

# **NOTICE OF PUBLIC HEARING**

## **REVISE THE ALAMEDA COUNTY EAST COUNTY AREA PLAN AND ZONING ORDINANCE REGARDING ENHANCEMENT OF OPPORTUNITIES FOR BED AND BREAKFAST INNS IN THE SOUTH LIVERMORE VALLEY AREA**

Notice is hereby given that the Alameda County Planning Commission will hold a public hearing to consider Modifications to the East County Area Plan (ECAP) and the Alameda County Zoning Ordinance (ACZO) to enhance opportunities and expand potential for Bed and Breakfast Establishments in the South Livermore Valley Area, “CA – Cultivated Agriculture” Combining District. The proposal would modify specific text in the East County Area Plan (ECAP) and the Alameda County Zoning Ordinance (ACZO) to ease existing limitations on the nature of Bed and Breakfast Establishments and clarify footprint size, as conditionally permitted in the “CA – Cultivated Agriculture” Combining District, South Livermore Valley Area, to enhance tourism and overnight access to the viticulture region. The changes would NOT expand the number of rooms permitted in a Bed and Breakfast Establishment (currently a maximum of 14 rooms) or relax the individual project permitting process (currently, each proposal for a Bed and breakfast Establishment is subject to approval under a Conditional Use Permit and a Site Development Review).

All parcels zoned “A-Agriculture” AND within the “CA – Cultivated Agriculture” overlay would be affected. “LPA” (Large Parcel Agriculture) ECAP designations in the South Livermore Valley Area would be affected.

This hearing is, in part, to consider approval of an Addendum to the 1992 South Livermore Valley Area Plan Environmental Impact Report (SLVAP EIR). An Addendum is a document prepared pursuant to the California Environmental Quality Act and State and County CEQA Guidelines that demonstrates that there are no changes proposed to the General Plan / Zoning Ordinance, and there have been no changes in the original SLVAP program or in the circumstances surrounding the program or approval of these proposals since original program approval in 1994, that indicate there will be new or substantially more severe significant impacts on every category of environmental impact than predicted in the original EIR, or that new mitigation measures or alternatives would substantially reduce these potential impacts; and especially that no previously unavailable and important new information within the meaning of California Environmental Quality Act, Section 15162 has become available. In the Addendum, all possible impacts under every CEQA topic were all found to remain as originally stated in the 1992 SLVAP EIR.

Said public hearing at the Planning Commission will be held on Monday, the 1st day of April, 2019, beginning at 6:00 p.m., in Room 160, Public Hearing Room, 224 West Winton Avenue, Hayward, California. All persons interested in the matter may appear and be heard at this

meeting. A recommendation by the Planning Commission to the Board of Supervisors for adoption of the Addendum, the General Plan Amendment and the amendment to the Zoning Ordinance may be made on that date.

If you challenge the decision of the Planning Commission or Board of Supervisors on the proposed General Plan revisions, Zoning Ordinance revisions or CEQA Addendum in court, 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 Commission at or prior to the public hearing.

A copy of all pertinent materials including the proposed revisions, a Planning Commission Staff Analysis, and the CEQA Addendum may be obtained from:

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All persons interested in the matter may appear and be heard at this meeting.

**ALBERT LOPEZ - PLANNING DIRECTOR & SECRETARY  
PLANNING COMMISSION OF ALAMEDA COUNTY**