



ENVISION CONTRA COSTA 2040

Alamo and Castle Hill Community Meeting: Issues and Vision

San Ramon Valley United Methodist Church
902 Danville Boulevard, Alamo CA 94507
Tuesday, May 21, 2019

A community meeting for residents of Alamo and Castle Hill as part of Envision Contra Costa 2040 took place on Tuesday, May 21, 2019, from 6:30 to 8:30 PM at San Ramon Valley United Methodist Church. The purpose of this workshop was to begin establishing a vision for the future of these communities and identify issues the General Plan should address to achieve that vision. County staff and consultants facilitated the workshop and nine residents attended and participated. After a presentation about the Envision Contra Costa 2040 process, community members worked in small groups discussing questions regarding the future of these communities. Responses to each question are summarized below. Detailed notes from the small group discussions are attached to this summary. No comment cards were submitted during the meeting.

Question 1: What do you like most about Alamo and Castle Hill? What would you like to see supported, preserved, or enhanced as part of this planning effort?

- Keep rural community character and small-town feel.
- Support and preserve the natural settings.
- Enhance connections and pedestrian crossings to Iron Horse Trail.
- Retain Stone Valley Road and Danville Boulevard as two-lane roads and strongly discourage new traffic signals east of I-680.
- Enhance public transportation options.

Question 2: What are the challenges facing Alamo and Castle Hill? What would you like to see changed in Alamo and Castle Hill in order to make them better places to live and work?

- Increase opportunities for housing that is affordable to both seniors and young people.
- Streamline the development review process for accessory dwelling units (ADUs).
- Improve bicycle lanes and trail connections community-wide.
- Create design guidelines to ensure new development is consistent with community character.
- Address safety hazards, including those from wildfires and pipelines, and establish evacuation routes.

Question 3: Do you think changes are needed to the planned land uses shown in the General Plan land use and zoning maps? If so, what changes are needed?

- Set guidelines for massing and scale of future homes when approving new subdivisions.
- Keep large-lot zones.
- Don't undertake major changes to land use or zoning designations.



The future of my community is...

Alamo

transit friendly

UN CHANGED

Sleepy

rural

Local

SEMI RURAL

Castle Hill

ASSETS

SEMI-RURAL

LOVE SEEING DEER & WILDLIFE

HORSEBACK RIDING

SMALL-TOWN FEEL

LARGE-SIZED LOTS

BEST SCHOOLS

FOR
WILDLIFE

A LOT OF OPEN SPACE

SHOULD NOT CHANGE IRON HORSE

PROTECT THE HORSE (ALAMO AL)

AKA NORMAN

CHALLENGES

HEARINGS AT
MARTINEZ &
MIDDLE OF DAY
ACRONYMS MAKE IT
DIFFICULT FOR
LAY PEOPLE

DEALING WITH THE COUNTY

MORE PUBLIC TRANSIT - BUT NOT
ENOUGH DEMAND
FOR BUSES

NO DESIGNATED BIKE LANES

DIABLO ROAD - "SUICIDE"

LAW ENFORCEMENT - CURRENTLY 4
DISTRICTS
WANT A UNIFORM DISTRICT.

INCREASE IN CRIME

LOGISTICS

FIRE CONCERN - EVACUATIONS
ALSO EARTHQUAKES

Likes

- Natural Setting
- Iron Horse Trail
- Rural Roads
(No/few stops)
- Good Schools
- Alamo Plaza
- 2-Lane Danville Blvd.
- Tree-lined Streets
- Soft Landscaping along Roads

- No Signals, or Signalized only during school hours.
- No change, keep as-is.
- subdivision massing needed, and driveways, in zoning code
9 Elevation
↓
Requirement. Bring something that fits.

Challenges

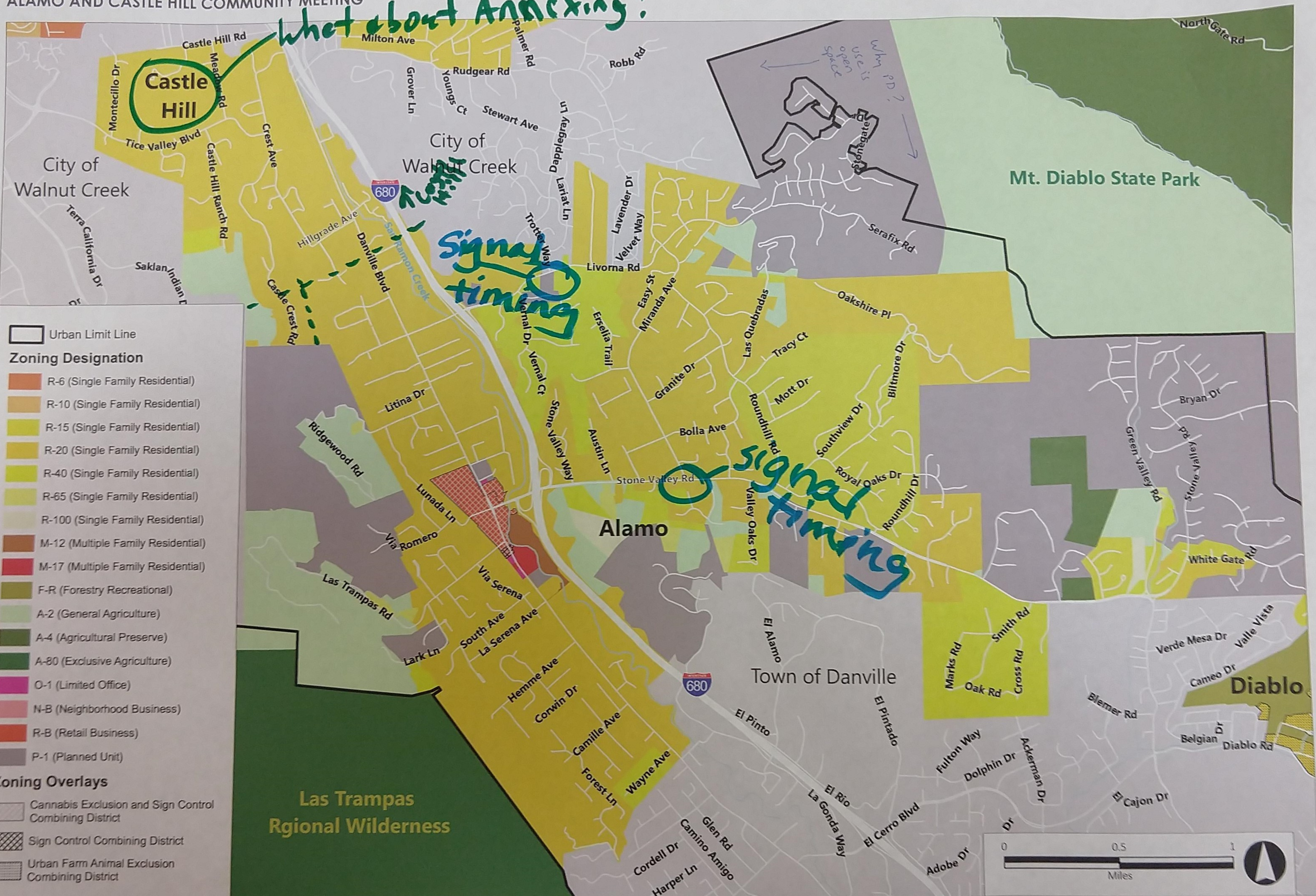
Streamline In-law units

Need Traffic Safety / Convenience
(Consider Round-abouts)

Need separated mode I.H. Trail

- Major gas pipeline, potential hazard.
- Alamo Plaza parking an issue. Parking lot needs work
→ switch to single-lane. Complete redone.
- Big walls along roadway
- signal timing near schools
- subdivisions (what will result?) * zoning
(Provide ~~site~~ plans and elevation drawing)
conceptual

What about Annexing?



Source: Contra Costa County, 2018; PlaceWorks, 2019.



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CONTRA COSTA 2040

Zoning Designations for Alamo and Castle Hill

General Plan Land Use Designations


- SV (Single Family Residential - Very Low) 0.2 - 0.9 Units per Net Acre
- SL (Single Family Residential - Low) 1.0 - 2.9 Units per Net Acre
- SM (Single Family Residential - Medium) 3.0 - 4.9 Units per Net Acre
- SH (Single Family Residential - High) 5.0 - 7.2 Units per Net Acre
- ML (Multiple Family Residential - Low) 7.3 - 11.9 Units per Net Acre
- MM (Multiple Family Residential - Medium) 12.0 - 20.9 Units per Net Acre
- CO (Commercial)
- OF (Office)
- PS (Public/Semi-Public)
- PR (Parks and Recreation)
- OS (Open Space)
- AL (Agricultural Lands) 5 Acre Minimum Parcel Size

Map Labels:

- Castle Hill
- City of Walnut Creek
- Alamo
- Town of Danville
- San Ramon River
- Mt. Diablo State Park
- Las Trampas Regional Wilderness
- Castle Hill Rd
- Milton Ave
- Robb Rd
- Rudgear Rd
- Stewart Ave
- Youngs Ct
- Lariat Ln
- Appaloosa Dr
- Dapplegray Ln
- Lavender Dr
- Vesper Way
- Livorna Rd
- Easy St
- Miranda Ave
- Eselia Trail
- Granite Dr
- Bolla Ave
- Austin Ln
- Stone Valley Rd
- Valley Oaks Dr
- Las Quebradas
- Tracy Ct
- Mott Dr
- Southview Dr
- Royal Oaks Dr
- Roundhill Dr
- Biltmore Dr
- Oakshire Pl
- Serafix Rd
- North Gate Rd
- Green Valley Rd
- Bryan Dr
- Stone Valley Rd
- White Gate Rd
- Diablo
- Verde Mesa Dr
- Valle Vista
- Cameo Dr
- Belgian Dr
- Blemer Rd
- El Cajon Dr
- Diablo Rd
- Ackerman Dr
- Dolphin Dr
- Fulton Way
- Adobe Dr
- El Cerro Blvd
- El Rio
- La Gonda Way
- El Pinto
- El Alamo
- El Alamo
- Glen Rd
- Camino Amigo
- Harper Ln
- Cordell Dr
- Wayne Ave
- Forest Ln
- Camille Ave
- Corwin Dr
- Hemme Ave
- La Serena Ave
- South Ave
- Lark Ln
- Via Romero
- Las Trampas Rd
- Ridgewood Rd
- Litina Dr
- Danville Blvd
- San Ramon Cr
- Hillgrade Ave
- Crest Ave
- Castle Hill Ranch Rd
- Tice Valley Blvd
- Montecillo Dr
- Stanley Dollar Dr
- Tice Creek Dr
- Rossmoor Pkwy
- Grey Eagle Dr
- Saklan Indian Dr

Scale: 0 to 1 Miles

North Arrow: Indicated by a triangle pointing upwards.



General Plan Land Use Designations for Alamo and Castle Hill