



ALAMEDA COUNTY
Community Development Agency

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Name: George Rach Land Improvements Project

Project Proponent: County of Alameda, Community Development Agency
224 West Winton Avenue, Room 111
Hayward, California 94544

Notice is hereby given that Olberding Environmental has prepared an Initial Study and Mitigated Negative Declaration (IS-MND) for the George Ranch Land Improvements Project (“the proposed project”) and is requesting comments on the IS-MND. The IS-MND was prepared by Olberding Environmental, with Alameda County being the Lead Agency for the project, in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines. The Mitigated Negative Declaration, which is a written statement finding that the proposed project will not have a significant effect upon the environment due to proposed mitigating measures, is proposed to be adopted pursuant to the CEQA Guidelines.

In accordance with CEQA Guidelines Section 15082, this Notice of Intent (NOI) is being sent to the California State Clearinghouse, Alameda County Clerk, responsible agencies, trustee agencies, adjacent cities and counties, and is being made available to members of the public including individuals and organizations to solicit comments on the analysis in the IS-MND.

Project Location: Sunol Area of unincorporated Alameda County, bearing Assessor’s Parcel Numbers: 096-0056-004-03, 096-0056-003, and 096-0056-002-01, located at 3163, 3505 & 2239 Morrison Canyon Road, north side, at the terminus of Morrison Canyon Road.

Project History: The project went before the Sunol Citizens Advisory Council on February 19, 2025, and was recommended for approval with a vote of 4 in favor and one member excused, to the Planning Director. The project was posted to the county clerk on January 31, 2025, and to the State Clearing House on February 13, 2025. To view at state clearing house go to <https://ceqanet.opr.ca.gov/> and use the SCH#2025020478.

Project Description: 1. a) the construction of a new 11,255 sq. ft. single-story, single-family dwelling, 1. b) the construction of a two-story 1,155 sq. ft. agricultural caretaker dwelling unit, and 1. c) the removal of two existing dwelling units, and 2) the adoption of the mitigated negative declaration for this residential project as well as corrective action to address a grading violation, with such work outside the scope of this Site Development Review.

More information on the IS/MND can be found here: <https://www.acgov.org/cda/planning/landuseprojects/documents/George-Ranch-Land-Improvements/George-Property-Improvements-MND-FINAL2-01-31-2025.pdf>

Review and Comments: The IS-MND is available for public review and comment at the Alameda County Planning Department and at the Alameda County Clerk's office.

The public comment period will conclude on **March 14, 2025**, comments must be received on or by this date. When submitting a comment, please include the name and address of a contact person in your agency or organization. Please direct your comments to:

Michael Flemming Development Planner
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224 West Winton Avenue, Room 111
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510-670-6102; michael.flemming@acgov.org

Environmental Determination: For the topic areas required to be analyzed by CEQA Guidelines Appendix G, the IS-MND concluded that the project would have no impacts or less than significant impacts with respect to Aesthetics, Agriculture/Forestry Resources, Energy, Geology/Soils, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, Transportation, Utilities/Service Systems, Greenhouse Gas Emissions, Noise, and Wildfire. The issue areas of Air Quality, Biological Resources, Cultural Resources, Geology/Soils, and Tribal Cultural Resources were found to have less than significant environmental impacts with mitigation measures incorporated. As such, the County of Alameda has determined that an IS-MND is the appropriate CEQA assessment.