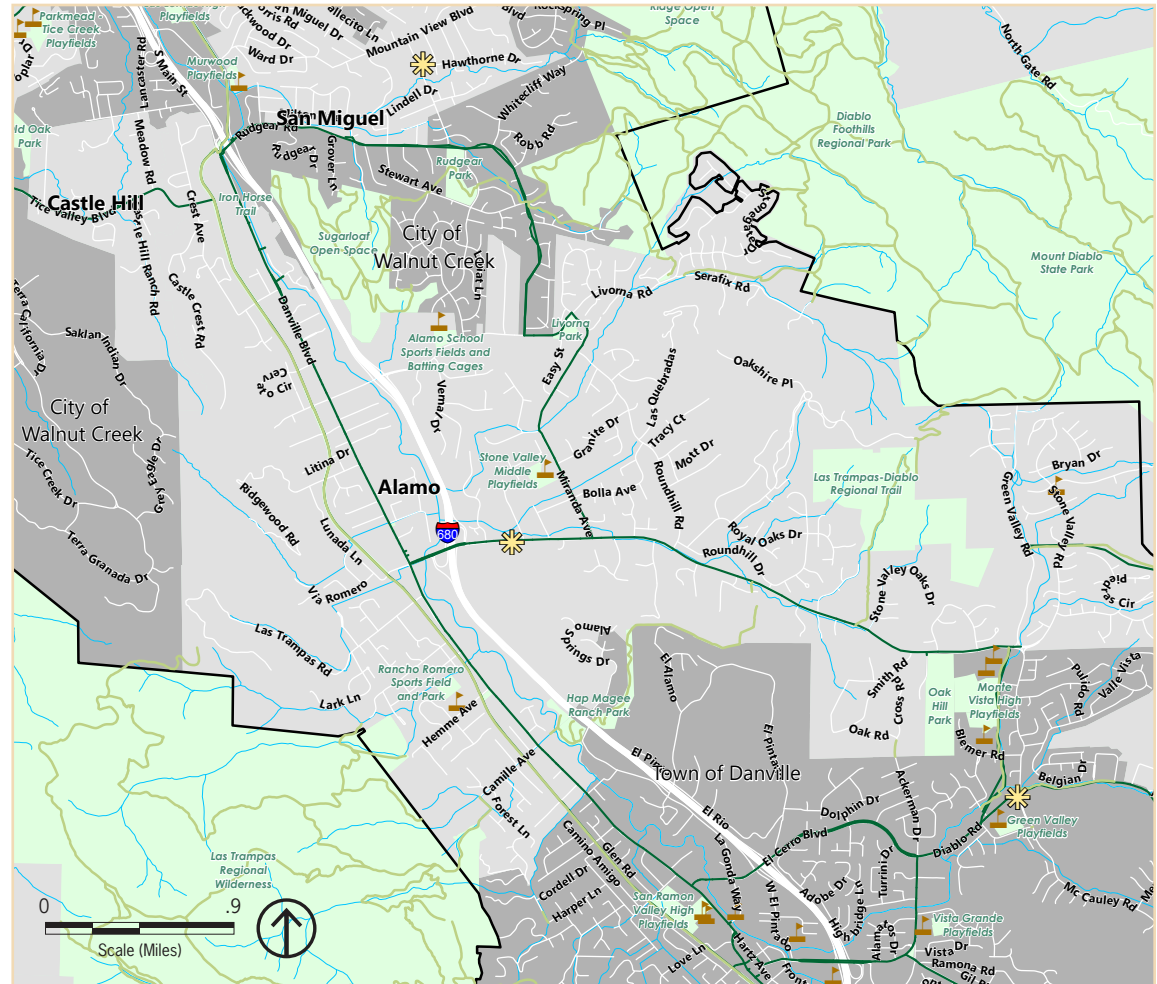
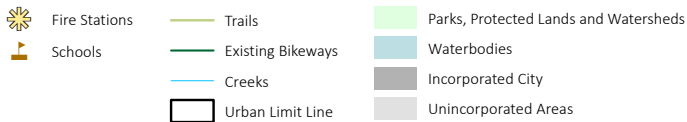


ALAMO AND CASTLE HILL | CONTEXT

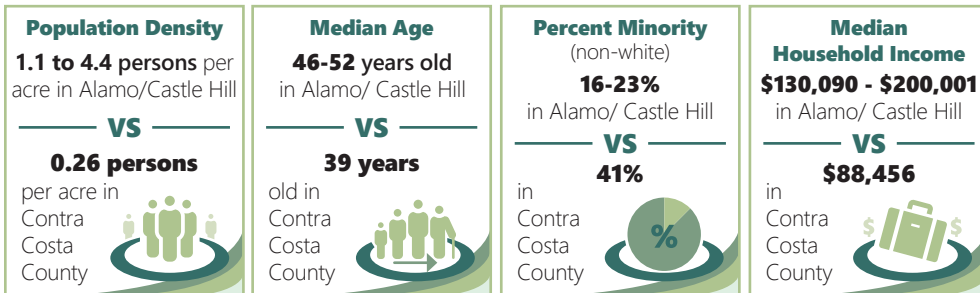
Alamo and Castle Hill are located between Walnut Creek and Danville and renowned for their comfortable residential neighborhoods, wooded hillsides, excellent schools, well-maintained parks, and strong sense of community. A portion of Castle Hill is within the Sphere of Influence of the City of Walnut 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 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, 2019.

WHO LIVES IN ALAMO AND CASTLE HILL?



ALAMO AND CASTLE HILL | CONTEXT (CONTINUED)

Natural Hazards

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

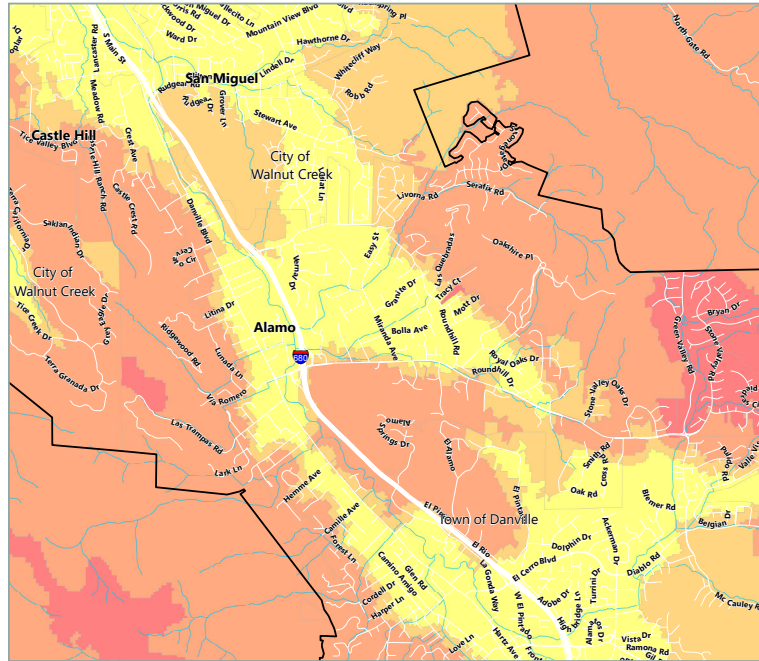
Major Vulnerabilities

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

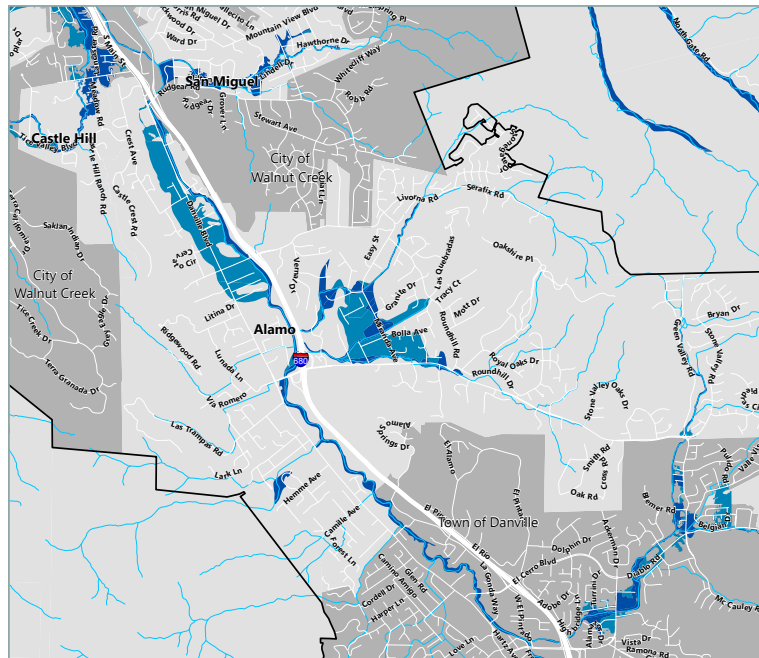
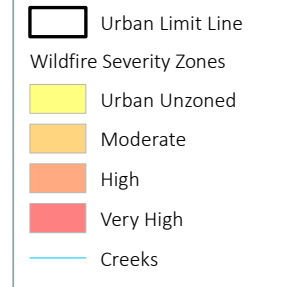
Persons without access to lifelines and persons living on single access roads are vulnerable to wildfire, landslides, and flooding.

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

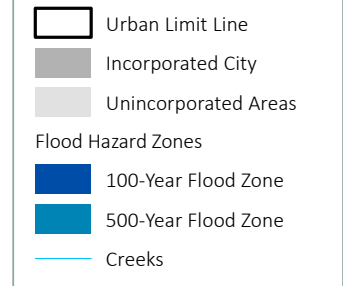
Woodland and riparian woodland areas are vulnerable to agricultural pests and diseases, drought, and wildfire.



WILDFIRE HAZARD SEVERITY ZONES



FLOOD ZONES



ALAMO AND CASTLE HILL | GUIDANCE

PLANNED LAND USE

Land use designations for Alamo and Castle Hill are shown on the land use map. 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.



GUIDING PRINCIPLES

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 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.

POLICIES

1. Prioritize preservation of irreplaceable natural features (e.g., mature stands of oak trees and riparian corridors) and wildlife habitat.
2. Support development of varied housing types, including attached single-family residences, townhouses, duplexes, and accessory dwelling units (ADUs), to diversify the housing stock and better serve residents of all ages. (3-116)
3. Consider subtle density increases that do not alter the physical character of the area.
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. Commercial land use designations are generally restricted to the existing business district along Danville Boulevard. Consider proposals to redesignate land outside of this area for commercial uses only if they demonstrate a clear community benefit. (3-118)
6. Maintain Danville Boulevard and Stone Valley Road as two-lane roadways outside of Alamo's business district.
7. Prohibit new traffic signals east of Interstate 680 unless necessary to ensure public safety.
8. Encourage community-wide pedestrian and bicycle mobility and use of public transportation in Alamo and Castle Hill.

ACTIONS

1. 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.
2. Improve pedestrian and bicycle safety and mobility through infrastructure enhancements. Specifically, close sidewalk and bike lanes gaps, install lighted crosswalks where appropriate, and improve connections to local and regional trails like the Iron Horse Trail.
3. Work with local transit agencies to improve the frequency and quality of public transportation in Alamo and Castle Hill.