

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN
that the
CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL
and the
ALAMEDA COUNTY PLANNING DEPARTMENT
will hold a Public Information Hearing on

ANALYSIS AND DETERMINATION OF A COMMUNITY PLAN EXEMPTION FROM ENVIRONMENTAL REVIEW CONDUCTED FOR SITE DEVELOPMENT REVIEW, PLN2019-00024, EDEN HOUSING, proposal to allow a single four-story apartment building to contain 72 dwelling units affordable to low- and very-low income households and 109 surface parking spaces on a 2.95-acre site, together with a creek-side bicycle/pedestrian trail in the Castro Valley General Plan Area, west side of Ruby Street, 130 ft. north of A Street, extending west to San Lorenzo Creek and north to Crescent Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Numbers: 415-230-2, -3, -5, -11, -12, -13, -14, -15, -16, -17, -18, -19, -21, -22, -23, -24, -69, -70, -72, and -73.

The California Environmental Quality Act (CEQA) review for this project was conducted pursuant to Section 15183 of the state CEQA Guidelines: "Projects Consistent with a Community Plan or Zoning". CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. The potential environmental impacts that could result from this project were analyzed using an environmental checklist that identified environmental impacts in the Environmental Impact Report (EIR) prepared for the *Castro Valley General Plan* (certified by the County Board of Supervisors on March 27, 2012). The 2012 EIR identified probable impacts and appropriate mitigation measures for development within the *General Plan* area, so that as provided for by CEQA (Section 15183), the focus of the further environmental analysis was on the site-specific project effects that were not identified in the EIR, such as this project's particular effects on air quality, biological resources, cultural resources, noise, and transportation and traffic. Based on that site-specific analysis, no further significant effects to the environment were identified.

No decision to approve or deny the project will be made at this hearing. The Castro Valley Municipal Advisory Council will take public comment and provide staff with comments on the CEQA analysis.

If you challenge the proposed Site Development Review, 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 Director at or prior to the public hearing.

THE NOVEMBER 12, 2019 MEETING HAS BEEN CANCELLED.

The Castro Valley Municipal Advisory Council hearing will be held at 6:00 p.m. on Monday, November 25, 2019, in the Castro Valley Library, Chabot Room, 3600 Norbridge Avenue, in Castro Valley.

For questions regarding the hearing or the project please contact Nisha Chauhan by telephone at (510) 670-5400 or by e-mail at nisha.chauhan@acgov.org.