

Notice of Determination

Appendix D

To:

Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

From:

Public Agency: Alameda County

Address: 224 West Winton Avenue, Room 111

Hayward, CA. 94544

Contact: Michael Flemming, Planner III

Phone: (510) 670-6102

County Clerk

County of: Alameda

Address: 1106 Madison Street

Oakland, CA. 94607

Lead Agency (if different from above)

Alameda County Planning Department

Address: 224 W. Winton, Rm 111

Hayward, CA. 94544

Contact: Michael Flemming, Planner III

Phone: (510) 670-6102

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025020478

Project Title: George Ranch Improvements Project PLN2023-00174/PLN2024-00146

Project Applicant: Chris George

Project Location (include county): 2239/3163/3505 Morrison Canyon Road, Fremont, CA 94539

Project Description: The project proposal includes correcting grading violations, removing two existing dwelling units and to allow the construction of a single-family dwelling and agricultural caretaker unit (ACU). The first component of the project would correct earlier violations necessitating enforcement action from the San Francisco Bay Regional Water Quality Control Board (RWQCB) and the U.S. Fish and Wildlife Service (USFWS) as a result of grading without a valid grading permit issued through the Alameda County Public Works Agency, Grading Division. The second portion of the project, is to remove two existing dwelling units located to the north west of where the new home will go. The first dwelling unit is a 1,140-square-foot double-wide manufactured home outfitted for residential occupancy and the second is a 1,200-square-foot two-bedroom, one-bathroom cottage. The project also plans to remove 21 trees around the area where the new home is going to accommodate the new home and new landscaping. The last portion of the project is to construct a new 11,255-square-foot single-family home and an agricultural caretaker unit measuring 1,155 square feet in area.

The land improvements are intended to reduce or eliminate soil erosion impacts from discharge of stormwater from a pond and ephemeral drainage located on the site. The location of the project site is shown on Figure 1 and an aerial overview of the site and its surroundings is shown on Figure 2 (all figures referenced in this section are at the end of the project description). The locations of the land improvements are shown on Figure 3 and the proposed site plan for the single-family home is shown on Figure 4. Although the ranch property encompasses 783.87 acres of rolling hills and oak woodlands, the proposed improvements would be limited to an area of approximately 2 acres, and no activity would occur on the remainder of the property. The residential development will be within the 2-acre building envelope located on APN: 96-56-3, while the grading violation corrections will be away from the development area and located on three parcels including, APNs 96-56-3, 96-56-4-3 and 96-56-2-1. No project activity would occur on a fourth parcel that is part of the ranch property, APN 507-076-100-300, which consists of rolling grazing land and oak woodland similar to the rest of the ranch property.

The project would take place on three adjacent parcels under single ownership, which are associated with three different addresses. The parcel at 3505 Morrison Canyon Road is currently occupied by a single-family home and an agricultural building, both of which would remain unchanged. The parcel at 3163

Morrison Canyon Road is currently occupied by four agricultural buildings as well as the two residential units proposed for demolition, referenced above. Some of the land improvements would encroach slightly into the third parcel, APN 96-56-2-1. (APN 507-076-100-300, not part of the project, has an address of 3166 Morrison Canyon Road.) The three parcels where some work would occur encompass a total area of 633.97 acres; the addition of APN 96-56-2-1 results in the total ranch property of 783.87 acres.

This is to advise that the Alameda County Planning Department has approved the above
(Lead Agency or Responsible Agency)
described project on 4/8/2025 and has made the following determinations regarding the above described project.

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was was not adopted for this project.
5. A statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Alameda County Planning Department, 224 West Winton Avenue, Room 111, Hayward, CA 94544

Signature (Public Agency):  Title: Planner III, Development Planning

Date: 4/8/2025

Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011