

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
and
NOTICE OF PUBLIC HEARING**

**CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL
Will hold a Public Hearing on
SITE DEVELOPMENT REVIEW & VESTING TENTATIVE
TRACT MAP 8380 ~ PLANNING APPLICATION PLN2016-00056**

Notice is hereby given that the Alameda County Planning Department proposes to adopt a Mitigated Negative Declaration, which together with an Initial Study prepared pursuant to the California Environmental Quality Act (CEQA, 1970, as amended) and State and County CEQA Guidelines, is a written report stating that the proposed project may have significant effects on the environment but that revisions to the proposal made by or agreed to by the applicant would avoid or reduce such effects to clearly *less-than-significant* levels. Potentially significant impacts were identified on air quality, cultural resources, hazardous materials, seismic safety, stormwater runoff, flooding, construction noise, and traffic. However, each impact can be reduced to a *less-than-significant* level with implementation of one or more identified mitigation measures. As required by CEQA Guidelines Section 15072 for this notice, it is also determined that the site is not on any state list of hazardous material waste properties.

The proposal is to subdivide the 1.88-acre (approximately 82,125 sq. ft.) site into eight (8) building lots and four (4) separate common lots, and to allow construction of 27 townhomes in eight separate buildings, located at 3544 Jamison Way (including also 3546, 3548, 3528 and 3530 Jamison Way), in an R-S-D-15 (Residential-Suburban, Combining District requiring 1,500 square feet of building site area per dwelling unit) District, located approximately 460 feet east of Santa Maria Avenue, in the Castro Valley portion of unincorporated Alameda County, designated Assessor's Parcel Numbers: 84A-0076-020-01, 84A-0076-021-04, 84A-0076-021-06, 84A-0076-22-00, and 84A-0076-023-00.

Copies of the plans and other materials are available for public inspection at the Planning Department, 224 West Winton Avenue, Room 111, Hayward, CA 94544. The Mitigated Negative Declaration and Initial Study (MND/IS) is available for public review at the offices of the Planning Department, 224 W. Winton Avenue, Room 111, Hayward, California 94544. The MND/IS will also be available on the Planning website at <http://www.acgov.org/cda/planning/landuseprojects/currentprojects.htm>. The public review period is between May 5, 2017 and June 5, 2017, during which time comments on the MND/IS may be submitted to the Planning Department. The comments and responses to the comments will be presented to the Planning Commission when they consider the project and the MND/IS at their hearing, which is tentatively scheduled for June 19, 2017. Separate public notice of the Planning Commission hearing will be made at that time.

A public hearing by the Planning Department and the Castro Valley Municipal Advisory Council will be held on May 22, 2017, at which comments will be received on both the MND/IS and the project. The Council will take public testimony and make recommendations to the Planning Commission to adopt or revise the MND/IS and to approve or deny the project.

The hearing will be held at 6:00 p.m. on Monday, May 22, 2017, at the Castro Valley Library, Chabot Room, 3600 Norbridge Avenue, Castro Valley, California. All interested parties are welcome to attend this hearing and present oral testimony. Written testimony may also be submitted to the Council at the Planning Department offices prior to the hearing date and will be considered in the Council's action. For questions regarding the hearing or the project, or if you would like a copy of the IS/MND or staff report, please contact Andrew Young at 510-670-5400 or by e-mail at andrew.young@acgov.org.