

State of California



Fair Political Practices Commission

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October 17, 1984

Timothy R. Ryan
Livermore Valley Joint
Unified School District
Education Center
685 Las Positas Blvd.
Livermore, CA 94550

Re: Your Request For Advice
Our Advice No. A-84-234

Dear Mr. Ryan:

This is in response to your letter of September 5, 1984, in which you requested advice as a member of the Livermore Valley Joint Unified School District Board ("District Board") concerning your obligations under the conflict of interest provisions of the Political Reform Act^{1/}.

FACTS

The County of Alameda has proposed to develop a 4,417 acre area north of the City of Livermore. This project, known as "Las Positas," falls within the boundaries of the Livermore Valley Joint Unified School District which covers parts of both Alameda and Contra Costa Counties. The District would be responsible for the education of the new students of "Las Positas."

The District Board has filed a lawsuit against the County of Alameda and the Board of Supervisors of Alameda County claiming that both the environmental impact report (EIR) and an independent analysis of the development's proposed financing by Angus McDonald & Associates indicate that there has been insufficient provisions made for the funding and construction of adequate schools. In addition, the District maintains that the

^{1/} Government Code Sections 81000-91014. All statutory references are to the Government Code unless otherwise noted.

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EIR itself is not in accord with the California Environmental Quality Act guidelines.

Although locations for the schools have been proposed, none have been finalized. The District Board has not taken a position for or against the development, but it is concerned that the current plan will have a detrimental effect on the current level of educational services within the District. In its lawsuit, the District Board seeks to have the Board of Supervisors vacate the present development plan in favor of an amended proposal which has sufficient provisions for schools. If the Board of Supervisors does not accept the amended plan, the District Board will seek an injunction to halt the construction and implementation of the development until the question of adequate school facilities is settled.

The Board of Supervisors of Alameda County will submit the "Las Positas" development plan to the voters of Alameda County in the election on November 6, 1984. Should a majority of the voters approve the plan, it will become effective and the District's complaint will be pursued. If defeated, the plan will be scrapped and the complaint dropped.

You stated in your letter dated September 18, 1984, that there may not be any more District Board action until after the election unless the District Board decides to take a position on the ballot measure. You indicated that this seems unlikely.

You own 25 acres of agricultural land in Contra Costa County where you reside and run a small farming business. Your property is adjacent to the "Las Positas" development on its northern boundary.

DISCUSSION

Section 87100 provides that no public official of state or local government shall make, participate in making, or attempt to use his official position to influence a governmental decision in which he knows or has reason to know he has a financial interest. A public official has a "financial interest" in a decision within the meaning of Section 87100 if it is reasonably foreseeable that the decision will have a material effect on:

* * *

(b) Any real property in which the public official has a direct or indirect investment worth more than one thousand dollars (\$1,000).

(c) Any source of income ... aggregating two hundred and fifty dollars (\$250) or more in value ... received by ... the public official within 12 months prior to the time when the decision is made....

Section 87103(b) and (c).

As a member of the Livermore Valley Joint Unified School District Board, you are a public official subject to the provisions of the Political Reform Act. Assuming that your real property is worth over \$1,000, you must refrain from participating in any District Board decisions when it is reasonably foreseeable that the decision will have a material effect upon the fair market value or income producing potential of your property.

Since there are no specific decisions pending before the District Board on which we can advise you, we can provide you at this time only with general guidance and information.^{2/} If, in the future, specific decisions regarding the Las Positas development come before the District Board, please contact us for further advice.

It is our understanding that the Las Positas development Project involves a substantial change in the use of the land from agricultural to urban commercial and residential. Normally this type of major development has a significant impact not only on the use and value of the subject property itself but on the surrounding properties as well. Since your 25-acre parcel is directly adjacent to the proposed development and is presently used for agricultural purposes, your property could be significantly affected by the decision on whether the development goes forward. If this is the case, you should not participate in any District Board decisions which could affect whether the development proceeds. Since the Alameda County

^{2/} A copy of our Guide to Conflict of Interest Provisions of the Political Reform Act for Public Officials is enclosed.

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Board of Supervisors, the Alameda County electorate and potentially the courts will be making the ultimate decisions on the fate of the development, the question is whether the District Board decisions could foreseeably affect any of these decisionmakers. The District Board could have an effect upon the decision of the electorate by taking an official position on the November ballot measure or on the decisions of the County or the courts by pursuing its lawsuit against Alameda County. If the development could have a material effect on your property, you should not participate in decisions of this type. On the other hand, not all of the possible District Board decisions regarding the development will affect whether the development will go forward, and you could participate in these decisions.

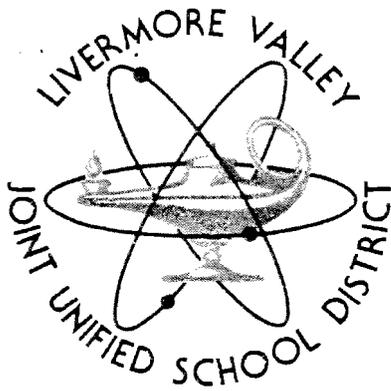
I hope the foregoing discussion is helpful to you. If specific decisions on the development do come before the Board, please contact us for further advice.

Sincerely,



Diane Maula Fishburn
Staff Counsel
Legal Division

DMF:plh
Enclosure



SEP 7 12 25 PM '84

EDUCATION CENTER

685 LAS POSITAS BOULEVARD • LIVERMORE, CALIFORNIA 94550 • TELEPHONE 447-9500

September 5, 1984

Fair Political Practices Commission
1100 K Street
Sacramento, CA 95814

Dear Sir:

In December of 1983, I became a trustee of the Livermore Valley Joint Unified School District. The district is large and has responsibilities in both Alameda and Contra Costa Counties. I happen to live in Contra Costa County but the southern border of my residence borders the Alameda County line.

With this in mind I am writing to seek clarification of what position I may have to take relative to a suit the district has entered into relative to the land bordering mine in Alameda County.

Specifically, over 4,000 acres in Alameda County north of Livermore have been slated for a modification from agricultural to an urban development. The school district is filing suit based on a belief that the EIR and other documents fail to properly plan for school construction and financing. Further, the Alameda County Board of Supervisors has placed the issue on the ballot in November for a decision. If it passes and the Board of Supervisors fails to address the concerns the district has raised, the suit will most likely be pursued.

Since my residence is a 25 acre parcel north of the proposed development but borders it and is in another county, is it a conflict of interest to take positions relative to the district and the development?

Thank you for your attention to this matter.

Very truly yours,


Tim Ryan
School Board Member

mk

Side issue: Is board compensation for meetings attended considered reportable funds relative to campaign statements?

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2 Alletta d'A. Belin
3 SHUTE, MIHALY & WEINBERGER
4 396 Hayes Street
5 San Francisco, CA 94102
6 Telephone: 415-552-7272
7
8 Attorneys for Petitioner
9 and Plaintiff

10 SUPERIOR COURT OF THE STATE OF CALIFORNIA
11 COUNTY OF ALAMEDA, SOUTHERN DIVISION

12 LIVERMORE VALLEY JOINT)
13 UNIFIED SCHOOL DISTRICT,)
14)
15 Petitioner and Plaintiff,)
16 vs.)
17)
18 COUNTY OF ALAMEDA and)
19 BOARD OF SUPERVISORS)
20 OF ALAMEDA COUNTY,)
21)
22 Respondents and Defendants.)
23)
24)
25 LAS POSITAS LAND COMPANY,)
26 a limited partnership, and)
27 DOES I-XX, inclusive,)
28)
29 Real Parties in Interest.)
30)

PETITION FOR WRIT OF
MANDATE AND COMPLAINT
FOR INJUNCTIVE RELIEF

Petitioner and plaintiff Livermore Valley Joint
Unified School District alleges as follows:

INTRODUCTION

1. This action challenges the decision on July
24, 1984, by the Board of Supervisors of Alameda County
(hereinafter "Board" and "County" respectively) to certify
an environmental impact report (hereinafter "EIR"), to amend
the County's General Plan, and to rezone approximately 4,417

1 acres in the unincorporated part of the County north of
2 Interstate 580 and in the vicinity of the City of Livermore
3 to allow a large urban residential, commercial and
4 industrial development known as Las Positas. Petitioner and
5 plaintiff Livermore Valley Joint Unified School District
6 contends that the County's actions are illegal in that they
7 violate provisions of the California Environmental Quality
8 Act, Public Resources Code section 21000 et seq.
9 (hereinafter "CEQA"); the CEQA Guidelines, 14 California
10 Administrative Code section 15000 et seq.; and provisions of
11 the United States and California Constitutions.

12 PARTIES

13 2. Petitioner and plaintiff Livermore Valley
14 Joint Unified School District (hereinafter "School Dis-
15 trict") is a school district organized and existing under
16 the laws of the State of California. The School District
17 has jurisdiction over 240 square miles in Alameda and Contra
18 Costa Counties, including the project site. It is the
19 largest geographical school district in Alameda County. The
20 School District has responsibility for the education of all
21 students who reside within its boundaries.

22 3. The School District and its residents and
23 students have a direct and beneficial interest in compliance
24 by the County with the requirements of CEQA and the United
25 States and California Constitutions. That interest will be
26 directly and adversely affected by the Las Positas project
27 in that the project violates the provisions of law as set
28 forth in this complaint, and would cause significant and

1 detrimental environmental, economic, and social impacts upon
2 the School District and the region which will not be mit-
3 igated or avoided due to the violations of law set forth
4 herein.

5 4. Respondent and defendant County of Alameda is
6 a political subdivision of the State of California, duly
7 organized and existing under the laws and by virtue of the
8 Constitution and the laws of the State of California.
9 Respondent County is responsible for regulating and control-
10 ling land use in all areas of the County not within an
11 incorporated city, including but not limited to implementing
12 and complying with the provisions of CEQA and the CEQA
13 Guidelines and acting in accordance with the Constitutions
14 of California and the United States.

15 5. Respondent and defendant Board of Supervisors
16 of Alameda County is the legislative body of the County
17 responsible for the formulation and implementation of land
18 use planning in the County.

19 6. Real party in interest Las Positas Land
20 Company (hereinafter "Developer") is a limited partnership
21 doing business in Alameda County. Developer controls
22 approximately 50 percent of land within the Las Positas
23 project site and is the sponsor of the project. Developer
24 sought and obtained the Board's approval of the General Plan
25 amendments and rezoning for the Las Positas project.

26 7. Petitioner does not know the true names or
27 capacities, whether individual, corporate, associate or
28 otherwise, of real parties in interest Doe I through Doe XX,

1 inclusive, and therefore sues said real parties in interest
2 under fictitious names. Petitioner will amend its petition
3 and complaint to show their true names and capacities when
4 the same have been ascertained.

5 8. At all times relevant to this action, each of
6 the real parties in interest was the agent and employee of
7 each of the remaining real parties in interest, and at all
8 times was acting within the scope and purpose of such agency
9 and employment.

10 STATEMENT OF FACTS

11 9. The 4,417 acre Las Positas project site is
12 located in the Las Positas Valley, which is part of the
13 Livermore-Amador Valley and north of the City of Livermore.
14 The site is in an unincorporated area generally bounded by
15 I-580 on the south, Collier Canyon Road on the west, North
16 Vasco Road on the east, and Contra Costa County on the
17 north. The site contains approximately 76 parcels owned by
18 approximately 51 owners, including the Developer Las Positas
19 Land Company.

20 10. In 1981, the Developer submitted the Las
21 Positas project proposal to the County requesting rezoning
22 of the project site and amendments to the County General
23 Plan to permit the project. The project as proposed would
24 be a residential, office, industrial, and commercial "new
25 town" to be developed over a twenty year period from 1985 to
26 2005. It would provide housing for approximately 45,000
27 people in approximately 18,000 dwelling units. The Develop-
28 er proposed to construct the project in four five-year

1 phases, with approximately 4,500 dwelling units to be
2 constructed in each phase.

3 11. The Livermore Valley Joint Unified School
4 District would have responsibility for providing educational
5 facilities to accommodate the approximately 11,700 students
6 generated by the Las Positas project. At present, the
7 School District has a total of 10 open elementary schools,
8 three middle schools, 2 high schools and one continuation
9 school at the high school level. District enrollment
10 capacity is approximately 14,000 students with existing in
11 use and available facilities, and current enrollment is
12 estimated to be 10,277 students. No school facilities are
13 located within the Las Positas project site. The District's
14 intermediate and high schools are all at capacity. Four of
15 the District's elementary schools have been closed due to
16 declining enrollment; three of those schools have been
17 converted to other uses.

18 12. The Las Positas project would require con-
19 struction of a total of 8 elementary schools, 3 intermediate
20 schools and 2 high schools. In the first phase of the
21 project (1985-1990), 2 elementary schools, 1 middle school
22 and 1 high school would be required to adequately accommo-
23 date expected students because of the isolation of the area
24 in which there are no existing facilities.

25 13. The entire project is proposed to be built in
26 unincorporated County territory. In order to manage such a
27 large urban development outside of city boundaries, the
28 Developer has proposed that a County Service Area ("CSA")

1 (Government Code section 25210.1 et seq.) be formed and
2 funded by all benefitting properties to manage and finance
3 most public services for Las Positas.

4 14. Under the financing plan proposed by the
5 Developer, funding for new school construction would be
6 provided primarily by fees charged to developers for con-
7 struction of infrastructure at the time they are issued
8 building permits. There is no assurance that these fees
9 would be used for other than interim facilities. The
10 Developer would advance the CSA approximately \$14,000,000 to
11 finance infrastructure and land acquisition prior to con-
12 struction of Phase 1 and receipt of fees. The Developer's
13 advance would not be used to fund school construction.

14 15. The total cost of constructing new schools
15 for Las Positas is estimated to be \$65,255,000. The costs
16 of new school construction account for approximately
17 one-third of the \$200 million total capital costs projected
18 for Las Positas. Construction of school facilities for
19 Phase 1 alone would cost an estimated \$23,530,000
20 (\$2,805,000 for each elementary school, \$6,375,000 for each
21 middle school, and \$10,795,000 for each high school).

22 16. Each elementary school would be built on a
23 10-acre site and would accommodate 600 students, each middle
24 school would require a 20-acre site and would accommodate
25 approximately 1,000 students, and each high school would be
26 built on a 40-acre site and would accommodate approximately
27 1,500 students. Land needed for the schools would be
28 dedicated at the time that final tract maps are filed for

1 each subdivision. Locations for the schools have been
2 proposed but have not been finally determined. Typically it
3 takes two to five years or more to complete construction of
4 a school once the funding has been obtained and the site has
5 been acquired.

6 17. The Alameda County Planning Commission agreed
7 to consider the Developer's application for a General Plan
8 amendment for Las Positas in December, 1981. The County
9 issued a draft environmental impact report ("DEIR") on the
10 proposed General Plan amendment for Las Positas on June 18,
11 1982. The DEIR was circulated for public comment and
12 hearings on the proposal were held beginning in June, 1982.
13 The School District and others presented written and oral
14 comments on the DEIR.

15 18. The County issued a revised draft environ-
16 mental impact report ("RDEIR") on the Las Positas General
17 Plan amendment and rezoning in March, 1983. The RDEIR
18 incorporated a number of revisions in response to comments
19 on the first DEIR. Among the new material included in the
20 RDEIR was an analysis by Angus McDonald and Associates of
21 the Developer's proposed financing plan for Las Positas.

22 19. The McDonald analysis concluded that under
23 the Developer's fiscal proposal, insufficient funds would be
24 available to fund the costs of school construction at the
25 times necessary, especially in the earlier phases of the
26 project. During Phase 1, for example, construction of the
27 two elementary schools, one middle school, and one high
28 school necessary to accommodate the new students on schedule

1 would result in deficits of up to \$10,400,000. In addition,
2 the McDonald study found that the Developer's estimated
3 costs of capital improvements, including new schools, could
4 be "major underestimates", in which case there could be
5 significant cumulative deficits in addition to the annual
6 deficits projected. In other words, not only would funds
7 for school construction not be available when needed, they
8 also might be insufficient to cover the costs.

9 20. The RDEIR was circulated for public comment
10 and the Planning Commission held hearings. The School
11 District presented both written and oral comments on the
12 project. The District requested at this and other times
13 that conditions of project approval include specific guaran-
14 tees and assurances that adequate school facilities would be
15 available when and where needed and in a manner which would
16 avoid overcrowding of existing schools and reduction in the
17 quality of education. The District also requested that an
18 agreement be entered into between the County and the Dis-
19 trict to assure that the County could not unilaterally waive
20 these conditions.

21 21. A Final EIR ("FEIR") on the project was
22 issued on December 19, 1983. In response to the School
23 District's comments, the FEIR stated that McDonald and
24 Associates agreed that the fiscal proposals for the project
25 did not contain the assurances requested by the School
26 District. In forwarding the FEIR to the Planning Commis-
27 sion, the Planning Department recommended that the Commis-
28 sion certify the EIR but that it not approve the Las Positas

1 General Plan amendment and rezoning. The Department's
2 reasons for recommending disapproval of the project were
3 that (1) it was not consistent with County General Plan
4 policies, (2) there was no sufficient demonstration that the
5 need for the project could not be met within the existing
6 plans for the Livermore-Amador Valley, (3) the project would
7 not provide any significant social, economic, fiscal, or
8 environmental benefits which would not otherwise be provided
9 under adopted proposals and policies of the County General
10 Plan, (4) the project was not warranted by recent or antic-
11 ipated changes in social, economic, fiscal or environmental
12 conditions in the area, (5) the project would result in a
13 number of significant and adverse environmental and fiscal
14 impacts, some of which are unavoidable and unmitigable, and
15 (6) the project would require the County to assume major new
16 responsibilities, duties, and potential risks, without
17 compensating benefits to the County or to the citizens of
18 the County.

19 22. In January, 1984, the School District submit-
20 ted additional written comments to the County again request-
21 ing assurance that adequate facilities be available when
22 needed and that all requirements in the General Plan amend-
23 ment would be met. The County responded that it would not
24 add to or amend the conditions of the Plan amendment.

25 23. On February 14, 1984, the County Planning
26 Commission voted to certify the EIR for the project and to
27 delay action on the proposed General Plan amendment and
28 rezoning for Las Positas.

1 24. In its June 18, 1984, staff report, the
2 Planning Department again recommended that the Commission
3 disapprove the General Plan amendment and rezoning for Las
4 Positas. On June 18, 1984, however, the County Planning
5 Commission passed resolutions recommending to the Board that
6 it approve the proposed General Plan amendment (Resolution
7 No. 84-28) and the proposed zoning reclassification from
8 Agricultural (A) District to Planned Development (PD)
9 District (Resolution No. 84-29) for the Las Positas project
10 site.

11 25. The Board of Supervisors considered the Las
12 Positas General Plan amendment and rezoning on June 28, July
13 12, July 17, and July 24, 1984. The School District again
14 presented testimony in opposition to the project, as did
15 numerous other agency representatives and members of the
16 public.

17 26. On July 24, 1984, the Board voted to certify
18 the EIR and to approve both the General Plan amendment and
19 the rezoning for Las Positas (Ordinance No. 0-84-73).
20 Neither the EIR nor the project conditions approved by the
21 Board provide any of the guarantees or assurances sought by
22 the School District that school funding will be available
23 when needed and that adequate facilities will be constructed
24 in a timely manner without detriment to the District's
25 current level of services. Instead, project conditions
26 defer resolution of these issues to a later date, providing
27 only that the District should reach an agreement with the
28 CSA some time before project construction begins.

1 27. Also on July 24, 1984, the Board determined
2 to submit Ordinance No. 0-84-73 to the voters of Alameda
3 County in an election to be held on November 6, 1984. The
4 Board's action approving Las Positas would become effective
5 only if a majority of the County voters approves it at the
6 election. However, inasmuch as the Board's action is
7 illegal, as alleged herein, ratification by the voters of
8 the Board's action would have no force or effect.

9 28. A Notice of Determination relating to the
10 County's approvals was filed with the County Clerk on July
11 25, 1984, pursuant to Public Resources Code section 21152.

12 29. The School District has performed any and all
13 conditions precedent to the filing of this action and has
14 exhausted any and all available administrative remedies.

15 30. The School District has complied with the
16 requirements of Public Resources Code section 21167.5. A
17 copy of the written notice provided to the County as
18 required by that provision is attached hereto as Exhibit
19 "A".

20 31. The School District has no plain, speedy or
21 adequate remedy in the ordinary course of law in that unless
22 the Court grants the requested writ of mandate to require
23 the County and Board of Supervisors to comply with their
24 duties, the approval of the General Plan amendment and
25 rezoning for the Las Positas project will remain in effect,
26 in violation of state law and the U.S. Constitution.

27 32. If the County, Board of Supervisors and real
28 parties in interest are not enjoined from implementing the

1 Las Positas General Plan amendment and rezoning and from
2 undertaking acts in furtherance of them, petitioner School
3 District and its residents and students will suffer
4 irreparable harm for which there is no adequate remedy at
5 law, in that additional burdens would be placed on the
6 District to serve the Las Positas area without assurances
7 that adequate funding would be available, thereby causing an
8 irrevocable decline in the quality of education in the
9 District, and significant adverse impacts on the environment
10 would occur, contrary to the requirements of state law and
11 the U.S. Constitution.

12 FIRST CAUSE OF ACTION

13 33. Petitioner School District hereby realleges
14 and incorporates the allegations contained in paragraphs 1
15 through 32, inclusive.

16 34. The Board's action on July 24, 1984, certify-
17 ing the EIR and approving the General Plan amendment and
18 rezoning for Las Positas constituted a prejudicial abuse of
19 discretion in that the Board failed to proceed in a manner
20 required by law and to act on the basis of substantial
21 evidence. Specifically, the County's actions are invalid
22 because the Board relied upon an EIR which is not in accord
23 with CEQA and the CEQA Guidelines, but rather is inadequate
24 and insufficient in numerous respects, including, but not
25 limited to, the following:

26 A. The EIR fails to analyze adequately the
27 potentially significant adverse environmental effects of the
28 proposed Las Positas project, including:

1 (1) The impacts upon the School District and
2 upon existing schools and levels of service within the
3 District of potential delays in obtaining school con-
4 struction funds. According to the Developer, the funds for
5 school construction are to come primarily from fees levied
6 upon developers at the time building permits are issued, yet
7 the need generated by the project requires construction of
8 four schools in Las Positas by 1990 at a cost of an estimat-
9 ed \$23,530,000, and it typically takes two to five years or
10 more to construct a school. It is therefore impossible for
11 new facilities to be funded and constructed in the time
12 called for in the project proposal. The impacts of such a
13 delay must be fully analyzed.

14 (2) The impacts upon the School District and
15 upon existing schools and levels of service within the
16 District of potential delays in acquiring the lands to serve
17 as school sites. It is proposed that lands for new schools
18 will be obtained in two ways: (1) land dedicated by subdi-
19 viders, and (2) land purchased with in-lieu fees exacted
20 from developers at the time a final tract map is filed. As
21 there is no assurance that appropriate school sites will be
22 acquired in time for schools to be in place when needed, the
23 EIR should analyze the extent to which delays in site
24 acquisition are possible and the impacts of such delay. For
25 example, the plan calls for a high school to be built and
26 operating in Phase 1, yet the Land Use and Circulation
27 Diagram (June 18, 1984) shows no high school located in the
28 Phase 1 area. Thus, the high school site might not even be

1 acquired until Phase 2, in which case it would not be
2 operating until some time in Phase 3, many years after the
3 need would have arisen.

4 (3) The cumulative impacts on the School
5 District and upon existing schools within the School Dis-
6 trict of Las Positas together with other proposed develop-
7 ments within the District which will also have an impact
8 upon the need for schools.

9 B. The EIR fails to document adequately the
10 disposition of potentially significant adverse environmental
11 effects identified in the EIR, in that:

12 (1) The EIR fails to identify certain
13 unavoidable adverse environmental effects of the project,
14 since the EIR and the County's CEQA findings incorrectly
15 identify certain impacts as mitigated to an acceptable level
16 when in fact such impacts are not so mitigated. These
17 impacts include potentially necessary increases in staffing
18 and facilities of the School District; the potential need
19 for interim school facilities; and fund balance deficits
20 which could delay or preclude school construction, require
21 subsidies from the School District, and/or cause overcrowd-
22 ing in District schools. The County improperly concludes
23 that these impacts have been mitigated due to the fact that
24 plans and studies will be prepared in the future which the
25 County hopes will solve these problems, when in fact these
26 problems have not been mitigated, and there is no assurance
27 that such plans and studies will lead to mitigation in the
28 future.

1 (2) The EIR fails to assess mitigation
2 measures which could mitigate or avoid significant adverse
3 impacts to the School District. Such measures include (1)
4 requiring that the Developer advance sufficient funds to
5 cover the costs of construction of all schools required in
6 Phase 1, rather than relying upon fees charged to developers
7 and subdividers during Phase 1, and (2) concrete guarantees
8 that adequate school facilities be available when and where
9 needed such that the existing quality of education in the
10 School District would not decline.

11 35. The County thereby violated its duty to
12 certify an EIR which conforms to the requirements of CEQA
13 and the CEQA Guidelines. Accordingly, the certification of
14 the EIR and approval of the General Plan amendment and
15 rezoning for Las Positas must be set aside.

16 SECOND CAUSE OF ACTION

17 36. Petitioner School District hereby realleges
18 and incorporates the allegations contained in paragraphs 1
19 through 35.

20 37. The Board's actions on July 24, 1984, certi-
21 fying the EIR, and approving the General Plan amendment and
22 rezoning for Las Positas, constituted a prejudicial abuse of
23 discretion in that the Board failed to proceed in a manner
24 required by law and to act on the basis of substantial
25 evidence by failing to make proper written findings as
26 required by Public Resources Code section 21081 and the
27 State CEQA Guidelines. Specifically, the Board:
28

1 A. Failed to make adequate findings with respect
2 to whether each significant environmental effect of the
3 project has been reduced to a level of insignificance as a
4 result of changes or alterations in the project, in that:

5 (1) The Board failed to make any findings
6 with respect to certain significant environmental impacts,
7 such as the impacts of potential delayed school site acqui-
8 sition, school funding, and school construction, and the
9 cumulative impacts on the School District of Las Positas and
10 other developments in the District.

11 (2) The Board found that certain identified
12 significant environmental impacts, such as fund deficits and
13 resulting impacts upon the School District and others, had
14 been reduced to an insignificant level when there was no
15 substantial evidence in the record for such a finding.

16 B. Failed to accompany each of the findings with
17 an adequate statement of facts supporting each finding.

18 C. Failed to make adequate findings with respect
19 to its statement of overriding considerations, in that:

20 (1) All of the unavoidable adverse impacts
21 of the project are not disclosed, including particularly
22 impacts upon the School District and its students.

23 (2) The alleged benefits of the project set
24 forth in the statement of overriding considerations are not
25 supported by a statement of facts documenting each such
26 benefit based upon the EIR and/or other information in the
27 record.

1 (3) The statement does not discuss or set
2 forth reasons, based upon substantial evidence in the
3 record, why the alleged benefits of the project override or
4 justify the unavoidable adverse impacts of the project.

5 38. The County thereby violated its duty under
6 CEQA and the State CEQA Guidelines to adopt adequate find-
7 ings. Accordingly, certification of the EIR, and approval
8 of the General Plan amendment and rezoning for Las Positas
9 must be set aside.

10 THIRD CAUSE OF ACTION

11 39. Petitioner School District hereby realleges
12 and incorporates the allegations contained in paragraphs 1
13 through 38, inclusive.

14 40. The Board's action on July 24, 1984, approv-
15 ing the General Plan amendment and rezoning for Las Positas
16 constituted an unreasonable exercise of the police power
17 because the General Plan amendment and rezoning do not have
18 a "real and substantial relation" to the welfare of the
19 region (Associated Home Builders v. City of Livermore (1976)
20 18 Cal.3d 582) in that the Las Positas project will have
21 severely detrimental fiscal and economic impacts upon the
22 School District and its schools and students, and other
23 agencies and citizens throughout the region, without any
24 corresponding benefits to them. Specifically, the project
25 would create the need for school facilities costing
26 millions of dollars before providing the necessary funding
27 for those facilities, thereby potentially causing school
28 overcrowding and decrease in the level of school services,

1 and creating the need for subsidies from the School District
2 and/or or other public entities. No viable measures to
3 mitigate these impacts have been incorporated in the proj-
4 ect, and there is no assurance that the plans and studies
5 called for as mitigation measures will mitigate or avoid
6 these impacts.

7 WHEREFORE, petitioner School District prays for
8 relief as follows:

9 1. That this Court issue its peremptory writ of
10 mandate commanding the Board of Supervisors to vacate and
11 set aside its actions certifying the Las Positas EIR and
12 approving the rezoning and General Plan Amendment for the
13 Las Positas project.

14 2. That this Court issue a temporary restraining
15 order, preliminary injunction, and permanent injunction
16 restraining and enjoining respondents County and Board of
17 Supervisors and their agents, servants, and employees and
18 all others acting in concert with them or in their behalf,
19 from issuing any permits or taking any other action to
20 implement in any way whatsoever, the Las Positas project.

21 3. That this Court issue a temporary restraining
22 order, preliminary injunction, and permanent injunction
23 restraining and enjoining real parties in interest and their
24 agents, servants and employees and all others acting in
25 concert with them or in their behalf from undertaking any
26 act of construction or development in furtherance of the Las
27 Positas project and from implementing and preparing to
28 implement in any way whatsoever, the Las Positas project.

1 4. For attorneys' fees pursuant to Code of Civil
2 Procedure section 1021.5 and any other applicable provision
3 of law.

4 5. For costs of suit herein.

5 6. For such other and further relief as the
6 Court deems just and proper.

7 DATED: August 23, 1984

8 SHUTE, MIHALY & WEINBERGER

9
10 By: 
11 MARK I. WEINBERGER

12 Attorneys for Petitioner
13 and Plaintiff

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EXHIBIT A

SHUTE, MIHALY & WEINBERGER
ATTORNEYS AT LAW
396 HAYES STREET
SAN FRANCISCO, CALIFORNIA 94102

E. CLEMENT SHUTE, JR.
MARK I. WEINBERGER
MARC B. MIHALY, P. C.
ALLETTA D'A. BELIN
FRAN M. LAYTON

TELEPHONE
(415) 552-7272

August 23, 1984

The Honorable Board of Supervisors
Alameda County
1221 Oak Street
Oakland, California 94612

Re: Livermore Valley Joint Unified School District v.
County of Alameda and Board of Supervisors of
Alameda County

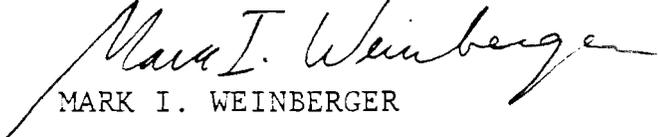
Dear Members of the Board:

Please take notice that the Livermore Valley Joint Unified School District intends to commence an action challenging the Board of Supervisors' actions on July 24, 1984, to certify an environmental impact report and to approve a General Plan amendment and rezoning for the Las Positas project. These actions were taken pursuant to Ordinance No. 0-84-73.

This notice is provided pursuant to Public Resources Code section 21167.5.

Very truly yours,

SHUTE, MIHALY & WEINBERGER


MARK I. WEINBERGER

Attorneys for Livermore
Valley Joint Unified School
District

MIW:jt

PROOF OF SERVICE BY MAIL

Re: Livermore Valley Joint Unified School District v. County
of Alameda and Board of Supervisors of Alameda County

I am a citizen of the United States and a resident of the County of San Francisco. I am over the age of eighteen years and not a party to the within above entitled action; my business address is 396 Hayes Street, Suite One, San Francisco, California.

On August 23, 1984, I served the within

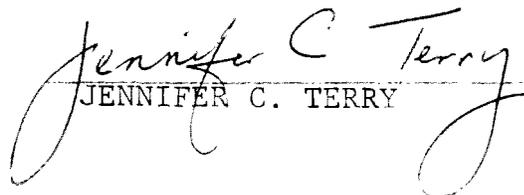
LETTER TO THE ALAMEDA COUNTY BOARD OF SUPERVISORS DATED
AUGUST 23, 1984, RE COMMENCEMENT OF ACTION

on the parties in said action, by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States Post Office mail box at San Francisco, California addressed as follows:

The Honorable Board of Supervisors
Alameda County
1221 Oak Street
Oakland, California 94612

I, Jennifer C. Terry, declare under penalty of perjury that the foregoing is true and correct.

Executed on August 23, 1984, at San Francisco, California.


JENNIFER C. TERRY

FORM 730

Statement of Economic Interests For Designated Employees

Important Notice to Filers: The Political Reform Act is intended to prevent conflicts of interests by requiring public officials such as yourself to disclose financial interests which could foreseeably cause conflicts. In addition, as a public official, you may be required to disqualify yourself from making, participating in, or attempting to influence any governmental decision which will affect your financial interests, including those you are required to report on this Statement. The Fair Political Practices Commission's *Guide to the Political Reform Act: California's Conflict of Interest Law for Public Officials* explains what a conflict of interest is, and when disqualification is required by law. Failure to file your Statement before the filing deadline may result in penalties including but not limited to late fines.

Please type or print in ink

NAME	Timothy Ryan	POSITION	Member, Board of Education
STATE DEPARTMENT AND UNIT OR LOCAL AGENCY	Livermore Valley Unified School District		
MAILING ADDRESS	685 Las Positas Blvd., Livermore, CA 94550	TELEPHONE NUMBER	415 - 447-9500

Check the appropriate box(es):

INITIAL STATEMENT: The Conflict of Interest Code for your agency becomes effective on _____. You must file a Statement within thirty days after this date disclosing your reportable interests held on this date. You are not required to disclose income, gifts or loans on this Statement.

ASSUMING OFFICE STATEMENT: You have assumed office on 12/6/83 (DATE)

Position subject to State Senate confirmation—file thirty days after appointment or nomination.

All other positions—file thirty days after assuming office.

You must disclose all reportable interests, other than income, gifts and loans, held on the date you assumed your position.

ANNUAL STATEMENT: You are required to file a Statement no later than _____ (DATE) disclosing all reportable interest held or received during the period from January 1, _____ through December 31, _____.

LEAVING OFFICE STATEMENT: You are leaving or have left your position on _____ (DATE) and must file a Statement within thirty days of that date. You must disclose all reportable interests held or received during the period from January 1, _____ through the date you left office.

CANDIDATE STATEMENT: You are a candidate for elective office. You must disclose all reportable interests, other than income, gift and loans, held on the date you filed nomination papers. You must file this Statement no later than the final filing date of a declaration of candidacy.

The Following Summary Must Be Completed By All Filers

(Do not complete this summary until you have reviewed all schedules and the instructions on the reverse side of each schedule carefully.)

SCHEDULE A—Investments

Schedule completed and attached No reportable interests Schedule not applicable to my disclosure category

SCHEDULE B—Interests in Real Property

Schedule completed and attached No reportable interests Schedule not applicable to my disclosure category

SCHEDULE C—Interests in Real Property and Investments Held by Business Entities or Trusts

Schedule completed and attached No reportable interests Schedule not applicable to my disclosure category

SCHEDULE D—Income (other than Gifts and Loans)

Schedule completed and attached No reportable interests Schedule not applicable to this type of statement or to my disclosure category

SCHEDULE E—Loans

Schedule completed and attached No reportable interests Schedule not applicable to this type of statement or to my disclosure category

SCHEDULE F—Gifts

Schedule completed and attached No reportable interests Schedule not applicable to this type of statement or to my disclosure category

SCHEDULE G—Business Positions

Schedule completed and attached No reportable interests Schedule not applicable to this type of statement or to my disclosure category

SCHEDULE H—Income and Loans to Business Entities

Schedule completed and attached No reportable interests Schedule not applicable to my disclosure category

Note: Filers whose reportable interests on any particular schedule have not changed since a previously filed annual Statement may attach copies of the appropriate schedule from the previous annual Statement. Please discard those schedules on which you have nothing to report.

VERIFICATION

I declare under penalty of perjury that I have used all reasonable diligence in preparing this Statement, that I have reviewed the attached schedules and to the best of my knowledge the information provided in this Statement is true and correct.

Executed on December 23, 1991, at San Francisco, CA

SIGNATURE

All of the information required by this form is mandatory, is required by the provisions of the Political Reform Act, Government Code Section 81000 et seq., and will be available to any member of the public upon request. This information is to be used to reveal to public scrutiny certain financial interests of public officials and employees in order to disclose potential conflicts of interests and to aid in the prevention of actual conflicts of interests.

Schedule A — Investments

You must report investments in business entities, of the type described in your disclosure category, located in, or doing business in, your agency's jurisdiction, in which you and your immediate family had an aggregate interest of more than \$1,000 during the reporting period. For each investment indicate both the value and the ownership interest in the boxes provided.

NAME OF BUSINESS ENTITY <u>WAS ROBERT</u>			VALUE	<input type="checkbox"/> \$1,001 – \$10,000
NATURE OF INTERESTS, E.G., COMMON STOCK, PARTNERSHIP INTEREST, ETC. <u>SOLE PROPRIETORSHIP</u>				<input checked="" type="checkbox"/> \$10,001 – \$100,000
GENERAL DESCRIPTION OF BUSINESS ACTIVITY <u>AGRICULTURE</u>			<input checked="" type="checkbox"/> ACQUIRED	DATE <u>2/19</u>
			<input type="checkbox"/> DISPOSED	
			OWNERSHIP INTEREST	<input type="checkbox"/> Less than 10%
				* <input checked="" type="checkbox"/> 10% or greater
NAME OF BUSINESS ENTITY			VALUE	<input type="checkbox"/> \$1,001 – \$10,000
NATURE OF INTERESTS, E.G., COMMON STOCK, PARTNERSHIP INTEREST, ETC.				<input type="checkbox"/> \$10,001 – \$100,000
GENERAL DESCRIPTION OF BUSINESS ACTIVITY			<input type="checkbox"/> ACQUIRED	DATE
			<input type="checkbox"/> DISPOSED	
			OWNERSHIP INTEREST	<input type="checkbox"/> Less than 10%
				* <input type="checkbox"/> 10% or greater
NAME OF BUSINESS ENTITY			VALUE	<input type="checkbox"/> \$1,001 – \$10,000
NATURE OF INTERESTS, E.G., COMMON STOCK, PARTNERSHIP INTEREST, ETC.				<input type="checkbox"/> \$10,001 – \$100,000
GENERAL DESCRIPTION OF BUSINESS ACTIVITY			<input type="checkbox"/> ACQUIRED	DATE
			<input type="checkbox"/> DISPOSED	
			OWNERSHIP INTEREST	<input type="checkbox"/> Less than 10%
				* <input type="checkbox"/> 10% or greater
NAME OF BUSINESS ENTITY			VALUE	<input type="checkbox"/> \$1,001 – \$10,000
NATURE OF INTERESTS, E.G., COMMON STOCK, PARTNERSHIP INTEREST, ETC.				<input type="checkbox"/> \$10,001 – \$100,000
GENERAL DESCRIPTION OF BUSINESS ACTIVITY			<input type="checkbox"/> ACQUIRED	DATE
			<input type="checkbox"/> DISPOSED	
			OWNERSHIP INTEREST	<input type="checkbox"/> Less than 10%
				* <input type="checkbox"/> 10% or greater
NAME OF BUSINESS ENTITY			VALUE	<input type="checkbox"/> \$1,001 – \$10,000
NATURE OF INTERESTS, E.G., COMMON STOCK, PARTNERSHIP INTEREST, ETC.				<input type="checkbox"/> \$10,001 – \$100,000
GENERAL DESCRIPTION OF BUSINESS ACTIVITY			<input type="checkbox"/> ACQUIRED	DATE
			<input type="checkbox"/> DISPOSED	
			OWNERSHIP INTEREST	<input type="checkbox"/> Less than 10%
				* <input type="checkbox"/> 10% or greater
NAME OF BUSINESS ENTITY			VALUE	<input type="checkbox"/> \$1,001 – \$10,000
NATURE OF INTERESTS, E.G., COMMON STOCK, PARTNERSHIP INTEREST, ETC.				<input type="checkbox"/> \$10,001 – \$100,000
GENERAL DESCRIPTION OF BUSINESS ACTIVITY			<input type="checkbox"/> ACQUIRED	DATE
			<input type="checkbox"/> DISPOSED	
			OWNERSHIP INTEREST	<input type="checkbox"/> Less than 10%
				* <input type="checkbox"/> 10% or greater

* If you have checked this box, you may have to report your pro rata share of the gross income to, or the interests in real property and investments held by, the business entity on Schedules C, D or H.

Note: You must report any salary, commission, distribution or other income paid to you or your spouse by the business entity on Schedule D, whether or not you have a 10% ownership interest.

Schedule B — Interests in Real Property

You must report interests in the types of real property described in your disclosure category, located in your agency's jurisdiction, in which you and your immediate family had an aggregate interest of more than \$1,000 during the reporting period. You do not have to report your principal place of residence.

Principal Place of Residence NY JK

STREET ADDRESS OR PRECISE LOCATION OF PROPERTY		VALUE	<input type="checkbox"/> \$1,001 – \$10,000
NATURE OF INTEREST, E.G., EQUITY, OPTION			<input type="checkbox"/> \$10,001 – \$100,000
<input type="checkbox"/> ACQUIRED	DATE	IF RENTAL PROPERTY, OWNERSHIP INTEREST IS:	<input type="checkbox"/> Over \$100,000
<input type="checkbox"/> DISPOSED			<input type="checkbox"/> Less than 10%
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY		VALUE	<input type="checkbox"/> 10% or greater
NATURE OF INTEREST, E.G., EQUITY, OPTION			<input type="checkbox"/> \$1,001 – \$10,000
<input type="checkbox"/> ACQUIRED	DATE	IF RENTAL PROPERTY, OWNERSHIP INTEREST IS:	<input type="checkbox"/> \$10,001 – \$100,000
<input type="checkbox"/> DISPOSED			<input type="checkbox"/> Over \$100,000
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY		VALUE	<input type="checkbox"/> Less than 10%
NATURE OF INTEREST, E.G., EQUITY, OPTION			<input type="checkbox"/> 10% or greater
<input type="checkbox"/> ACQUIRED	DATE	IF RENTAL PROPERTY, OWNERSHIP INTEREST IS:	<input type="checkbox"/> \$1,001 – \$10,000
<input type="checkbox"/> DISPOSED			<input type="checkbox"/> \$10,001 – \$100,000
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY		VALUE	<input type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., EQUITY, OPTION			<input type="checkbox"/> Less than 10%
<input type="checkbox"/> ACQUIRED	DATE	IF RENTAL PROPERTY, OWNERSHIP INTEREST IS:	<input type="checkbox"/> 10% or greater
<input type="checkbox"/> DISPOSED			<input type="checkbox"/> \$1,001 – \$10,000
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY		VALUE	<input type="checkbox"/> \$10,001 – \$100,000
NATURE OF INTEREST, E.G., EQUITY, OPTION			<input type="checkbox"/> Over \$100,000
<input type="checkbox"/> ACQUIRED	DATE	IF RENTAL PROPERTY, OWNERSHIP INTEREST IS:	<input type="checkbox"/> Less than 10%
<input type="checkbox"/> DISPOSED			<input type="checkbox"/> 10% or greater
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY		VALUE	<input type="checkbox"/> \$1,001 – \$10,000
NATURE OF INTEREST, E.G., EQUITY, OPTION			<input type="checkbox"/> \$10,001 – \$100,000
<input type="checkbox"/> ACQUIRED	DATE	IF RENTAL PROPERTY, OWNERSHIP INTEREST IS:	<input type="checkbox"/> Over \$100,000
<input type="checkbox"/> DISPOSED			<input type="checkbox"/> Less than 10%
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY		VALUE	<input type="checkbox"/> 10% or greater
NATURE OF INTEREST, E.G., EQUITY, OPTION			<input type="checkbox"/> \$1,001 – \$10,000
<input type="checkbox"/> ACQUIRED	DATE	IF RENTAL PROPERTY, OWNERSHIP INTEREST IS:	<input type="checkbox"/> \$10,001 – \$100,000
<input type="checkbox"/> DISPOSED			<input type="checkbox"/> Over \$100,000
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY		VALUE	<input type="checkbox"/> Less than 10%
NATURE OF INTEREST, E.G., EQUITY, OPTION			<input type="checkbox"/> 10% or greater
<input type="checkbox"/> ACQUIRED	DATE	IF RENTAL PROPERTY, OWNERSHIP INTEREST IS:	<input type="checkbox"/> \$1,001 – \$10,000
<input type="checkbox"/> DISPOSED			<input type="checkbox"/> \$10,001 – \$100,000
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY		VALUE	<input type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., EQUITY, OPTION			<input type="checkbox"/> Less than 10%
<input type="checkbox"/> ACQUIRED	DATE	IF RENTAL PROPERTY, OWNERSHIP INTEREST IS:	<input type="checkbox"/> 10% or greater
<input type="checkbox"/> DISPOSED			<input type="checkbox"/> \$1,001 – \$10,000
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY		VALUE	<input type="checkbox"/> \$10,001 – \$100,000
NATURE OF INTEREST, E.G., EQUITY, OPTION			<input type="checkbox"/> Over \$100,000
<input type="checkbox"/> ACQUIRED	DATE	IF RENTAL PROPERTY, OWNERSHIP INTEREST IS:	<input type="checkbox"/> Less than 10%
<input type="checkbox"/> DISPOSED			<input type="checkbox"/> 10% or greater

* If you have checked this box, you may have to report your pro rata share of the total gross rental income (if \$250 or more) on Schedule D, and your pro rata share of the gross rental paid by any individual tenant (if \$10,000 or more) on Schedule H.

Schedule C — Interests in Real Property and Investments Held by Business Entities or Trusts

During the reporting period did you or your immediate family have a 10% or greater interest in a business entity or in a trust?

- No—You do not have to complete this schedule.
 Yes—Continue reading below.

If yes, does the business entity or trust hold interests in real property or investments of the type covered by your disclosure category?

- No—You do not have to complete this schedule.
 Yes—You must report such interests in real property or investments owned by the business entity or trust if:

- a) Your pro rata share in any *interest in real property* is more than \$1,000 and the real property is located in your jurisdiction (report this on Schedule C-1 below); or
- b) Your pro rata share of any *investment* is more than \$1,000 and the investment is in a business entity located in, or doing business in, your jurisdiction (report this on Schedule C-2 on reverse).

This reporting requirement applies regardless of where your business entity is located or doing business.

Schedule C-1 Interests in Real Property

Ryan Raveit

NAME OF BUSINESS ENTITY OR TRUST HOLDING INTERESTS IN REAL PROPERTY

STREET ADDRESS OR PRECISE LOCATION OF PROPERTY <i>13285 BAYVIEW DR RD FORT MYERS, FL 34135</i>	VALUE	<input type="checkbox"/> \$1,001–\$10,000 <input checked="" type="checkbox"/> \$10,001–\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., EQUITY, OPTION <i>Sole Proprietorship</i>		
<input checked="" type="checkbox"/> ACQUIRED DATE <input type="checkbox"/> DISPOSED <i>7/79</i>		
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY	VALUE	<input type="checkbox"/> \$1,001–\$10,000 <input type="checkbox"/> \$10,001–\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., EQUITY, OPTION		
<input type="checkbox"/> ACQUIRED DATE <input type="checkbox"/> DISPOSED		
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY	VALUE	<input type="checkbox"/> \$1,001–\$10,000 <input type="checkbox"/> \$10,001–\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., EQUITY, OPTION		
<input type="checkbox"/> ACQUIRED DATE <input type="checkbox"/> DISPOSED		
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY	VALUE	<input type="checkbox"/> \$1,001–\$10,000 <input type="checkbox"/> \$10,001–\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., EQUITY, OPTION		
<input type="checkbox"/> ACQUIRED DATE <input type="checkbox"/> DISPOSED		

See Instructions and Schedule C-2
on Reverse

**Schedule C-2
Investments**

NAME OF BUSINESS ENTITY OR TRUST HOLDING INVESTMENTS

NAME OF BUSINESS ENTITY		VALUE	<input type="checkbox"/> \$1,001-\$10,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST, ETC.			<input type="checkbox"/> \$10,001-\$100,000
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	<input type="checkbox"/> ACQUIRED <input type="checkbox"/> DISPOSED		DATE
NAME OF BUSINESS ENTITY		VALUE	<input type="checkbox"/> \$1,001-\$10,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST, ETC.			<input type="checkbox"/> \$10,001-\$100,000
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	<input type="checkbox"/> ACQUIRED <input type="checkbox"/> DISPOSED		DATE
NAME OF BUSINESS ENTITY		VALUE	<input type="checkbox"/> \$1,001-\$10,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST, ETC.			<input type="checkbox"/> \$10,001-\$100,000
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	<input type="checkbox"/> ACQUIRED <input type="checkbox"/> DISPOSED		DATE
NAME OF BUSINESS ENTITY		VALUE	<input type="checkbox"/> \$1,001-\$10,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST, ETC.			<input type="checkbox"/> \$10,001-\$100,000
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	<input type="checkbox"/> ACQUIRED <input type="checkbox"/> DISPOSED		DATE

**Schedule C — Interests in Real Property and Investments
Held by Business Entities or Trusts**

You must provide the same information for any interest in real property or investment listed on this schedule that is required for any investment or interest in real property listed on Schedule A or B. If you are a beneficiary or maker of a trust, consult the detailed Instruction Manual or your agency's legal counsel or filing officer.

To determine your "pro rata share" of an interest in real property or investment held by a business entity, multiply the value of the interest or investment by the percentage of the business entity owned by you and your immediate family.

Jonny P. Ryan

Schedule D — Income (Other than Gifts and Loans)

You must report your gross income (other than gifts and loans) and your community property interest in your spouse's gross income from sources described in your disclosure category. Income includes all payments aggregating \$250 or more received from any source located in, or doing business in, your agency's jurisdiction. Salary, commissions and other payments should be listed on this schedule. You do not have to report salary (including per diem) from federal, state and local government agencies. (See instructions on reverse for other types of income which are not reportable.)

NAME OF SOURCE OF INCOME <i>ALABAMA COUNTY SHERIFFS DEPT</i>	AMOUNT <input type="checkbox"/> \$250-\$1,000 <input type="checkbox"/> \$1,001-\$10,000 <input checked="" type="checkbox"/> Over \$10,000
ADDRESS OF SOURCE OF INCOME <i>1225 MILLEN ST. OAKLAND, CA 94612</i>	
BUSINESS ACTIVITY OF SOURCE OF INCOME, IF ANY <i>LAW ENFORCEMENT</i>	
DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED <i>ACCIDENT</i>	
NAME OF SOURCE OF INCOME <i>JERRY SENSEN DDS Inc (WIFE)</i>	AMOUNT <input type="checkbox"/> \$250-\$1,000 <input checked="" type="checkbox"/> \$1,001-\$10,000 <input type="checkbox"/> Over \$10,000
ADDRESS OF SOURCE OF INCOME <i>875 MORAGA RD #15 BERKELEY CA 94707</i>	
BUSINESS ACTIVITY OF SOURCE OF INCOME, IF ANY <i>DENTISTRY</i>	
DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED <i>DENTAL SERVICES</i>	
NAME OF SOURCE OF INCOME <i>RUBEN WITCOFF</i>	AMOUNT <input checked="" type="checkbox"/> \$250-\$1,000 <input type="checkbox"/> \$1,001-\$10,000 <input type="checkbox"/> Over \$10,000
ADDRESS OF SOURCE OF INCOME <i>13285 MILLEN ST. RD. OAKLAND CA 94612</i>	
BUSINESS ACTIVITY OF SOURCE OF INCOME, IF ANY <i>AGRICULTURAL</i>	
DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED <i>SALE OF CROP</i>	
NAME OF SOURCE OF INCOME	AMOUNT <input type="checkbox"/> \$250-\$1,000 <input type="checkbox"/> \$1,001-\$10,000 <input type="checkbox"/> Over \$10,000
ADDRESS OF SOURCE OF INCOME	
BUSINESS ACTIVITY OF SOURCE OF INCOME, IF ANY	
DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED	
NAME OF SOURCE OF INCOME	AMOUNT <input type="checkbox"/> \$250-\$1,000 <input type="checkbox"/> \$1,001-\$10,000 <input type="checkbox"/> Over \$10,000
ADDRESS OF SOURCE OF INCOME	
BUSINESS ACTIVITY OF SOURCE OF INCOME, IF ANY	
DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED	

Name Matthew L. Ryan

Schedule E — Loans

You must report loans aggregating \$250 or more which were received or were outstanding during the reporting period from any source of income covered by your disclosure category located in, or doing business in, your agency's jurisdiction. Loans from family members do not have to be reported. (Report loans to business entities on Schedule H.)

None

NAME OF LENDER		AMOUNT OF HIGHEST BALANCE <input type="checkbox"/> \$250-\$1,000 <input type="checkbox"/> \$1,001-\$10,000 <input type="checkbox"/> Over \$10,000
ADDRESS OF LENDER		
BUSINESS ACTIVITY OF LENDER		
SECURITY FOR LOAN <input type="checkbox"/> NONE	ENTIRE LOAN REPAYED <input type="checkbox"/>	INTEREST RATE <input type="checkbox"/> NONE
NAME OF LENDER		AMOUNT OF HIGHEST BALANCE <input type="checkbox"/> \$250-\$1,000 <input type="checkbox"/> \$1,001-\$10,000 <input type="checkbox"/> Over \$10,000
ADDRESS OF LENDER		
BUSINESS ACTIVITY OF LENDER		
SECURITY FOR LOAN <input type="checkbox"/> NONE	ENTIRE LOAN REPAYED <input type="checkbox"/>	INTEREST RATE <input type="checkbox"/> NONE
NAME OF LENDER		AMOUNT OF HIGHEST BALANCE <input type="checkbox"/> \$250-\$1,000 <input type="checkbox"/> \$1,001-\$10,000 <input type="checkbox"/> Over \$10,000
ADDRESS OF LENDER		
BUSINESS ACTIVITY OF LENDER		
SECURITY FOR LOAN <input type="checkbox"/> NONE	ENTIRE LOAN REPAYED <input type="checkbox"/>	INTEREST RATE <input type="checkbox"/> NONE

None

Schedule F — Gifts

You must report all gifts received during the reporting period aggregating \$50 or more from any source of income covered by your disclosure category. Gifts from family members do not have to be reported.

NAME OF DONOR	DATE(S) OF GIFT(S)
ADDRESS OF DONOR	VALUE OF GIFT(S)
BUSINESS ACTIVITY OF DONOR, IF ANY	DESCRIPTION OF GIFT(S)
NAME OF DONOR	DATE(S) OF GIFT(S)
ADDRESS OF DONOR	VALUE OF GIFT(S)
BUSINESS ACTIVITY OF DONOR, IF ANY	DESCRIPTION OF GIFT(S)
NAME OF DONOR	DATE(S) OF GIFT(S)
ADDRESS OF DONOR	VALUE OF GIFT(S)
BUSINESS ACTIVITY OF DONOR, IF ANY	DESCRIPTION OF GIFT(S)

Name

Monette P. Ryan

None

Schedule G -- Business Positions

If you were a director, officer, partner, trustee, employee or held any position of management during the reporting period in any business entity of the type covered by your disclosure category, you must complete this schedule. If your position commenced or terminated during the reporting period, indicate the date on which this occurred.

NAME OF ENTITY	ADDRESS OF ENTITY
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	YOUR JOB TITLE OR POSITION
POSITION HELD THROUGH ENTIRE REPORTING PERIOD? <input type="checkbox"/> Yes <input type="checkbox"/> No	POSITION COMMENCED ON _____ POSITION TERMINATED ON _____
NAME OF ENTITY	ADDRESS OF ENTITY
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	YOUR JOB TITLE OR POSITION
POSITION HELD THROUGH ENTIRE REPORTING PERIOD? <input type="checkbox"/> Yes <input type="checkbox"/> No	POSITION COMMENCED ON _____ POSITION TERMINATED ON _____
NAME OF ENTITY	ADDRESS OF ENTITY
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	YOUR JOB TITLE OR POSITION
POSITION HELD THROUGH ENTIRE REPORTING PERIOD? <input type="checkbox"/> Yes <input type="checkbox"/> No	POSITION COMMENCED ON _____ POSITION TERMINATED ON _____

APPROXIMATE LOCATION OF MY RESIDENCE

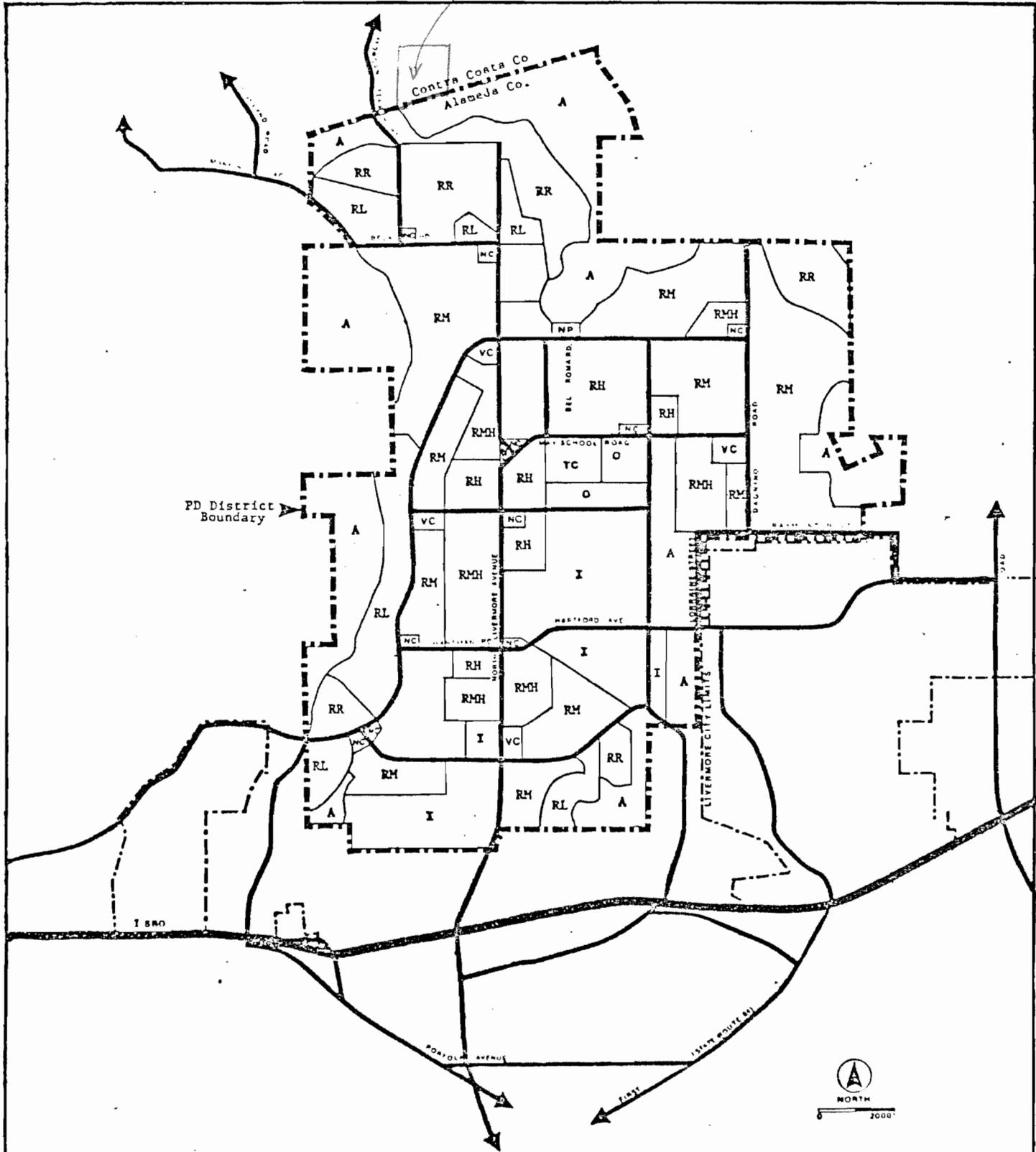


EXHIBIT D, LAS POSITAS PLANNED DEVELOPMENT DISTRICT LAND USE REGULATIONS, 1521ST ZONING UNIT

PD DISTRICT LAND USE CATEGORIES

- | | |
|---------------------------------------|------------------------------|
| RR - Rural Residential | NC - Neighborhood Commercial |
| RL - Low Density Residential | VC - Village Center |
| RM - Medium Density Residential | O - Office |
| RMH - Medium High Density Residential | TC - Town Center |
| RH - High Density Residential | A - Agricultural |
| I - Industrial | |

ARGUMENT AGAINST MEASURE A

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VOTE NO ON THIS MEASURE

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Alameda County does not need a "new town"! It is a land speculator's dream and a taxpayer's nightmare.

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There is no way that this project can be self supporting. It will require hundreds of millions of dollars to provide schools, parks, roads, utilities, fire and police protection. Its demands on the County budget will mean that you will pay through higher taxes or reduced services. What library, health clinic, courtroom or road repair are you willing to give up for this risky enterprise?

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This project will endanger the money we have already spent in existing communities to keep and attract jobs and housing. Putting homes and jobs within existing cities saves money, reduces smog and traffic congestion, preserves our County's open space and raises money for local budgets.

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Because of the massive costs of this project it will provide no affordable housing. Instead, you will pick up the tab for an elite community. Furthermore, this project deprives citizens of local control by creating an inefficient layer of government that is far removed from the community.

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The County's own staff report states that this project should be rejected because: 1. It would require the County to assume major new responsibilities, duties and risks without compensating benefits to the taxpayer. 2. It would violate the County's own existing standards. 3. It would provide NO significant social, economic, or environmental benefits. 4. It would result in a number of unavoidable financial and environmental problems. VOTE NO ON THIS PROJECT!

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YOUR NO VOTE will protect your tax dollars.

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YOUR NO VOTE will ensure jobs and housing in your city.

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YOUR NO VOTE will retain local control.

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YOUR NO VOTE will help prevent urban sprawl.

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YOUR NO VOTE will help preserve open space.

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YOUR NO VOTE will save our cities.

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s/Wilson Riles, Jr.
City Councilmember
Oakland

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s/Delaine Eastin
City Councilmember,
Union City

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s/Bill Ball
City Councilmember,
Fremont

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s/Frank C. Brandes, Jr.
City Councilmember,
Pleasanton

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s/Helen King Burke
Director, EBMUD

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Gal.5 Job JS5 821\$\$\$AMA1 09-14-84 18-04-06 ALAMEDA COUNTY—NOV. 1984 ELECTION

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REBUTTAL TO ARGUMENT AGAINST MEASURE A

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Measure A's opponents have used scare tactics and ignored the facts. THE FACTS ARE:
LAS POSITAS AS A NEW DEVELOPMENT WILL RAISE HIGHER TAX REVENUES.

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The Alameda County Planning Commission APPROVED the project and your Board of Supervisors, in arriving at its decision to APPROVE the project, considered the following benefits, and WE QUOTE FROM THAT RECORD. LAS POSITAS WOULD:

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* "improve housing opportunities near to future employment areas

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* ensure that housing is affordable to all including very low, low and moderate income households "

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"The general development concept for the community would be consistent with the basic goals and objectives of the County General Plan." LAS POSITAS:

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* "designates sufficient land to ensure an ongoing balance between job and housing opportunities

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* requires that development be coordinated with expansion of public utilities and facilities

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* requires that capital improvements be ENTIRELY FUNDED BY THE PROJECT SPONSOR AND/OR BY PROJECT DEVELOPERS

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* requires that ongoing operating and maintenance costs for services be FUNDED BY REVENUES FROM RESIDENTS AND BUSINESSES OF THE COMMUNITY."

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THE PROJECT provides more than 1,000 ACRES of land area for SCHOOLS, PUBLIC USE, PARKS and OPEN SPACE. Thirty-two controls established by the Board of Supervisors safeguard our environment and economic and social concerns. Prevent urban sprawl by this phased plan for orderly growth.

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VOTE YES ON MEASURE A

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s/Carter Gilmore, Councilmember
Oakland City Council

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s/Joseph P. Egan, Secy-Treas.
Building & Trades Council of
Alameda County

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s/Valance Gill, Mayor
City of San Leandro

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s/Alex Gruliani, Mayor
City of Hayward

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s/Mary Warren, Director
East Bay Municipal Utility District

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← AQ: Carter?

ARGUMENT IN FAVOR OF MEASURE A

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Alameda County and the Livermore Valley in particular are experiencing a severe housing shortage—a shortage that continues to get worse each year. The State Employment Development Department projects growth of more than 30,000 jobs in the county during 1984–85 alone. Employment in Pleasanton, Dublin and Livermore is projected to increase by 70,206 jobs by the year 2000. This substantial increase in jobs will benefit all the people of Alameda County. Where will these people live?

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A YES vote will help eliminate our housing shortage while avoiding unrestricted urban sprawl. A YES vote will create new job opportunities throughout the entire county. More than 10 years of thorough research and analysis have produced this orderly and manageable means of addressing our housing shortage while expanding the job market. By gradually phasing residential and employment growth over a 20 year period, Las Positas avoids the problems of rapid growth projects. Thirty-two general development controls have been instituted to monitor traffic, energy conservation, schools, affordable housing compliance, landscaping and other aspects of the development. At least 28 percent of the land area will be left for public use and for parks and open space.

These are among the many reasons Las Positas was approved by the Alameda County Planning Commission and referred to the voters by the Board of Supervisors. A YES vote will permit this vitally needed project to proceed in a carefully managed and orderly fashion.

At last we have a chance to do things right. Let's avoid the consequences of uncontrolled and poorly planned growth. We have a chance to help solve our housing shortage while establishing a solid economic base for planned growth and maintaining the character and integrity of our existing communities.

Join us. Vote YES on Measure A.

s/Carter Gilmore, Councilmember
Oakland City Council
s/Joseph P. Egan, Secy-Treas.
Building & Trades Council of Alameda County
s/Valance Gill, Mayor
City of San Leandro
s/Alex Giuliani, Mayor
City of Hayward
s/Mary Warren, Director
East Bay Municipal Utility District

Gal.3 Job JS5 821\$\$\$AMA1 09-14-84 18-04-06 ALAMEDA COUNTY—NOV. 1984 ELECTION

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REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE A

Contrary to its backers' arguments, this "new town" project will create risks for County taxpayers, rather than benefits.

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Backers make conflicting assertions. They first claim the project is needed to house workers for jobs being created in other communities. But, they also claim the project will have its own industry and jobs. They can't have it both ways! Furthermore, the project's massive costs will make its housing far too expensive for most people.

Backers claim that 28% of the land will be open space. In fact, over ¾ of that area will be used for a controversial, untested method of sewage disposal—a method that threatens municipal drinking water supplies!

We are told the project has undergone "thorough research and analysis". In fact, for 10 years the County's own staff has consistently recommended against the project because proponents have failed to provide solutions for any of the basic problems. Both the Livermore School District and the City have had to sue because no schools were provided and because of major negative environmental impacts.

Backers are keeping quiet about the financial risks of this proposal. That's because every "new town" built in the U.S., even those built by experienced developers, has been a financial disaster, soaking up millions in taxpayers' bailout monies.

In reality, this scheme will create millions of dollars profit for a few speculators while placing all the risks on you, the taxpayer.

This project is a speculator's dream and a taxpayer's nightmare—VOTE NO on County Measure A.

s/Wilson Riles, Jr.
City Councilmember
Oakland
s/Delaine Eastin
City Councilmember
Union City
s/Bill Ball
City Councilmember
Fremont
s/Frank C. Brandes, Jr.
City Councilmember,
Pleasanton
s/Helen King Burke
Director, EBMUD

Gal.4 Job JS5 821\$\$\$AMA1 09-14-84 18-04-06 ALAMEDA COUNTY—NOV. 1984 ELECTION

FIRST GALLEY PROOF
SEPTEMBER 18, 1984
VERA ALLEN
COMPOSITION

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Land in preserves and under contract shall be classified in the A (Agricultural) District, except as noted below, and also in the B (Combining Site Area) District when the size of the parcels in the Preserve should be maintained at areas above the minimum parcel area required by the A (Agricultural) District. Reclassification, if necessary, shall be done at the expense of the property owner, and shall be initiated prior to recordation of the contract by the County Recorder. Parcels in the area covered by the 1521st Zoning Unit may be classified in a PD (Planned Development) District providing for A (Agricultural) District and other specified uses, so long as the A (Agricultural) District restrictions remain on the property until cancellation of the contracts is effectuated."

4. This ordinance shall be submitted to the voters of Alameda County for enactment pursuant to section 3750 of the California Elections Code. For this purpose a special election is hereby called to be held on November 6, 1984, throughout the entire County of Alameda, said election being hereby consolidated with the State of California General Election to be held on said date throughout the State of California, said special election to be held in conjunction therewith and insofar as the territory in which elections are to be held is the same; to wit, within the boundaries of said County of Alameda, State of California. Within the said boundaries of the said County of Alameda the election shall be held in all respects as though there were only one election in accordance with the provisions of section 23314 of the Elections Code of the State of California. When the results of said special election are ascertained, the Registrar of Voters is hereby authorized and directed to certify the same to the Board of Supervisors of the County of Alameda. The Registrar of Voters of the County of Alameda is hereby instructed to print on the sample ballots and on the official ballots for said State of California General Election the measure to be voted upon at said election in substantially the following form, to wit:

COUNTY OF ALAMEDA MEASURE

Shall the Alameda County Board of Supervisors Ordinance No. 0-84-73, which does not take effect unless enacted by the voters, amending the Alameda County General Plan to provide for urbanization of approximately 4417 acres of the Las Positas Valley north of the City of Livermore, rezoning the properties within said area to conform to the Plan, and revising the Alameda County Guidelines implementing the California Land Conservation Act as applying to said area, be enacted?

Section 11

This ordinance shall take effect upon enactment by a majority of the voters of Alameda County in the General Election to be held November 6, 1984. Before the expiration of fifteen (15) days after its passage, it shall be published once in The Inter-City Express, a newspaper of general circulation within the County of Alameda.

Adopted by the Board of Supervisors of the County of Alameda, State of California, on the 24th day of July, 1984, by the following called vote:

- AYES: Supervisors Bort, Cooper, Excell and Santana—4
- NOES: Chairman George—1
- EXCUSED: None

S/John George
Chairman of the Board of Supervisors of
the County of Alameda, State of California

ATTEST: WILLIAM MEHRWEIN
Clerk of the Board of Supervisors,
County of Alameda, State of California

S/ [Signature] } y l.c.
2) [Signature] }
[Signature]

COUNTY COUNSEL'S ANALYSIS—MEASURE A

A residential, commercial and industrial development called Las Positas is proposed for an area of 4,417 acres north of Livermore bounded by (-580) on the south, Collier Canyon Road on the west, Vasco Road on the east and the border of Contra Costa County on the north. This area is presently designated for agricultural use in the Alameda County General Plan and is zoned agriculture. A substantial portion of the land is in agricultural preserves and under land conservation contract, which restricts the land to agricultural and compatible uses and the assessed value for property tax purposes to such uses.

Measure A is a proposed ordinance adopted by the Alameda County Board of Supervisors to be submitted to the voters for enactment. It would amend the general plan and rezone the Las Positas area to a planned development district to permit the development over approximately twenty years of 18,000 housing units on 2,226 acres, plus commercial uses on 103 acres, industrial and commercial office employment areas on 543 acres, public and institutional uses on 420 acres, and 815 acres of recreational and open space areas. The development would be served by a discrete sewerage system. Measure A would also amend the agricultural preserve rules to allow land in agricultural preserves and under land conservation contract to continue under contract so long as agricultural district restrictions remained on the property.

- A "yes" vote would be in favor of enacting the ordinance authorizing the Las Positas Development.
- A "no" vote would be in favor of rejecting the Las Positas development ordinance.

AQ: agricultural?

FIRST GALLEY PROOF
SEPTEMBER 18, 1984
VERA ALLEN
COMPOSITION

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COUNTY OF ALAMEDA MEASURE	
<p>A MEASURE A: Shall the Alameda County Board of Supervisors Ordinance No. 0-84-73, which does not take effect unless enacted by the voters, amending the Alameda County General Plan to provide for urbanization of approximately 4417 acres of the Las Positas Valley north of the City of Livermore, rezoning the properties within said area to conform to the Plan, and revising the Alameda County Guidelines implementing the California Land Conservation Act as applying to said area, be enacted?</p>	YES
	NO

NOTE:
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FULL TEXT—MEASURE A

ORDINANCE NO. 0-84-73

AN ORDINANCE AMENDING THE COUNTY OF ALAMEDA GENERAL PLAN AND COUNTY OF ALAMEDA ZONING ORDINANCE, LAS POSITAS AREA, AND AMENDING THE ALAMEDA COUNTY AGRICULTURAL PRESERVES, OBJECTIVES, UNIFORM RULES AND PROCEDURES, AND CALLING A SPECIAL ELECTION TO BE CONSOLIDATED WITH THE NOVEMBER 6, 1984, GENERAL ELECTION WITH RESPECT TO THE ENACTMENT THEREOF

The Board of Supervisors of the County of Alameda do ordain as follows:

Section 1

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- The "Las Positas Amendment to the Livermore-Amador Valley Planning Unit General Plan, Alameda County Board of Supervisors, July 24, 1984," on file with the Clerk of the Board of Supervisors, 1221 Oak Street, Room 536, Oakland, California, consisting of changes in General Plan land use and circulation designations, changes in written objectives, and addition of written objectives, principles and guidelines for unincorporated lands within an area bounded by Interstate 580 on the south, Collier Canyon Road on the west, the Alameda County Line on the north, and North Vasco Road on the east, Livermore area, is hereby adopted.
- Chapter 2 of Title 8 of the Alameda County Ordinance Code is hereby amended in the following manner:
An approximately 4,417-acre area, consisting of seventy-six (76) parcels as shown on the map labelled "1521st Zoning Unit, Exhibit A," are hereby rezoned from the A (Agriculture) District to the PD (Planned Development) District, allowing residential, commercial and industrial uses pursuant to provisions and regulations of said District as described in "Exhibit C, 1521st Zoning Unit, Las Positas PD Provisions of Reclassification, Alameda County Board of Supervisors, July 24, 1984," and "Exhibit D, Las Positas Planned Development District Land Use Regulations, 1521st Zoning Unit, Alameda County Board of Supervisors, July 24, 1984," which exhibits are on file with the Clerk of the Board of Supervisors, 1221 Oak Street, Room 536, Oakland, California. Properties rezoned bear Assessor's Parcel Numbers: 99-5-2, 99-5-3-1, 99-5-3-2, 99-5-4-1, 99-25-1-3, 99-25-1-4, 99-25-1-5, 99-25-1-6, 99-25-2, 99B-4200-1, 99B-4200-3-4, 99B-4200-3-5, 99B-4200-4-1, 99B-4200-4-5, 99B-4200-4-8, 99B-4400-1-1, 99B-4400-1-2, 99B-4400-2-1, 99B-4400-2-4, 99B-4400-2-6, 99B-4400-3, 99B-4400-4-1, 99B-4500-4, 99B-4500-5, 99B-4600-3, 99B-4600-4, 99B-4600-5, 99B-4600-6, 99B-4600-7, 99B-4600-8, 99B-4600-9, 99B-4600-10, 99B-4600-11, 99B-4600-13, 99B-4600-14, 99B-4600-15, 99B-4600-16, 99B-4600-17, 99B-4600-18, 99B-4600-19, 99B-4600-1-1, 99B-4600-1-2, 99B-4600-2-6, 99B-4650-1, 99B-4650-2-2, 99B-4650-3, 99B-4650-4-1, 99B-4650-4-2, 99B-4650-5-2, 99B-4650-5-3, 99B-4650-5-5, 99B-4650-5-6, 99B-4650-5-8, 99B-4650-5-9, 99B-4650-6, 99B-4700-1-3, 99B-4700-1-8, 99B-4700-1-11, 99B-4700-1-17, 99B-4700-1-19, 99B-4700-1-20, 99B-4700-1-21, 99B-4700-1-22, 99B-4800-1, 99B-4800-2-1, 99B-4800-2-2, 99B-4800-3-1, 99B-4800-3-2, 99B-4800-4, 99B-4800-5-1, 99B-4800-5-2, 99B-4800-6, 99B-4800-7, 99B-4800-8, 99B-4850-1, and 99B-4850-2. A map of the Zoning Unit is as follows:
3. Section II, Implementation, B, Agricultural Preserves, 5. Use Restrictions, subsection a, of the "Alameda County Agricultural Preserves Objectives, Uniform Rules and Procedures" is hereby amended to read as follows:
a.

FIRST GALLEY PROOF
SEPTEMBER 18, 1984
VERA ALLEN
COMPOSITION