



July 13, 2012

Alameda County Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544

Attn: Bruce Jensen, Senior Planner

RE: Initial Study/Negative Declaration on Proposed General Plan Amendments to ECAP (FAR increase for Equine facilities)

Dear Mr. Jensen:

Thank you for the information referral and opportunity to comment on the environmental documents for the proposed General Plan Amendments to revise the maximum FAR for non-residential buildings in the Large Parcel Agriculture and Resource Management land use designations in the East County Area and Castro Valley General Plans.

The proposed change will allow an increase in Floor Area Ratio (FAR) from .01 not to exceed .02 for non-residential buildings used for commercial breeding and training of horses in both the Large Parcel Agriculture and Resource Management land use designations. The Initial Study indicates this change will have a *less than significant impact* with regard to the potential for it to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. The proposed General Plan Amendment (GPA), however, will conflict with the provisions of the Save Agriculture and Open Space Lands (Measure D). Measure D establishes a maximum building intensity for non-residential buildings of 0.01 FAR but not less than 20,000 square feet in both the Large Parcel Agriculture and the Resource Management designations. The provisions of Measure D can be changed only by a vote of the people of Alameda County.

Measure D does contain a provision (Section 23. Amendments) that allows the County Board of Supervisors to amend the Measure in order to make technical or non-substantive modifications, however, this proposed GPA to modify FAR requirements is a substantive policy revision, not a technical revision, and therefore exceeds the boundary of permissible modifications without a public vote.

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Thank you for your consideration and the opportunity to comment. If you have any questions, please call me at (925) 960-4475.

Sincerely,

A handwritten signature in cursive script that reads "Ingrid Rademaker". The signature is written in black ink and has a long, horizontal flourish extending to the right.

Ingrid Rademaker
Senior Planner
Planning Division, Community Development Department
(925) 960-4475
(925) 960-4459

cc: Paul Spence, Planning Manager
Susan Frost, Principal Planner