

# Alameda County Unincorporated Communities

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Community	Population	Zip Code
Ashland (partially)	21,925	94541
Castlewood	unknown	94588
Castro Valley	61,388	94546, 94552
Cherryland	14,728	94580
Fairview	10,003	94541
San Lorenzo	23,452	94580
Sunol (partially)	913	94586

To find out which unincorporated community a property is located in visit: [District Look Up](#)

## For-Sale and Open House Sign Regulations

- Two (2) signs permitted per lot, six (6) square feet maximum area per sign.
- Sign(s) may not be illuminated.
- One (1) sign may be placed for each one hundred (100) feet of street frontage.
- It is unlawful to place an open house sign in the median.

## Time-of- Sale Requirements

None.

## Potential Disclosure Issues

- **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
- **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>

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- **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: [County Tree Ordinance](#)
- **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.

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## Taxes, Bonds and Assessment Districts

- **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 Additional Information:** The Alameda County Assessor Treasurer-Tax Collector's Office may have additional information about property-specific taxes or assessments. Call: (510) 272-3787. Additional tax-related information is located at: [Lookup Current Year Taxes](#)

## 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.

Disclosure information as of 01/29/14