



ALAMEDA COUNTY
Community Development Agency

**NOTICE OF AVAILABILITY AND
NOTICE OF INTENT TO ADOPT A RECIRCULATED MITIGATED
NEGATIVE DECLARATION**

Project Name: Alameda County 2023-2031 Housing Element Update

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

Notice is hereby given that the County of Alameda has prepared a Recirculated Draft Initial Study and Mitigated Negative Declaration (IS-MND) for the County's 2023-2031 6th Cycle Housing Element Update ("the proposed project") and is requesting comments on the Recirculated Draft IS-MND. The IS-MND was prepared by the County of Alameda, which is 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: The project, which is an update to the Housing Element of the Alameda County General Plan, is applicable to the unincorporated areas of the County of Alameda. The study area considered in this analysis includes the unincorporated portions of Alameda County, and specifically portions of the County where rezoning would occur in the unincorporated communities of Ashland, Castro Valley, Cherryland, Hayward Acres, Fairview, and San Lorenzo. Pursuant to CEQA Guidelines Section 15087(c)(6), there are several sites on a list enumerated under Section 65962.5 of the Government Code in the County.

Project History: A Notice of Availability (NOA) and Notice of Intent (NOI) of a Draft IS-MND was issued for public review and comment on November 2, 2023 and was circulated for 30 days and concluded on December 4, 2023. After the public review period, the proposed project was modified to include 113 rezone sites to accommodate 3,779 units instead of 67 rezone sites to accommodate 3,184 units as previously analyzed. The locations of the rezone sites have also changed.

Project Description: The proposed project is a recirculation of a previous Draft IS-MND for a complete update to the Alameda County Housing Element which is intended to enable the County to accommodate housing in accordance with State law. The proposed project would bring the element into compliance with State legislation passed since adoption of the 2015-2023

Housing Element and with the current Regional Housing Needs Allocation (RHNA). The Recirculated IS-MND analyzes a total number of 3,779 units by 2031 from a residential rezone program which will be implemented to adequately meet the County's assigned RHNA of 4,711 units.

More information about the proposed Housing Element update project can be found on the County's Housing Element website at: <https://www.acgov.org/cda/planning/housing-element/housing-element.htm>

Review and Comments: The IS-MND is available for public review and comment at the Alameda County Planning Department (address listed below), the Castro Valley Library (3600 Norbridge Ave, Castro Valley, CA 94546), and San Lorenzo Library (395 Paseo Grande, San Lorenzo, CA 94580).

The IS-MND is also available online at <https://www.acgov.org/cda/planning/housing-element/housing-element.htm>.

The public comment period will conclude on **October 14, 2024**, 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:

Liz McElligott, Assistant Planning Director
Alameda County Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
510-670-6120; elizabeth.mcelligott@acgov.org

Public Hearings: Public meetings to consider approval of the proposed project and adoption of the IS-MND will be held before the Alameda County Planning Commission and the Alameda County Board of Supervisors. However, these hearings have not yet been scheduled. Interested parties should check agendas on the County's website to determine meeting time, date, and location. The Planning Commission agendas are posted here <https://www.acgov.org/cda/planning/agendas.htm> and the Board of Supervisors agendas are posted here <https://bos.acgov.org/broadcast/>.

Environmental Determination: The Recirculated IS-MND would not result in additional or substantially more severe impacts than those analyzed in the previous Draft IS-MND. For the topic areas required to be analyzed by CEQA Guidelines Appendix G, the Recirculated 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, and Wildfire. The issue areas of Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Noise, 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.