

NOTICE OF PUBLIC HEARING

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION & NOTICE OF PUBLIC HEARINGS

The ALAMEDA COUNTY PLANNING COMMISSION

Will hold a Public Hearing on

PLANNING APPLICATION PLN2013-00155: TENTATIVE TRACT MAP 8156, SITE DEVELOPMENT REVIEW & CONDITIONAL USE PERMIT – MIKE CALLAHAN / WENTE BROTHERS – BEYER RANCH

Notice is hereby given that the Alameda County Planning Commission will hold a public hearing to receive comments on the **Initial Study/Mitigated Negative Declaration** that is proposed to be adopted for the proposed subdivision, Site Development Review and Conditional Use Permit for development of the Beyer Ranch site with six commercial winery facilities and six residences. The site is located at 6741 Tesla Road, south side, approximately 1,750 feet west of Greenville Road, bearing Assessor's Parcel Map no. 99A-1610-001-09.

The Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared pursuant to the California Environmental Quality Act (CEQA, 1970, as amended) and State and County CEQA Guidelines, and provides substantial evidence that although the proposed project *may* have significant effects on the environment, revisions to the proposal made by or agreed to by the applicant would avoid or reduce such effects to clearly *less-than-significant* levels. The IS/MND indicates that the project may result in potentially significant impacts on aesthetics, air quality, biological resources, cultural and tribal resources, geotechnical conditions, and transportation and traffic. However, implementation of mitigation measures could avoid or reduce each effect to a *less-than-significant* level. As required by CEQA Guidelines Section 15072 for this notice, it is also determined that the site is not on any state list of hazardous material waste properties.

The proposal is to subdivide the 244-acre project site into 12 lots, each with a minimum area of 20 acres and a maximum area of 21.66 acres. The six lots on the north half of the site would permit commercial winery facilities, and four of these six lots would allow winery-related uses such as cultural and social events, banquets, receptions, concerts, food and wine festival events, and other wine marketing activities, subject to approval by the East County Board of Zoning Adjustments of a Conditional Use Permit. The other six lots, on the south half of the site, would be developed with one single-family residence, each subject to Site Development Review to occur separately from this application. The proposal is consistent with the general plan land use designation (Large Parcel Agriculture, East County Area Plan, 1996 as amended in 2000 by voter initiative Measure D) and the South Livermore Valley Area Plan which establishes the zoning of the site in the A-CA (Agriculture-Cultivated Agriculture) zone district. Development within each residential lot would be limited to a mandatory 2-acre building envelope, or in the case of the commercial lots, 10 percent of the net area of each lot.

The Initial Study/Mitigated Negative Declaration, plans, and other materials are available for public inspection at the Planning Department, 224 West Winton Avenue, Room 111, Hayward, CA 94544 & <http://www.acgov.org/cda/planning/landuseprojects/currentprojects.htm>. The 30-day public review period will begin December 4, 2017 and conclude on January 3, 2018, during which time comments on the MND/IS may be submitted to the Planning Department or at the hearing described in this notice.

THE PLANNING COMMISSION HEARING will be at **3:00 p.m.** on **Monday, December 18, 2017**, in the Public Hearing Room, 224 W. Winton Avenue, Hayward, California. The meeting is only for informational purposes and to receive comment from the public and the Commission on the MND/IS. No decision will be made on that date. A subsequent hearing will be scheduled and separate notices will be provided.

All interested parties are welcome to attend this hearing and present oral testimony. Written testimony may also be submitted to the Commission at the Planning Department offices prior to the hearing date and will be considered in the Commission's action. For questions regarding the hearing or the project, or if you would like a copy of the IS/MND or staff report, please contact Andrew Young at 510-670-5400 or by e-mail at andrew.young@acgov.org.