
General Information

- Unincorporated Alameda County
- Zip Code: 94580
- Population: 23,452
- Median household income: \$93,875
- Housing Units: 7,674
- Percentage Owner-Occupied Housing: 72.3%
- Median Value Owner-Occupied Housing: \$419,300
- Average Persons per Household: 3.30
- Median Gross Rent: \$1,743

Real Estate-Related Policies and Regulations

For-Sale and Open House Sign Regulations

As part of the unincorporated area of Alameda County, California, San Lorenzo 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

For more information call Alameda County Planning Department: (510) 670-5400

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®.

Aircraft Noise: There are several airports in and around Alameda County that may create a certain level of noise and have flight patterns subject to change. For more information on a particular airport contact:

- Livermore Airport, 636 Terminal Cir., Livermore, CA (925) 960-8220
- 63CN Livermore, CA (925) 606-1536
- Hayward Executive Airport 20301 Skywest Dr., Hayward, CA (510) 293-8678
- Little Hands Airport 18320 Bollinger Canyon Rd., San Ramon, CA (415) 837-8981
- Oakland International Airport 1 Airport Dr., Oakland, CA (510) 563-3300

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. San Lorenzo 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 the unincorporated areas of Alameda County are located in flood, fire, and/or seismic zones. To find out if a property is located in one of these areas contact:

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

Tree Ordinance: The County Tree Ordinance requires property owners planning to perform any of the following activities to obtain an approved 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), planting or removing a tree. For more information visit: <https://www.acpwa.org/codes-and-ordinances#S130>

Watercourse Protection: Every person owning property through which a watercourse passes, or said person's lessee or tenant, shall keep and maintain that part of the watercourse within said property reasonably free of trash, debris, excessive vegetation and other obstacles which would pollute, contaminate or significantly retard the flow of water through the watercourse; shall maintain existing privately owned structures within or adjacent to a watercourse, so that such structures will not become a hazard to the use, function or physical integrity of the watercourse;

and shall not remove healthy bank vegetation beyond that actually necessary for said maintenance or other maintenance specified in Section 13.12.190C of this chapter, nor remove said vegetation in such a manner as to increase the vulnerability of the watercourse to erosion.

[Watercourse Protection Ordinance](#)

Real Estate Developer and Rehabilitation of Real Estate: 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 [Section 3.04.350](#) or other provisions of this chapter, shall pay a business tax of one dollar and twenty-five cents (\$1.25) for each thousand dollars (\$1,000.00) of permit value for building permits obtained for work engaged in at sites within the unincorporated areas of the county. [Real Estate Rehabilitation Ordinance](#)

Sidewalk Repair Program: The Sidewalk Repair Program applies only to single-family residential units in the following five county communities within County Planning Area 2: Ashland, Castro Valley/Fairmont, Cherryland, Unincorporated Hayward/Fairview, and San Lorenzo/Royal Sunset.

Funded through Measure B funds, this program will reimburse 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 within Planning Area 2. Homeowners residing in San Lorenzo may be eligible for additional assistance through Redevelopment funds. For more information contact the Public Works Agency: (510) 670-5500.

Taxes, Bonds and Assessment Districts

Real Estate Transfer Tax: County Transfer Tax: \$1.10/per \$1000 property value

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. The program applies to all Alameda County with the exception of the Cities of Albany, Berkeley, Alameda, Piedmont, and the Zone 7 area east of the hills (Livermore-Amador Valley).

For more information contact the Assessor's Office: (510) 272-3787.

For property-specific information, contact Alameda County Assessor's Office: (510) 272-3787 or search online by parcel number or address at [AlamedaCountyTaxInformation](#)

Rent Control, Rent Review and Landlord Responsibilities

Rent Control: The County of Alameda has a rent control ordinance 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. [Mobile Home Park Ordinance](#)

Business License Requirements: You must obtain a business license from Alameda County only if you are conducting any type of business, including leasing residential and commercial

property, or your business is based in an unincorporated area of Alameda County. [Alameda County Business License](#)

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

San Lorenzo/Alameda County Resources

Building Division		510-670-5440
Business License		510-670-6400
Cable and/or Phone	XFINITY from Comcast	844-246-9494
Cable and/or Phone	AT&T U-verse	855-369-6101
Electricity	PG&E	800-743-5000
Environmental Services		510-567-6700
Finance Department		510-272-6803
Fire Department		510-632-3473
Garbage	Oro Loma Sanitary District	510-276-4700
Gas	PG&E	800-743-5000
Housing Authority	Housing Authority of Alameda County	510-538-8876
Permit Department		510-670-5440
Planning/Zoning Dept	Alameda County Planning Department	510-670-5400
Sheriff Department		510-272-6878
Public Works		510-670-5480
Recycling		510-537-5500
Water	EBMUD	866-403-2683

Online Resources

- Castro Valley/Eden Area Chamber of Commerce: <http://www.edenareachamber.com/>
- San Lorenzo Unified School District: <http://www.slzsd.org/>
- County of Alameda: <https://www.acgov.org/>
- County of Alameda Codes and Ordinances: <https://www.acpwa.org/codes-and-ordinances#S130>
- Housing Authority of the County of Alameda: <http://www.haca.net/>
- East Bay Rental Housing Association: <http://ebrha.com/property-owners/>
- Source: U.S. Census Bureau: [SanLorenzoQuickFacts](#)

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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