

**ALAMEDA COUNTY PLANNING DEPARTMENT NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
AND NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a draft Mitigated Negative Declaration (MND) has been prepared for **PLN2024-00146, SITE DEVELOPMENT REVIEW, & PLN2023-00174, CEQA Review Grading Violation, CHRISTOPHER & TERESA GEORGE / MARK DAVIS-ARCHITECT-** Application to allow: 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, in an “A” (Agricultural) District, 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. Alameda County, as the lead agency, has filed a notice of intent to adopt a 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.

MND PUBLIC REVIEW AND COMMENT PERIOD: The review period to submit written comments regarding the MND begins on February 11, 2025, and ends on March 12, 2025, at 5:00 p.m. Please email comments to Michael Flemming at Michael.Flemming@acgov.org or mail comments to the address below. Verbal comments can also be provided at the Public Hearing scheduled for February 19, 2025, at 6:30 pm.

*Michael Flemming, Project Planner
Alameda County Planning Department
224 W. Winton Avenue, Room 111
Hayward, CA 94544*

A copy of the draft IS/MND, which determined that the project would not result in any significant environmental impacts with the incorporation of mitigation measures, is available online at CEQA Projects, George Ranch Land Improvement Project, PLN2024-00146 Site Development Review & PLN2023-00174 CEQA Review of Grading Violations are available for public viewing at the Planning Department Offices at 224 West Winton Avenue, Suite 11, Hayward, CA 94544, at the County Clerk Recorder’s Office at 1106 Madison Street, Oakland, CA 94607, and on the Alameda County Planning Department website at: <https://acgov.org/cda/planning/ceqa-projects/index.htm>.

NOTICE IS ALSO GIVEN that the Sunol Citizens Advisory Council will hold a Public Hearing for the project at its February 19, 2025, meeting. You are welcome to submit verbal comments on the project and draft MND at the meeting.

**The Sunol Citizen’s Advisory Council hearing will be held at
6:30 p.m. on Wednesday, February 19, 2025
Sunol Glen Cafeteria, 11601 Main Street, Sunol, CA**

If you have any questions regarding the project, please contact Michael Flemming, Project Planner, at (510) 670-5400 or via email at Michael.Flemming@acgov.org.

This notice is intended to satisfy the notice requirements of CEQA Guidelines §15072.

