



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY PLANNING DEPARTMENT

FREQUENTLY ASKED QUESTIONS ABOUT MEASURE D 2022 (November 8, 2022 Ballot Measure to Amend Measure D 2000)

What is Measure D 2000?

The Save Agriculture and Open Space Lands Initiative (Measure D) was approved by Alameda County voters in November 2000. The Initiative made many changes to the County General Plan to place limits on the type and amount of development allowed in the rural areas of the County. The East County Area Plan (ECAP) and Castro Valley General Plan (CVGP) are parts of the County General Plan that were amended by Measure D in 2000 to effectively lock in limits on the amount of development allowed on parcels with general plan designations of Large Parcel Agriculture (LPA) or Resource Management (RM).

Why does amending Measure D 2000 require a vote of the electorate?

Section 23 of Measure D 2000 states that, “The provisions of this ordinance may be changed only by vote of the people of Alameda County;” except that “The Board may also make technical or nonsubstantive modifications to the terms of this ordinance ... for purposes of reorganization, clarification or formal consistency within a Plan. Any modifications must be consistent with the purposes and substantive content of this ordinance.”

How much development is currently allowed on agricultural properties in Alameda County?

On properties with general plan designations of Large Parcel Agriculture (LPA) and Resource Management (RM), Measure D 2000 currently allows a maximum building intensity of .01 Floor Area Ratio (FAR), but not less than 20,000 square feet, for non-residential buildings, which includes agricultural buildings. Also, only on properties designated LPA, an additional FAR of .025 is allowed for greenhouses. A maximum of 12,000 square feet is allowed for residential and residential accessory uses in both designations.

How much more development would Measure D 2022 allow?

Measure D 2022 would amend Measure D 2000 (and concurrently the East County Area Plan and Castro Valley General Plan) to apply the additional .025 FAR now allowed for greenhouses in the LPA designation to all types of agricultural buildings, including greenhouses, only on properties designated LPA. In addition, on parcels designated LPA and RM in East County and the Castro Valley Canyonlands, the ballot measure would allow a .025 FAR for covered equestrian arenas up to a maximum of 60,000 square feet. At least 20,000 square feet would be allowed for covered arenas on smaller parcels. The ballot measure would not change the 12,000 square feet currently allowed for residential buildings on parcels of all sizes in both land use designations. The .01 FAR currently allowed for non-residential buildings (including agricultural buildings) would also remain unchanged.

What does Floor Area Ratio (FAR) mean?

Floor Area Ratio (FAR) is the ratio of the gross building square footage permitted on a parcel to the square footage of the parcel. For example, on a 100-acre (4,356,000 square foot) parcel, an FAR of .01 would allow the equivalent of one acre (43,560 square feet) of building area or one percent of the parcel

size. On a 100-acre parcel, an FAR of .025 would allow 108,900 square feet of building area or 2.5 percent of the parcel size.

What are Large Parcel Agriculture and Resource Management areas?

State law requires each city and county in California to prepare and adopt a comprehensive general plan to guide physical, economic, and environmental growth within the jurisdiction. The general plan must include a land use diagram that applies land use designations to every property within the geographic area covered by the plan. The land use designation determines what land uses and how much development can be built on each property. In the East County, most of the unincorporated area outside the Cities of Dublin, Livermore, and Pleasanton is designated LPA. Some areas between Dublin and Livermore, near the county line north of Livermore, and around the San Francisco Public Utilities Commission land in the Sunol area are designated RM. The Castro Valley Canyonlands, including Crow, Cull, Eden, Hollis, Norris, and Palomares Canyons are designated RM. The RM land use designation applies to land that is considered more environmentally sensitive than LPA areas and the RM designation is generally more restrictive than the LPA designation.

Will Measure D 2022 allow new types of land uses on agricultural land?

No, the ballot measure will not allow any new land uses that are not already allowed on agricultural properties.

Why are changes to Measure D 2000 being considered?

The first stated purpose of Measure D (November 2000) is “to preserve and enhance agriculture and agricultural lands, and to protect the natural qualities, the wildlife habitats, the watersheds and the beautiful open space of Alameda County from excessive, badly located and harmful development.” Since the passage of Measure D, members of the agricultural community and owners of equestrian facilities in the County have maintained that the square footage limitations put in place by Measure D inhibits their ability to have thriving agricultural operations.

Has Measure D 2022 gone through a public process?

Over the past approximately ten years, there has been a great deal of discussion about potential amendments to Measure D 2000 to increase the Floor Area Ratio allowed for agricultural buildings and equestrian facilities. Consideration of the specific provisions of the ballot measure began in Spring of 2021. Since that time, the Board of Supervisors’ Transportation and Planning Committee, the County Planning Commission, and the full Board of Supervisors have held several meetings to discuss the measure. County staff also presented the measure at many additional community meetings (including before the Agricultural Advisory Committee, Castro Valley Municipal Advisory Council, Fairview Municipal Advisory Council, and the Sunol Citizens’ Advisory Committee), to discuss the viability of a ballot measure and to solicit input from the public and stakeholders on the scope and content of the measure. The Board voted to place the measure on the November 8, 2022 ballot at a public hearing on August 9, 2022.