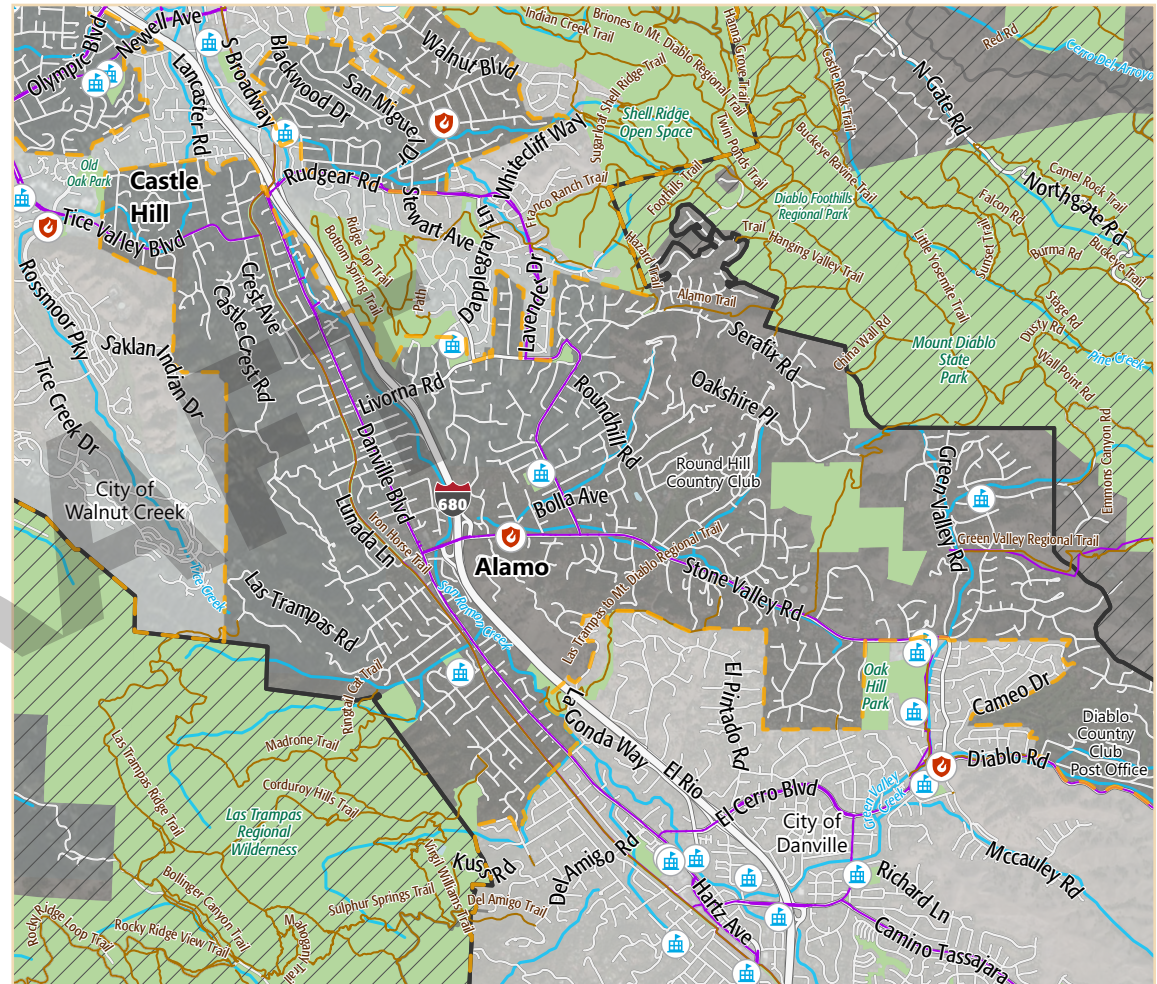
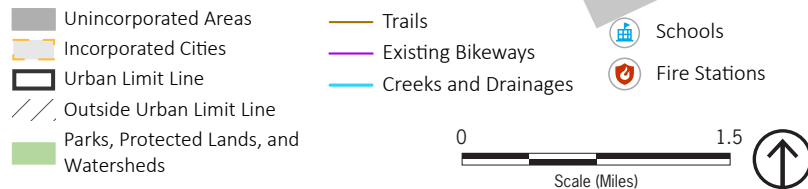


ALAMO AND CASTLE HILL | CONTEXT

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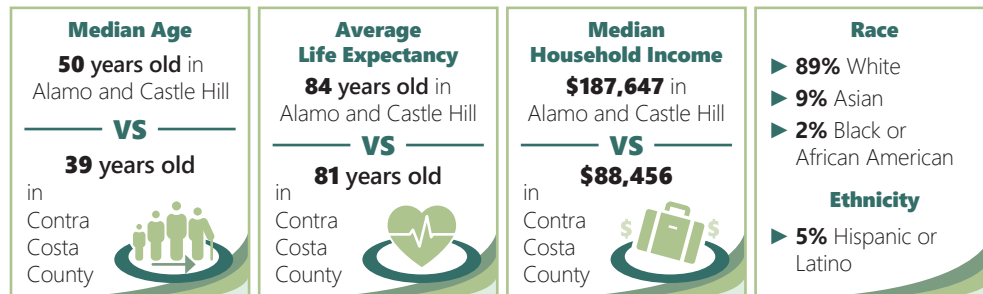
Alamo and Castle Hill are located between Walnut Creek and Danville and renowned for their comfortable residential neighborhoods, wooded hillsides, excellent schools, well-maintained parks, and strong sense of community. A portion of Castle Hill is within the Sphere of Influence of the City of Walnut Creek. Alamo and Castle Hill are mostly comprised of single-family ranch-style homes on relatively large lots. However, Alamo also includes multi-family housing along Danville Boulevard south of Stone Valley Road and estates on large rural tracts.

Alamo and Castle Hill originated as communities of ranches and orchards in the late 19th century. The area remained rural until after World War II, when new freeways made it more accessible. Developments like the Round Hill Country Club (1960) helped establish the community's image as a desirable place to live. Major thoroughfares in the area are Danville Boulevard, which runs north-south along the west side of Interstate 680, and Stone Valley Road, which runs east from Danville Boulevard toward Diablo. Alamo's major commercial center is located around the intersection of these two streets and includes several shopping centers, office buildings, civic uses, and housing. Local planning priorities continue to be preserving Alamo's and Castle Hill's character, maintaining the scale of the housing stock, preserving mature trees, and managing traffic and safety on local roadways.



Source: Contra Costa County, 2018; PlaceWorks, 2020.

WHO LIVES IN ALAMO AND CASTLE HILL?



Hazards

-  Drought
-  Extreme Heat
-  Flooding
-  Human Health Hazards
-  Landslides and Debris Flows
-  Seismic Hazards
-  Severe Storms
-  Wildfire

Major Vulnerabilities

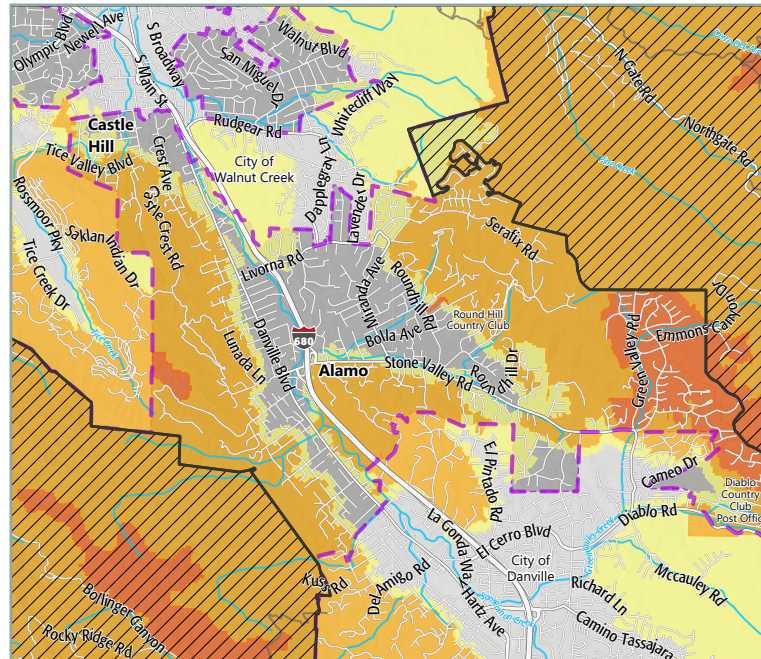
Seniors, especially seniors living alone, and cost-burdened households are vulnerable to air quality, extreme heat, flooding, landslides, seismic hazards, and wildfire.

Persons without access to lifelines and persons living on single access roads are vulnerable to wildfire, landslides, and flooding.

Energy delivery, solid waste removal, and water and wastewater services are vulnerable to landslides, flooding, seismic hazards, and wildfire.



Woodland and riparian woodland areas are vulnerable to agricultural pests and diseases, drought, and wildfire.

The information on this page presents a summary of hazards and vulnerabilities in Alamo and Castle Hill based on the Contra Costa County Vulnerability Assessment; please see the [online Vulnerability Assessment](#) for a full description of these hazards and vulnerabilities.



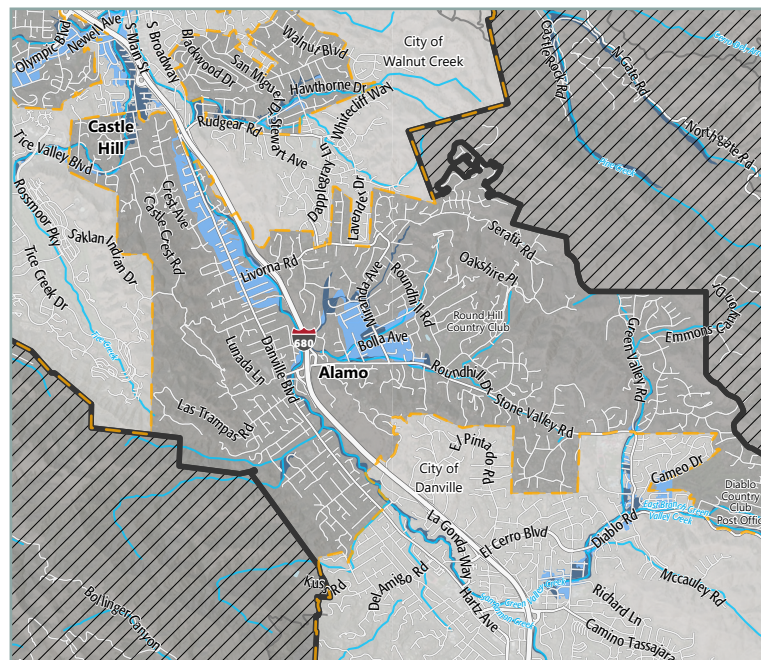
WILDFIRE

Wildfire Severity Zones

-  Very High
-  High
-  Moderate
-  Unincorporated Areas
-  Incorporated Cities
-  Urban Limit Line
-  Outside Urban Limit Line
-  Railroads
-  Creeks and Drainages








Source: CalFire, 2018; Contra Costa County, 2018; PlaceWorks, 2020.



FLOOD ZONES

Flood Hazard Areas

-  100-Year Flood Zone
-  500-Year Flood Zone
-  Areas of Undetermined but Possible Flood Hazard
-  Water
-  Incorporated Cities
-  Urban Limit Line
-  Outside Urban Limit Line
-  Creeks and Drainages



A 100-year flood zone represents a 1% chance of flooding in any given year.
A 500-year flood zone represents a 0.2% chance of flooding in any given year.

Source: FEMA, 2019; Contra Costa County, 2018; PlaceWorks, 2020.

PLANNED LAND USE

Land use designations for Alamo and Castle Hill are shown on the Land Use Map and defined in the Land Use Element. This area is largely surrounded by land designated for open space and agricultural use. Alamo and Castle Hill are almost entirely developed with single-family homes situated on lots approximately ½ acre or larger. Some of the larger lots located toward the edge of the developed areas, at the transition to rural lands, are used for agriculture.

Alamo contains one small area designated for commercial uses located along Danville Boulevard at Stone Valley Road. This well-established commercial center serves many of the residents' daily needs. The only multi-family development in the area is located east of the commercial center, adjacent to Interstate 680. A number of public and semi-public uses, such as schools and religious institutions, also exist in the area.



Historically significant commercial in Alamo.



Existing commercial in Alamo.



Existing large-lot single-family housing in Alamo.

GUIDING PRINCIPLES

The following guiding principles articulate the values, priorities, and aspirations for the future shared by Alamo and Castle Hill community members:

1. Alamo and Castle Hill residents value their semi-rural lifestyle and community. The safe, quiet, and bucolic small-town characteristics should be maintained.
2. Residents identify their undeveloped surroundings as one of the most valuable assets of this area. Preservation of the natural setting and wildlife habitat should be prioritized.
3. The community's predominantly single-family character should be preserved. (3-116)
4. New development should be consistent with the community's semi-rural character in terms of architectural style, massing, scale, and colors. (3-124)
5. Because Alamo and Castle Hill are proximate to large swaths of wooded hills, grasslands, and pipelines carrying volatile materials, they are at risk of exposure to hazardous materials and potentially severe fires. The communities should be protected from these hazards through proper planning and emergency response.



Open space surrounding Alamo and Castle Hill.

POLICIES

1. Prioritize preservation of irreplaceable natural features (e.g., mature stands of oak trees and riparian corridors) and wildlife habitat.
2. Protect ridgelines from development to preserve views.
3. Support development of a mix of housing types and densities to diversify the housing stock and better serve residents of all ages, including current residents choosing to downsize, while still maintaining the predominantly single-family residential character. (3-116)
4. Encourage commercial uses to be neighborhood-scale and serve the needs of the community. Discourage large-scale commercial uses catering to a more regional customer base because they would be inconsistent with the community's character. (3-117, 3-123)
5. Encourage coordination with PG&E to underground utilities, especially in hazardous areas.
6. Maintain Danville Boulevard and Stone Valley Road as two-lane roadways outside of Alamo's business district, and support infrastructure and roadway improvements, including potential turn lanes and other strategies to improve traffic flow.
7. Encourage community-wide pedestrian and bicycle mobility and use of public transportation in Alamo and Castle Hill.

ACTIONS

1. Prepare design guidelines for new development to be consistent with the community's semi-rural character and historic landmarks. Incorporate scale, mass, and height guidelines for multi-family housing development.
2. Explore the possibility of siting and constructing a library in Alamo.
3. Coordinate with public safety and health agencies to create a comprehensive emergency response plan, including evacuation routes and emergency shelter locations, for Alamo and Castle Hill residents.
4. Proactively address hazards on County-owned land, including by removing dead trees and trimming trees, while preserving creeks and natural resources and encouraging planting of native trees.
5. Develop congestion management plans for problem areas in Alamo, including near schools and along local streets that are used for cut-through traffic. The planning process should promote effective traffic enforcement.
6. Work with local transit agencies to improve the frequency and quality of public transportation in Alamo and Castle Hill, including transit connections to Walnut Creek.