

**NOTICE OF PUBLIC HEARING AND NOTICE OF
AVAILABILITY / INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

For

PLN2013-00214: Adam Tenant, Westgate Ventures / Roman Catholic Welfare Corporation / Vesting Tentative Tract Map 8211, Rezoning to Planned Development (PD) and General Plan Amendment at 16286 – 16290 Foothill Boulevard and 2085 Miramar Avenue, Castro Valley, California

Notice is hereby given by the Alameda County Community Development Agency, Planning Department as a lead agency pursuant to the California Environmental Quality Act (CEQA), that the above named Mitigated Negative Declaration (MND) is available for public review and comment. The Castro Valley Municipal Advisory Council (Council) and the Alameda County Planning Department will hold a public hearing to take comments on a Mitigated Negative Declaration for consideration of a proposed tract map and rezoning to a Planned Development (PD) District and General Plan Amendment, on five adjacent parcels located at 16286–16290 Foothill Boulevard and 2085 Miramar Avenue.

The project is to allow 56 townhomes and 6,000 sq. ft. of commercial space on 4.73 acres. The following planning approvals are requested by the applicant to permit the construction of this mixed-use development:

1. General Plan Amendment land use designation on sections of the site from “RLM” Residential Low Density Multi-Family (13-22 du/acre) to Neighborhood Commercial Mixed Use (22 du/acre)
2. Planned Unit Development to allow rezoning the project from “R-S-D-20” (Suburban Residential, 2,000 sq. ft. mbsa per du) and “CN” Neighborhood Business” to “PD” – Planned Unit Development District for mixed-used development.
3. Tract Map Subdivision
4. Site Development Review

A Mitigated Negative Declaration, which is a written statement indicating that the proposed project will not have a significant effect upon the environment if appropriate mitigation measures are imposed, is proposed to be adopted pursuant to the California Environmental Quality Act and State and County CEQA Guidelines. Possible environmental impacts of this project include construction dust and drainage effects, subsurface archeological resources, seismic safety, storm-water runoff and flooding, and construction noise. The review period for the Initial Study and Draft Mitigated Negative Declaration is from March 28, 2016 to April 27, 2016. Copies of the Draft Mitigated Negative Declaration are available for review during normal business hours (8:30 a.m. to 5:00 p.m.), Monday through Friday, at the Planning Department, 224 West Winton Avenue, Rm. 111, Hayward, California, 94544. The MND is also available for viewing at the Castro Valley Public Library and San Lorenzo Public Library.

The MND 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”). Comments on the MND may be submitted to:

Carole Kajita, Project Planner
ATTN: St. Alphonsus MND
Alameda County Community Development Agency
224 W. Winton Avenue, Room 111
Hayward, CA 94544

Please include a return address and contact name with your written comments.

Said public hearing will be held on the 25th day of April, 2016, beginning at 6:00 p.m., in the Castro Valley Library, Chabot Room, 3600 Norbridge Avenue, Castro Valley. All persons interested in the matter may appear and be heard at this meeting. No decision will be made on that date. If you challenge the proposed subdivision and rezoning in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Department at or prior to the public hearing. The Council will take public testimony and make a recommendation to the Planning Commission based on area concerns that will be considered prior to any action to approve or deny the project. No final action will be taken on the current application prior to adoption of the final MND by the Planning Commission.

The Library (including the Chabot Room) is wheelchair accessible. If you need other accommodations, call Yvonne Grundy (voice) 670-5400 or TDD 834-0754; advance notice is requested.