the Castro Valley Arterial Study and the Fairview Avenue Study which evaluates the effects on the traffic system serving the site, including upper Fairview Avenue and recommends modifications to the previously adopted mitigations and recommends additional mitigations not previously considered.

The City should also participate, both technically and financially, in solutions to traffic and street problems affecting the Fairview Area. The City should participate with the County in analysis of major deficiencies in the internal street system as well as critical external intersections in the City; evaluation of street needs given projected traffic; estimation of improvement costs to rectify problems; establishing a priority and improvement schedule; and study of alternative sources of funding for necessary improvements.

VI. OTHER ISSUES NEEDING MORE STUDY OR ATTENTION

- The County hereby commits itself to study or aid in the study and implementation of solutions to the following problems facing the Fairview Area.

A Sewage and Water

Existing uncontrolled private sewage disposal in the Castle Homes area poses potentially long-term health problems for the area. The County, in conjunction with property owners of the area, will study and attempt to develop practical solutions to the problem. These studies should reconsider public sewers and newly consider package treatment systems and properly designed, sited maintained and monitored septic tank/leachfield systems as potential solutions to the problem.

The City of Hayward provides water service to the area. Previously, the Fairview Fire Protection District indicated they experienced no particular water problems in this area and could provide adequate fire protection given the existing development pattern. The County, City of Hayward, and people of the area should study the need and means for upgrading the water system if required.

The County Community Development Agency and Public Works Agency should coordinate study of the concerns with input from the Health Care Services Agency, Oro Loma Sanitary District, the appropriate fire protection district, and City of Hayward.

B. Drainage

Problems exist in both private and public storm drainage systems in the Fairview Area and increases in development could create additional problems or exceed the capacity of many of the antiquated systems. The Board of Supervisors should request the County Flood Control and Water Conservation District to set up a program for systematically studying and proposing measures to mitigate and eliminate drainage problems for the area.

C. Fairview Avenue

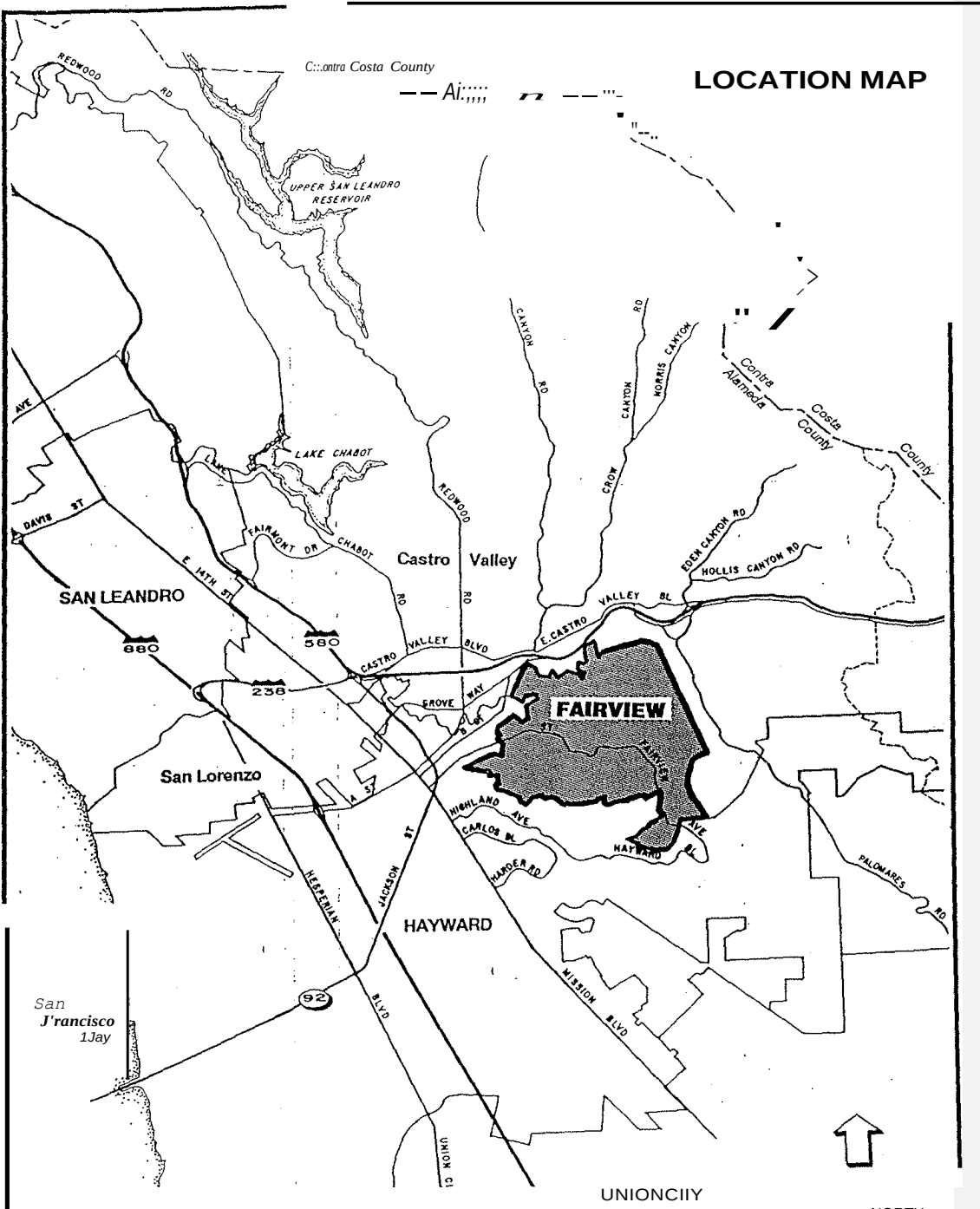
The County Planning Department shall undertake a study and adoption of scenic route corridors for Fairview Avenue.

D. Community Parks

The County Planning Department and Hayward Area Recreation and Park District shall coordinate efforts to develop new park sites and park expansion within the Fairview area.

E. Undergrounding Utilities

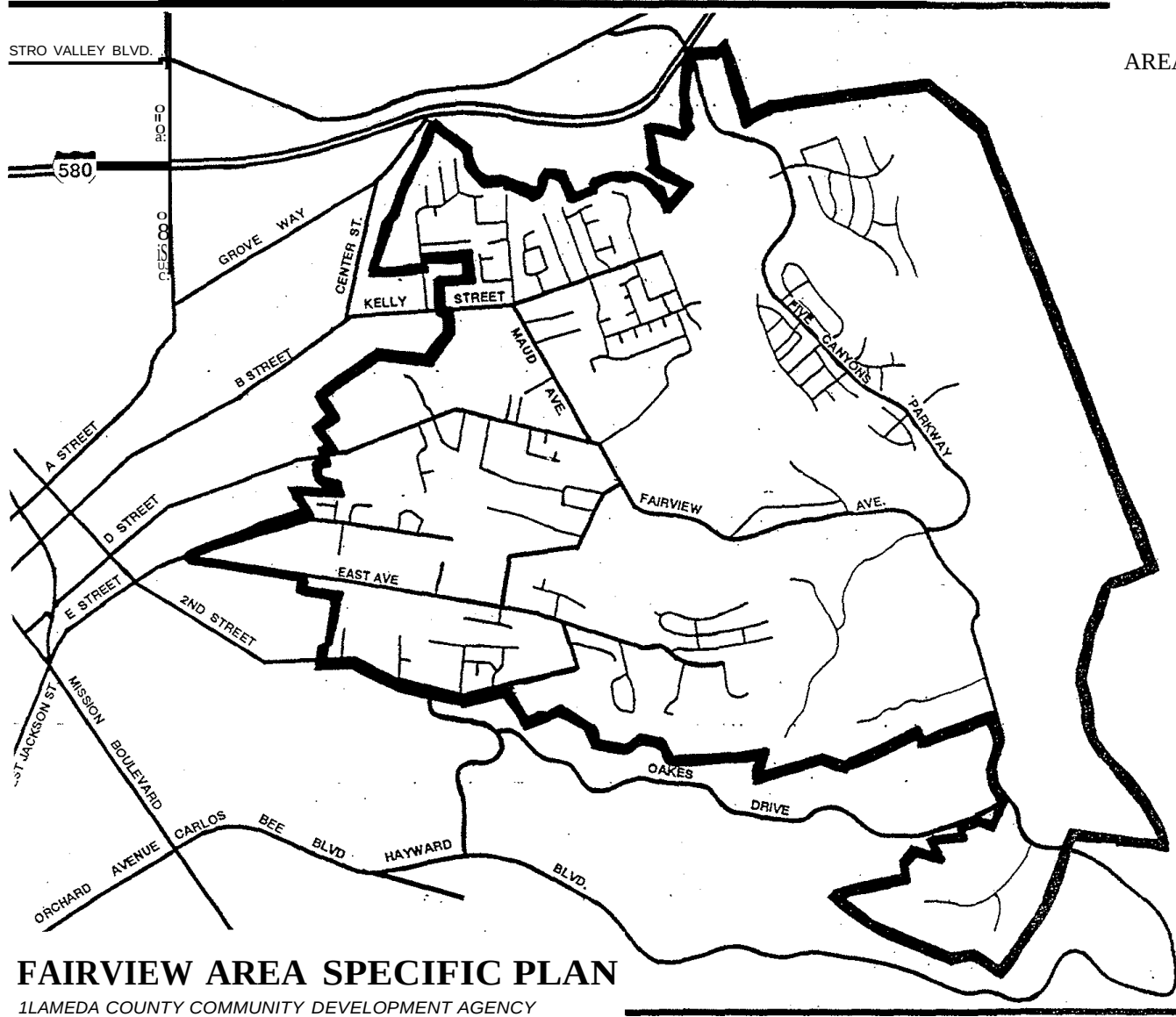
The County shall undertake a study to prioritize locations for the undergrounding of utilities. This study should include the possible undergrounding of utilities along Kelly Street, Maud Avenue, D Street and Fairview Avenue.



LOCATION MAP

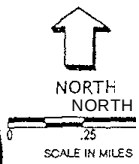
FAIRVIEW AREA SPECIFIC PLAN

San Francisco Bay



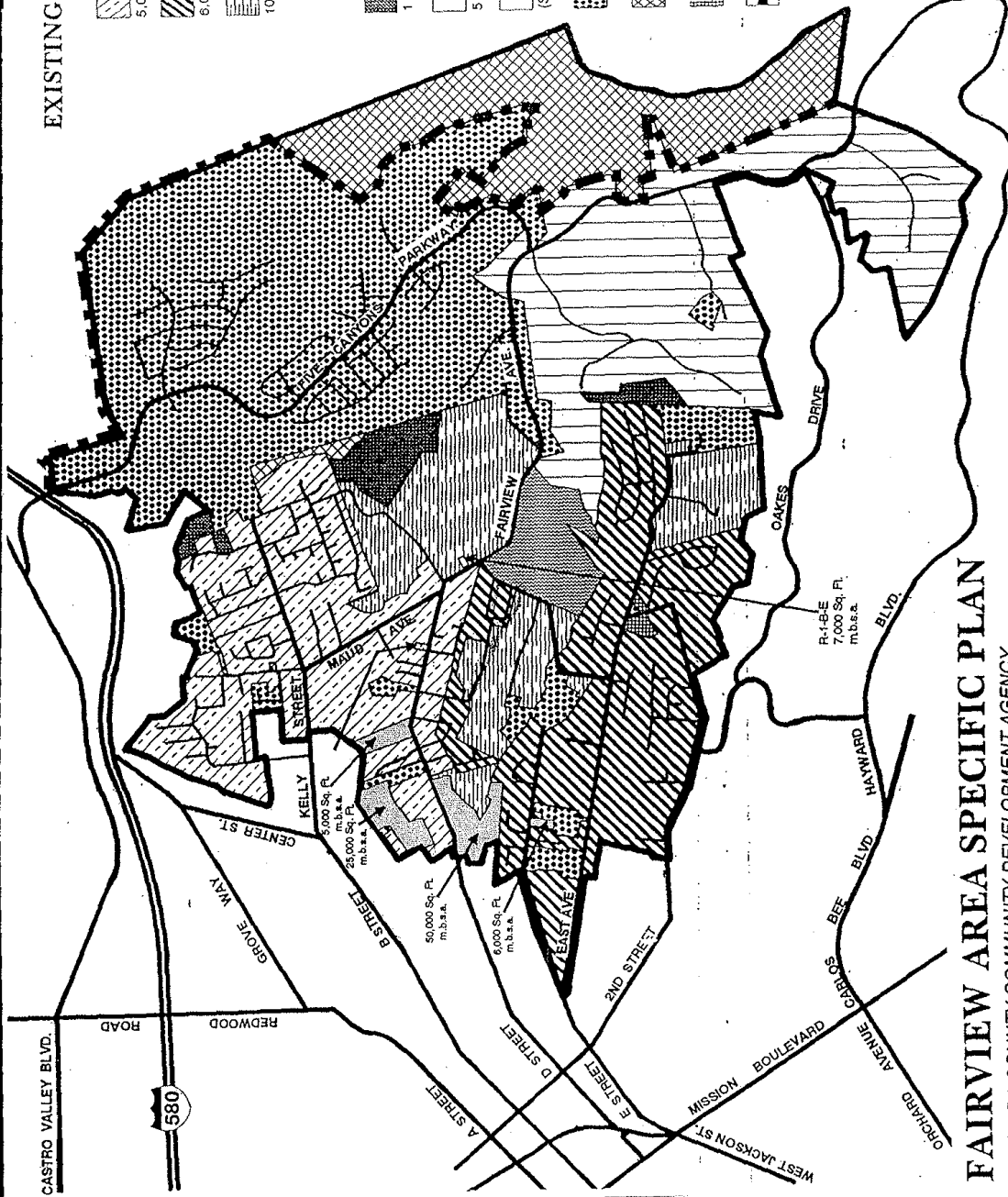
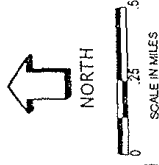
AREA MAP

FAIRVIEW AREA SPECIFIC PLAN
11 LAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY



EXISTING ZONING

- R-1
5,000 Sq. Ft. m.b.s.a.
- R-1-B-E
6,000 Sq. Ft. m.b.s.a.
- R-1-B-E
10,000 Sq. Ft. m.b.s.a.
- R-1-B-E or R-1-L-B-E
1 Acre m.b.s.a.
- R-1-B-E
5 Acre m.b.s.a.
- R-S-D-3
(See Map for m.b.s.a.)
- PD
- A
- CN or C-1
- Urban Area Boundary



FAIRVIEW AREA SPECIFIC PLAN

ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

