

**Notice of Availability of a Draft Environmental Impact Report
for the
Tract 8057 Residential Subdivision Project
Northbrook Homes – PLN2010-00140**

SUMMARY:

Notice is hereby given by the County of Alameda, Community Development Agency, Planning Department, as the lead agency pursuant to the California Environmental Quality Act (CEQA), that the above-named draft Environmental Impact Report (DEIR) is available for public review and comment. Comments on the DEIR will be received for a 45-day period, commencing on May 8, 2014 and ending at 5:00 p.m. on June 23, 2014, after which a final EIR will be prepared containing comments and responses to comments that, together with the DEIR, will form the final EIR. The final EIR will be used by the Alameda County Planning Commission in its consideration of approval of the proposed Tract Map 8057 residential subdivision, described below.

PROJECT LOCATION AND DESCRIPTION:

The project is proposed on two existing lots comprising 10.1 acres located on Fairview Avenue, unincorporated Fairview area of Alameda County, bearing Assessor's Parcel Numbers: 417-0260-004-00 (a 7.52-acre northern parcel with a narrow, 20-foot wide stem connected to Fairview Avenue) and 417-0270-009-00 (a 2.56-acre southern parcel with no street frontage), generally behind and between about 350 and 1,600 feet northeast of the subdivision served by Walters-Dinos Court and bordering Fairview Avenue. Access is proposed through a two-acre easement on the adjacent PG&E parcel (APN 417-0260-005-00) containing a high-tension power line corridor, approximately 90 feet east of Walters-Dinos Court. The site and surrounding area is zoned R-1-BE (Single Family Residential, 10,000 square foot minimum building site area) and is further subject to the Fairview Area Specific Plan, a part of the Alameda County General Plan and the Eden Area Plan.

Tract Map 8057 would subdivide the two parcels into 15 single family residential lots, ranging from about 10,000 to 16,600 square feet, plus three "conservation parcels" totaling 190,137 square feet (4.4 acres) on steep or otherwise inaccessible portions of the site. The applicant also proposes to construct one house on each lot using three different house plans, including both one- and two-story models. The proposed "Street A" would connect from Fairview Avenue about 275 feet east of Walters-Dinos Court within the PG&E easement and follow a gentle serpentine route up roughly 200 feet in distance and by 60 feet in elevation before crossing onto the southern portion of the site and then extending along its northwest site boundary and a ridge toward its northwest corner. A cul-de-sac "Street B" (200' in length) would branch off to the east from Street A near the crest of the hill above Fairview Avenue. An emergency access connection would be provided to a closely parallel street (Karina Street) on the adjacent Tract 6102 (aka the Jelincic subdivision).

To construct Street A at a maximum grade of 14 percent acceptable for fire access, excavation up to a depth of 30 feet on the PG&E parcel would be required, and to avoid export (or truck hauling) of the excavated material, it would be placed as fill on the two ridges on the site of up to 15 feet in depth, to create building pads for most of the planned homes, thereby balancing cut and fill. Over-excavation of pre-existing colluvium soils on roughly half of the site, on its lower elevations, is also required for site preparation and stabilization of the fill on the upper ridges.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

The DEIR's analysis of project impacts identified significant impacts on the following:

- Aesthetics (scenic views; light pollution)
- Air quality (construction dust)
- Biological resources (protected plant and bird species; riparian habitat; loss of wetland; habitat disturbance; loss of trees)
- Geology and soils (soil erosion during construction)
- Hydrology (loss of water quality during construction)
- Land use (conflict with policies to protect existing topography)
- Noise (during construction)
- Traffic (design safety; disruption during construction).

All of these impacts can be reduced to less than significant levels after mitigation is implemented. However, mitigation of the land use impact (LU-1), to reduce alteration of the existing topography, would require revision of the grading plan and have substantial secondary impacts of requiring the export and truck hauling of an estimated 63,000 total cubic yards of excavated materials. Alternatively, mitigation measure LU-1 may not be adopted, and the impact categorized as significant and unavoidable.

PUBLIC REVIEW PROCESS:

One of the purposes of CEQA is to inform the public of the likely environmental consequences of public and private projects such as the proposed Tract Map 8057 subdivision project. The purpose of this Notice, consistent with Sections 15086 and 15087 of the State CEQA Guidelines is to consult with and request comments on the DEIR's environmental analyses from responsible agencies, organizations, and interested parties.

The DEIR is available for review during normal business hours (8:30 a.m. to 5:00 p.m.), Monday through Friday, at the Alameda County Community Development Agency, Planning Department, at 224 West Winton Avenue, Room 111, Hayward, California, 94544. The DEIR is also available for review or download at the Alameda County website (www.acgov.org/cda/planning - select "Pending Land Use Projects" - "Current Development Projects" and "Northbrook Homes/Lerob Tract Map 8057"). Comments on the DEIR may be submitted to:

Phil Sawrey-Kubicek, or Andrew Young
ATTN: Tract Map 8057 Subdivision
Alameda County Community Development Agency
224 W. Winton Avenue, Suite 111
Hayward, CA 94544

Please include a return address and contact name with your written comments. Comments can also be sent via email with subject line "Tract Map 8057 Subdivision EIR" to: andrew.young@acgov.org.

Although CEQA does not require formal hearings at any stage of the environmental review process (State CEQA Guidelines Section 15202[a]), it does encourage “wide public involvement, formal and informal...in order to receive and evaluate public reactions to environmental issues” (State CEQA Guidelines Section 15201) and requires the lead agency to provide the public with the opportunity to provide comments. The County, as lead agency, circulated a Notice of Preparation (NOP) of an EIR (SCH # 2012022065) for the proposed project on February 27, 2013. The NOP was distributed for a 30-day comment period that ended on April 1, 2013. In addition, the County held a public scoping meeting on March 18, 2013, to solicit input on the scope and focus of the EIR. Comments received on the NOP and during the public scoping meeting were considered in the preparation of the EIR. Appendix B of the DEIR contains the NOP, written comments received on the NOP, and a previously proposed Mitigated Negative Declaration with a complete Initial Study and Environmental Checklist.

The DEIR incorporates public and agency responses to the NOP. Like the NOP, the DEIR is being circulated for review and comment by appropriate agencies, as well as organizations and individuals who have requested notification. In accordance with Section 15205(d) of the State CEQA Guidelines, the County has scheduled a 45-day public review period for the DEIR, ending on June 23, 2014 at 5:00 p.m. Within that 45-day period, the County will hold one public hearing to request comments on the DEIR, at the following time and place.

Monday, June 2, 2014, 6:00 p.m.
Meeting of the Planning Commission
224 West Winton Avenue, Public Hearing Room
Hayward, California

The meeting facilities will be accessible to persons with disabilities. If special translation or signing services or other special accommodations are needed, please contact Maria Palmeri at 510-670-5400 or maria.palmeri@acgov.org at least 48 hours before the meeting.

Following the close of the public review period for the DEIR, the County will prepare a final EIR, incorporating all comments received during the public comment period, for consideration by the Planning Commission, at a date for which notice shall be provided. As required by CEQA (Section 21092.5), the final EIR, including written responses to the comments submitted by public agencies, will be available at least 10 days prior to certification.