

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
FOR
PROPOSED GENERAL PLAN AMENDMENTS TO THE EAST COUNTY AREA PLAN AND
CASTRO VALLEY GENERAL PLAN REGARDING ALLOWABLE FLOOR AREA RATIOS (FARS)
FOR EQUINE BREEDING AND TRAINING FACILITIES -
UNINCORPORATED ALAMEDA COUNTY, LANDS OUTSIDE THE URBAN GROWTH BOUNDARY
ESTABLISHED BY MEASURE D THAT ARE SUBJECT TO THE EAST COUNTY AREA PLAN AND
THE CASTRO VALLEY GENERAL PLAN**

Notice is hereby given that the Alameda County Planning Department proposes General Plan Amendments to the East County Area Plan and Castro Valley General Plan Regarding Allowable Floor Area Ratios (FARs) for Equine Breeding and Training Facilities. The proposed General Plan Amendments (GPAs) would state that commercial breeding and training of horses is an agricultural activity, and that within the Large Parcel Agriculture and Resource Management land use designation of the East County Area Plan and Castro Valley General Plan, the maximum building intensity for non-residential buildings may exceed 0.01 if approved for specified purposes, and if (1) the additional non-residential square footage is for structures and facilities related to the commercial breeding and training of horses; (2) the additional non-residential square footage is necessary to maintain the horse breeding and training use; and (3) the total building intensity for non-residential buildings does not exceed 0.02 FAR. The GPA would also provide for discretionary approval and environmental analysis of proposals pursuant to these policies, and add to the definitions for Large Parcel Agriculture and Resource Management that "...maximum building intensities for non-residential buildings may exceed 0.01 FAR, up to a maximum of 0.02 FAR, to accommodate structures and buildings necessary for the commercial breeding and training of horses."

The affected area is unincorporated Alameda County, specifically lands outside the Urban Growth Boundary established by Measure D that are subject to the East County Area Plan and the Castro Valley General Plan.

A Negative Declaration, which is a written statement indicating that the proposed project will not have a significant effect upon the environment, is proposed to be adopted pursuant to the California Environmental Quality Act and State and County CEQA Guidelines. The draft Negative Declaration has found that the proposed GPAs as written would not have any possible environmental impacts. The review period for the Initial Study and Draft Negative Declaration is from June 13, 2012 to July 13, 2012, a period of 31 days as required by law.

If you challenge the Initial Study and proposed Negative Declaration in court, you may be limited to raising only those issues you or someone else raised in any subsequent public hearing by any County hearing body (date to be announced), or in written correspondence delivered to the Planning Department or hearing body prior to a final public hearing.

A copy of the Draft Mitigated Negative Declaration and Initial Study may be obtained from:

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The Alameda County Building located at 224 West Winton Avenue, Hayward, is wheelchair accessible.