

General Information

- Unincorporated Alameda County
- Zip Code: 94546, 94552
- Population: 62,044
- Median household income: \$83,442
- Housing units: 23,392
- Percent of Owner-Occupied Housing Units: 67.8%
- Median value of owner-occupied housing units, 2011 – 2015: \$556,400
- Average persons per household: 3
- Median gross rent, 2011 – 2015: \$1,399

Largest Employers

- Eden Medical Center
- Castro Valley School District
- Castro Valley Sanitary District
- Safeway

Real Estate-Related Policies and Regulations

For-Sale and Open House Sign Regulations

As part of the unincorporated area of Alameda County, California, Castro Valley does not have an official code and so requires compliance with the County Code of Ordinances. It is suggested to ensure sign placement does not obscure traffic visibility or impede pedestrian traffic.

In general, two (2) signs are permitted per lot; six (6) square feet maximum area per sign; sign(s) may not be illuminated; and one (1) sign may be placed for each one hundred (100) feet of street frontage.

The Alameda County Planning Department recommends placing and removing open house signs the same day as the property is being held open. Detailed information is available at:

AlamedaCountyMunicipalCode/Signs

Time-of-Sale Requirements: None.

Potential Disclosure Issues

The potential disclosure issues and resource list below are not intended to be all-inclusive. The Alameda County Disclosures and Disclaimers Advisory is available from the Bay East Association of REALTORS®.

Energy Efficiency Program Financing - Property Assessed Clean Energy (“PACE”): PACE financing is available to property owners engaging in energy efficiency, renewable energy, and water conservation upgrades to buildings. PACE financing is attached to the home, repaid

through the property tax bill, and is transferred to subsequent owners until paid off. Castro Valley participates in the CaliforniaFIRST Program and PACE Funding for residential and/or commercial properties. Information about these programs is available at:

<http://www.pacenation.us/resources/all-programs/> or <http://cscda.org/Open-PACE>

Flood, Fire, and/or Seismic Zones: Portions of unincorporated areas of Alameda County are located in flood, fire, and/or seismic zones. For property-specific information, contact:

- Flood Information: County Flood Control and Water Conservation District: (510) 670-5480
- Fire Information: Alameda County Fire Department: (510) 670-5853
- Seismic Information: Association of Bay Area Governments Earthquake Program: (510) 464-7900 or visit: <http://quake.abag.ca.gov>

Real Estate Developer and Rehabilitation of Real Estate: A business tax is due from every person engaged in the business of developing or rehabilitating and selling real property in which said person has equity, interest or title, and not specifically taxed by Alameda Municipal Code [Section 3.04.350](#) or other provisions of this chapter. The current amount is one dollar and twenty-five cents (\$1.25) for each thousand dollars (\$1,000.00) of permit value for building permits obtained for work at sites within the unincorporated areas of the county. Find the complete ordinance at: [AlamedaCountyRehabilitationOrdinance](#).

Sidewalk Repair Program: The Alameda County Sidewalk Repair Program for unincorporated areas is funded through Measure B funds and reimburses 50% of the sidewalk repair cost per property (or up to \$750, whichever is less) for sidewalk-related repairs to the frontage of a single family residential parcel. Details available at: [AlamedaCountySidewalkRepairs](#).

Tree Ordinance: The County Tree Ordinance requires property owners planning to perform any of the following two activities to obtain a permit from the Alameda County Public Works Agency: Pruning/ Trimming of branches over one (1) inch in diameter (permits are not required for minor pruning of branches one (1") inch in diameter or less); and/or (2) planting or removing a tree. Information is available at: [AlamedaCountyTreeOrdinance](#).

Watercourse Protection: The County of Alameda Watercourse Protection Ordinance applies to every person owning, leasing or renting property or structures on properties through which a watercourse passes within the unincorporated areas of the county. Responsibilities include care and maintenance; keeping property reasonably free of trash, debris, excessive vegetation and other obstacles which would pollute, contaminate or significantly retard the flow of water; and maintaining structures to ensure they do not become a hazard to the use, function or physical integrity of the watercourse. For the complete ordinance: [AlamedaCountyWatercourseProtection](#).

Taxes, Bonds and Assessment Districts

County Transfer Tax: \$1.10/per \$1000 property value. For property-specific tax and assessment information, contact Alameda County Assessor's Office (510) 272-3787 or check online at: [AlamedaCountyPropertyTaxes](#).

Flood Benefit Assessment: The Alameda County Flood Control and Water Conservation District levies benefit assessments to help finance flood control operations. These assessments are proportionate to the runoff from each parcel of land and applies to all Alameda County except the Cities of Albany, Berkeley, Alameda, Piedmont, and the Zone 7 area east of the hills (Livermore-Amador Valley).

San Francisco Bay Protection: Beginning July 1, 2017, a \$12 per parcel tax annually for properties in Bay Area counties including Alameda County was levied pursuant to the passing of Measure AA in 2016. Exemptions apply to parcels already exempt from state ad valorem taxes.

Rent Control, Review and Landlord Responsibilities

Rent Control: The County of Alameda has a rent control ordinance only for mobile home parks. The Ordinance specifies the maximum space rental increase cannot exceed 5% annually unless the Board of Supervisors approves a request for a higher increase. Find the ordinance here: [MobileHomeParkOrdinance](#)

Business License Requirements: A business license from Alameda County is required for persons conducting any type of business, including leasing residential and commercial property, or if the business is based in an unincorporated area of Alameda County. Find details at: [AlamedaCountyBusinessLicense](#).

Special Study or Planning Zones: None.

Additional Information:

Dog Licenses: Every dog owner must license their dog which is four months or older and licenses must be renewed annually. Find details at: [AlamedaCountyPetLicensing](#)

<u>Type/Term</u>	<u>1 Year</u>	<u>2 Year</u>	<u>3 Year</u>
Unsterilized	\$20.00	\$30.00	\$40.00
Sterilized	\$10.00	\$15.00	\$20.00

Senior Citizens (62+) - Pet License 50% Discount
Replacement Tags - \$5.00

Castro Valley Resources

Building Division	Alameda County Public Works Agency	510-670-5440
Business License	Alameda County Treasurer	510-670-6400
Cable and/or Phone	XFINITY from Comcast	844-246-9494
	AT&T U-verse	855-369-6101
Electricity	PG&E	800-743-5000
Environmental Services	CVSan	510-537-0757
Finance Dept	Alameda County Treasurer	510-670-6400
Fire Dept	Alameda County Fire Department	510-670-5853
Garbage	Alameda County Waste Management	510-613-8710
Gas	PG&E	800-743-5000
Housing Authority	Housing Authority of the County of Alameda	510-538-8876
Permit Dept	Alameda County Public Works Agency	510-670-5440
Planning/Zoning Dept	Alameda County Planning Division	510-670-5400
Sheriff Dept	Alameda County Sherriff's Department	510-667-7721
Public Works	Alameda County Public Works Agency	510-670-5480
Recycling	Alameda County Waste Management	510-613-8710
School District	Berkeley Unified School District	510-644-6348
Water	EBMUD	866-403-2683

Online Resources:

Castro Valley Resource Website: CityTownInfo/CastroValley

County of Alameda: <https://www.acgov.org/>

County of Alameda Codes and Ordinances: <https://www.acpwa.org/codes-and-ordinances#S130>

Castro Valley/Eden Area Chamber of Commerce: <http://www.edenareachamber.com/>

Castro Valley Unified School District: <http://www.cv.k12.ca.us/>

Housing Authority of the County of Alameda: <http://www.haca.net/>

East Bay Rental Housing Association: <http://ebrha.com/property-owners/>

U.S. Census Bureau: CastroValleyQuickFacts

DISCLAIMER: The information provided herein is current as of the date below. The intention of this document is to increase awareness and should not be considered a comprehensive list since all information may not be known to Bay East Association of Realtors or may have changed since publication. Bay East recommends real estate professionals contact local officials to determine current codes, regulations, practices and policy requirements.
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