

**NOTICE OF PUBLIC HEARING
NOTICE OF AVAILABILITY OF
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
NOTICE IS HEREBY GIVEN**

**that the
SUNOL CITIZENS' ADVISORY COUNCIL
will hold a public hearing on:**

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.

The Council will take public testimony and make a recommendation to the Planning Director, based on area concerns. If you challenge the proposed application, 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 224 W. Winton Avenue, Rm. 111, Hayward, CA 94544, prior to the public hearing which will be entered into the record.

The Initial Study and Mitigated Negative Declaration 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> and on the State Website at <https://ceqanet.opr.ca.gov/Search/Recent> under State Clearing House (SCH#2025020478) or <https://ceqanet.opr.ca.gov/2025020478>

**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**

IN-PERSON PARTICIPATION: The meeting site is open to the public. All in-person participants must adhere to health and safety protocols while in the building. If attending in-person and you wish to speak on a matter, please fill out a speaker card and submit to the Secretary. Before speaking, please state your name.

REMOTE/TELECONFERENCE PARTICIPATION: Members of the public may observe and participate in meetings by following the instructions in the teleconferencing guidelines posted on-line with the agenda at [TELECONFERENCING GUIDELINES Sunol.pdf \(acgov.org\)](#)

AT THE NOTICED TIME AND DATE LISTED ABOVE THE ZOOM WEBINAR IS ACCESSIBLE

AT THIS WEB ADDRESS: <https://us06web.zoom.us/j/83841572389>

OR BY PHONE: (408) 638-0968 or (669) 900-6833

WEBINAR ID#: 838 4157 2389

To see the For questions regarding the hearing or the project, or if you would like a copy of the staff report, please contact Christine Greene by telephone at (510) 670-5400 or by e-mail at Christine.Greene@acgov.org