

**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 Planning Commission will hold a public hearing to consider adoption of a Negative Declaration for proposed modifications to 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 begins on February 4, 2012 and ends on February 24, 2012, a period of 20 days as specified by law.

Said public hearing at the Planning Commission will be held on Monday, the 5th day of March, 2012, 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 Negative Declaration may be made on that 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 Draft Negative Declaration and Initial Study may be obtained from:

Bruce Jensen, Senior Planner
Alameda County Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
(510) 670-5400

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

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The Alameda County Building located at 224 West Winton Avenue, Hayward, is wheelchair accessible.