

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

**CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL**

**Will hold a Public Hearing on  
VESTING TENTATIVE TRACT MAP 8408 & SITE DEVELOPMENT REVIEW  
~ PLANNING APPLICATION PLN2017-00067**

**Notice is hereby given that the Alameda Co. 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 related to biological, cultural and tribal resources, hazardous materials, seismic safety, flooding, and construction noise. 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 1.12-acre (approximately 48,932 sq. ft.) site into four (4) building lots and four (4) separate common lots, and to allow construction of 20 townhomes in four separate buildings, located at 20785 and 20957 Baker Road, in Sub-Area 11 (Castro Valley Central Business District Specific Plan, allowing High Density Residential as established in the Specific Plan for properties within 760' of Castro Valley Boulevard, located approximately 216' south of Castro Valley Boulevard, in the unincorporated Castro Valley portion of Alameda County, designated Assessor's Parcel Numbers 84A 0016-005-09 & 84A-0016-006-04.

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 September 1, 2017 and October 2, 2017 (12:00 noon only), 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 scheduled for October 2, 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 at 6:00 p.m. on Monday, September 11, 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 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](mailto:andrew.young@acgov.org).