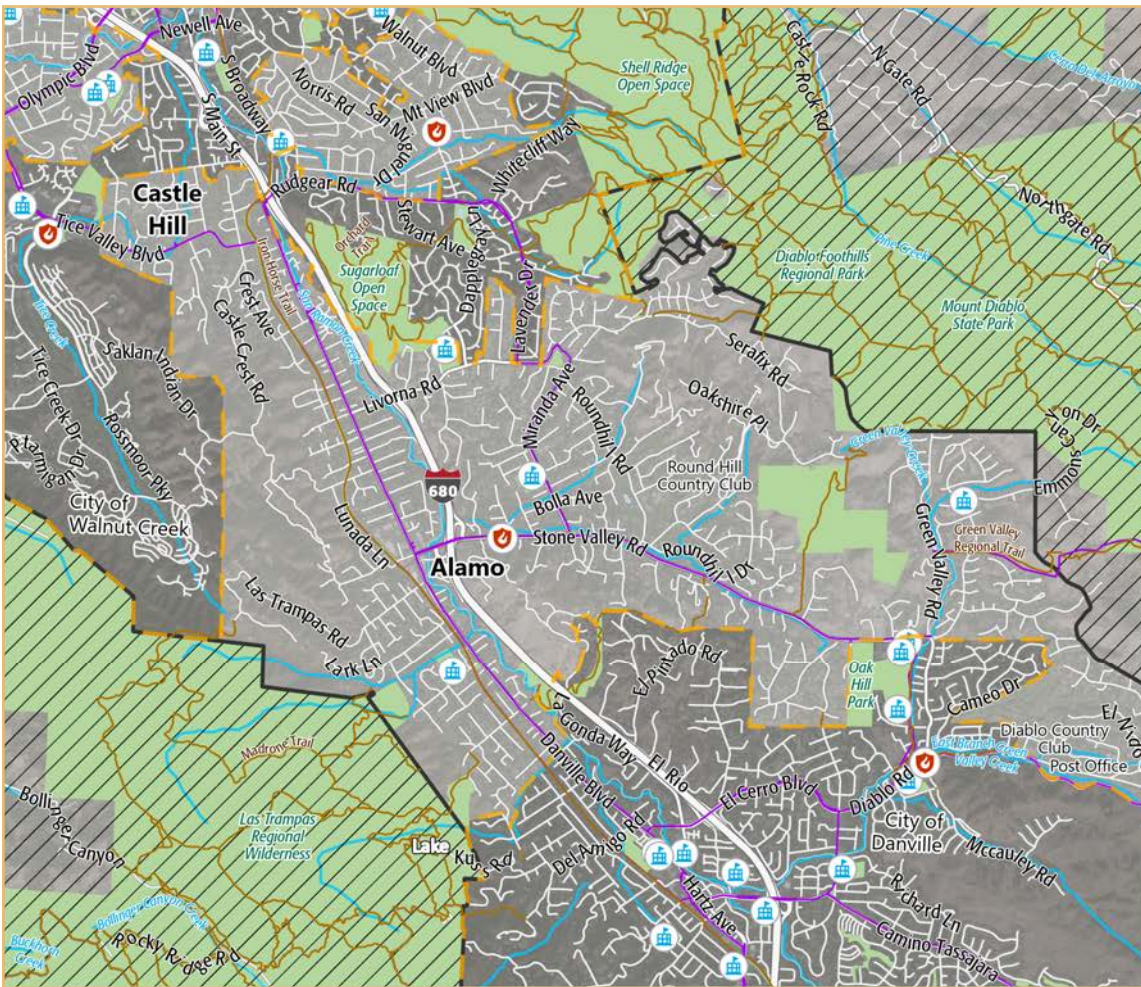


ALAMO AND CASTLE HILL - CONTEXT - 1

The Alamo and Castle Hill communities are located between Walnut Creek and Danville, with a portion of Castle Hill within Walnut Creek’s Sphere of Influence. They are known for their comfortable residential neighborhoods, wooded hill-sides, excellent schools, well-maintained parks, and strong sense of community. Alamo and Castle Hill are mostly comprised of single-family ranch-style homes on relatively large lots. However, Alamo also includes multiple-family homes 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, reducing wildfire risks, and managing traffic and safety on local roadways.



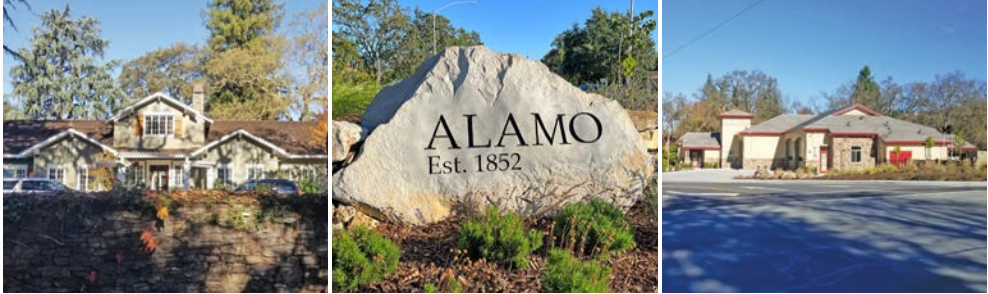
Source: Contra Costa County, 2018; PlaceWorks, 2022.

	Unincorporated Areas		Trails		Schools
	Incorporated Cities		Existing Bikeways		Fire Stations
	Urban Limit Line		Railroads		
	Outside Urban Limit Line		Creeks and Drainages		
	Parks, Protected Lands, and Watersheds				

0 1.5
Scale (Miles)

WHO LIVES IN ALAMO AND CASTLE HILL?

<p>Median Age 51 years old in Alamo and Castle Hill</p> <p>VS</p> <p>40 years old in Contra Costa County</p>	<p>Average Life Expectancy 84 years old in Alamo and Castle Hill</p> <p>VS</p> <p>81 years old in Contra Costa County</p>	<p>Median Household Income \$186,211 in Alamo and Castle Hill</p> <p>VS</p> <p>\$103,997 in Contra Costa County</p>	<p>Race & Ethnicity</p> <ul style="list-style-type: none"> ▶ 78% White ▶ 10% Asian ▶ 8% Hispanic or Latino ▶ 1% Black or African American
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HAZARDS

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

MAJOR VULNERABILITIES

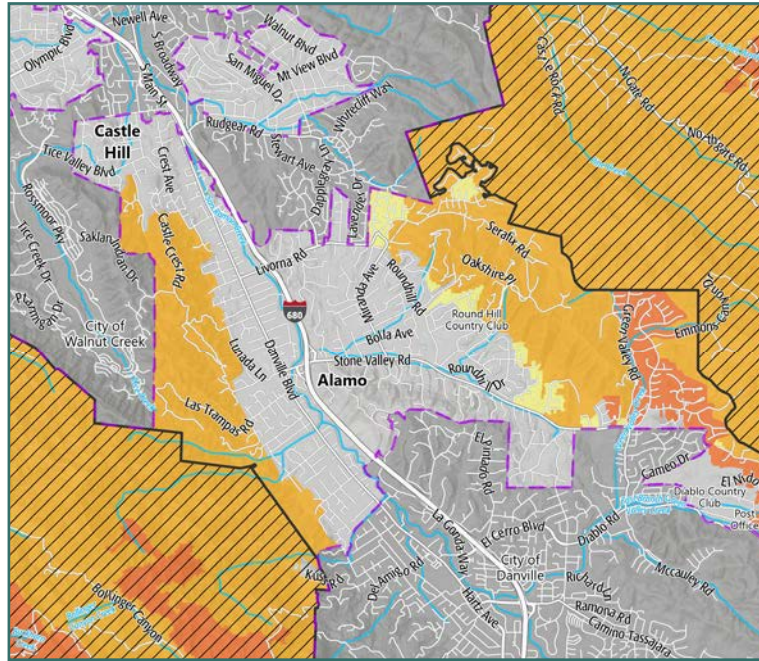
Seniors, especially seniors living alone, and cost-burdened households are vulnerable to air quality, extreme heat, flooding, landslides, seismic hazards, and wildfire.

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.



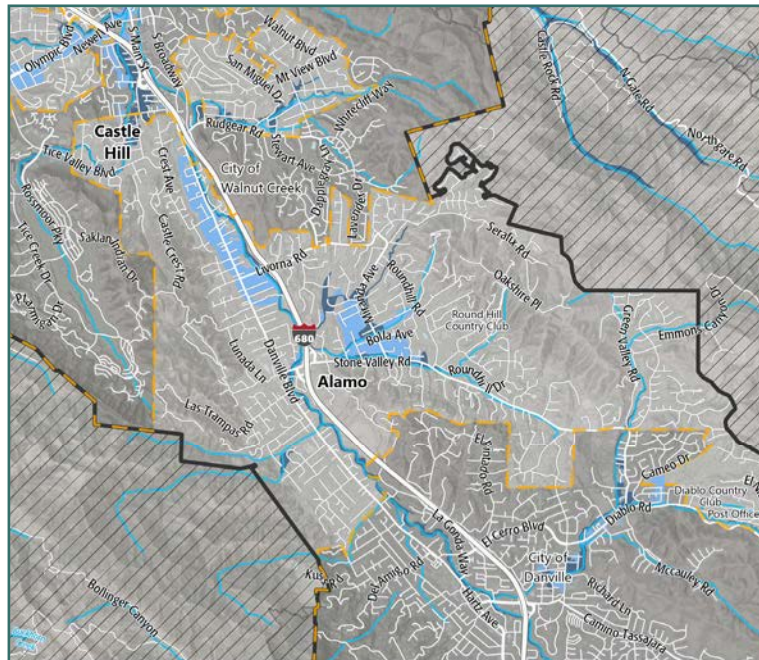
WILDFIRE

Wildfire Severity Zones

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












Source: CalFire, 2024; Contra Costa County, 2018; PlaceWorks, 2022.



FLOOD ZONES

Flood Hazard Areas

-  100-Year Flood Zone
-  500-Year Flood Zone
-  Areas of Undetermined but Possible Flood Hazard
-  Water
-  Unincorporated Areas
-  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, 2022.



PLANNED LAND USE

Land use designations for Alamo and Castle Hill are shown on Figure LU-1, General Plan Land Use Map, and defined in Table LU-1 in the Land Use Element. Plans for both communities aim to maintain and enhance existing residential uses while accommodating new residential development that is in harmony with the surrounding natural setting. Minimal change is anticipated in existing single-family neighborhoods. Alamo contains an area along Danville Boulevard designated Mixed-Use Community-Specific Density, which overlaps a well-established commercial core comprised of existing uses that serve many residents' daily needs. The commercial viability of this mixed-use area is to be maintained while allowing for development of higher-density residential uses that provide a mix of housing options. Over time, a variety of housing types may be developed, diversifying the housing stock and accommodating housing needs at different stages of life.



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 existing lifestyle and community. The safe, quiet, small-town character should be maintained where possible.
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. Multiple-family homes should generally be located within one mile of Alamo's commercial core to provide residents access to transit, commercial services, and the Iron Horse Trail.
4. The commercial core of Alamo should be maintained and enhanced so that it continues to provide jobs and services, as well as a central gathering place for the community.
5. New development should enrich the community's architectural character and scenic quality.
6. 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.



(Community-submitted photo.)



POLICIES

1. Preserve the Alamo mixed-use area's role as a business district serving nearby neighborhoods. Support retention of active commercial uses and local-serving businesses while promoting new residential development.
2. 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)
3. Prioritize preservation of irreplaceable natural features (e.g., mature stands of oak trees and riparian corridors) and wildlife habitat.
4. Maintain public views of Mount Diablo, scenic ridges, and other defining natural elements of the local landscape to the greatest extent feasible.
5. Encourage neighborhood-scale commercial uses that serve the needs of the community. Discourage large-scale commercial uses catering to a more regional customer base.
6. Maintain Danville Boulevard and Stone Valley Road as two-lane roadways outside of Alamo's business district. Support projects and strategies that improve safety and traffic flow, such as turn lanes.
7. Encourage community-wide pedestrian and bicycle mobility and use of public transportation.
8. Deny applications for General Plan amendments to establish new Commercial and Office or Mixed Use designations along either side of Danville Boulevard north of St. Alphonsus Way and Jackson Way, and south of South Avenue.
9. Discourage roof heights exceeding 40 feet, or architectural features (such as parapets) exceeding 45 feet.
10. Require commercial, multiple-family residential, and mixed-use projects along or near the west side of Danville Boulevard to provide unobstructed bicycle/pedestrian paths and public access to the Iron Horse Trail whenever feasible.
11. Require commercial, multiple-family residential, and mixed-use projects in Alamo's commercial core to enhance the streetscape; emphasize pedestrian orientation, safety, and amenity; and provide outdoor civic space for gathering and entertainment.

ACTIONS

1. Assist with a community-led process to create design guidelines and standards for new development that complement the County's Objective Design and Development Standards and aim to further enhance community character and preserve historic landmarks.
2. Explore the possibility of establishing a community center that provides facilities for library services, community meetings, and events/gatherings.
3. Improve pedestrian and bicycle safety and mobility through infrastructure enhancements. Specifically, widen shoulders, close bike lane gaps, plant native landscaping and street trees, install lighted crosswalks where appropriate, and improve connections to local and regional trails like the Iron Horse Trail.
4. Assist with community-led processes to develop congestion management plans for problem areas, including areas near schools and along local streets that are used for cut-through traffic. Engage the Sheriff's Office in the planning process to promote effective traffic enforcement.
5. Work with local transit agencies to improve transit connections to the Walnut Creek BART Station.