

**NOTICE OF PUBLIC HEARING /
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

**PROPOSED MODIFICATIONS TO THE
ASHLAND-CHERRYLAND BUSINESS DISTRICT SPECIFIC PLAN,
TRANSIT ACCESS (TA) ZONES
ASHLAND-CHERRYLAND, UNINCORPORATED ALAMEDA COUNTY,
CALIFORNIA**

Notice is hereby given that the Alameda County Board of Supervisors will hold a public hearing to consider adoption of proposed modifications to, and a Negative Declaration for, the Ashland-Cherryland Business District (ACBD) Specific Plan, Transit Access (TA) Zones, that would establish a process whereby a project applicant seeking relief from certain requirements of the TA Zones could apply for approval of a Conditional Use Permit (CUP) subject to new specified findings. Modifications proposed would relax regulations that affect minimum Floor Area Ratio (FAR), maximum parking ratios and minimum ratios of ground-level onsite retail space requirements. The proposed modifications do not require specific results from the process; but rather prescribes that a CUP may be approved by the decisionmaking body if it can make findings that the project seeking the relaxed regulations can still meet the intent of the ACBD Specific Plan and the Eden General Plan.

A Negative Declaration, which is a written statement indicating that the proposed modifications will not have a significant effect upon the environment, is proposed to be adopted pursuant to the California Environmental Quality Act and State and County CEQA Guidelines. No environmental impacts due to adoption of these ACBD Specific Plan modifications are expected. The review period for the Initial Study and Draft Negative Declaration began on February 4, 2012 and ended on February 24, 2012, a period of 20 days as specified by law. The Alameda County Planning Commission, on March 5th, 2012, recommended that the Negative Declaration be adopted and the proposed modifications to the ACBD Specific Plan be approved by the Board of Supervisors by a vote of 6-0, with one excused.

Said public hearing by the Board of Supervisors will be held on Tuesday, the 10th day of April, 2012, beginning at 1:00 p.m., in the Board Chambers, 5th Floor, 1221 Oak Street, Oakland, California. All persons interested in the matter may appear and be heard at this meeting. A determination by the Board of Supervisors may be made at this hearing on this date.

If you challenge the decision of the Planning Commission or Board of Supervisors on the proposed Negative Declaration 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 the proposed ACBD Specific Plan Modifications, Draft Negative Declaration and Initial Study may be obtained from:

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**CHRIS BAZAR – DIRECTOR OF COMMUNITY DEVELOPMENT
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The Alameda County Building located at 224 West Winton Avenue, Hayward, is wheelchair accessible.