

## Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019049128

Project Title: Castro Valley Medical Office Project

Lead Agency: Alameda County

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Project Location: Castro Valley, Alameda County

*City*

*County*

Project Description (Proposed actions, location, and/or consequences).

The project involves construction and operation of a new 25,000-square-foot medical office building on a 1.28-acre site in Castro Valley, California. The medical office building would be a two-story, 35-foot-high, state-of-the-art outpatient facility, with 98 surface parking spaces. The project includes a proposal to merge two existing parcels (Assessor's Parcel Numbers 084-A-0228-002-07 and -08) into a single parcel and to demolish the existing buildings on the site.

Approval of the project would require a Site Development Review, boundary adjustment/lot merger, demolition permits, and building permits from Alameda County.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

**Air Quality:** Project air quality emissions, including construction health risk, would be below applicable threshold levels. BAAQMD recommends implementing construction mitigation measures to reduce construction-related emissions and fugitive dust for all projects. These measures, along with selection of equipment during construction to minimize emissions, would reduce less than significant construction-period air quality impacts.

**Biological Resources:** Birds nesting in the nearby area may be disturbed by construction activities if they occur during breeding season. Pre-construction surveys would ensure nesting birds will not be disturbed and that the impact would be less than significant.

**Cultural Resources:** The potential for discovery of unrecorded resources during construction is considered moderate. Pre-construction studies and standard construction measures to halt construction activity pending evaluation will reduce the impacts associated with possible disturbance of unidentified cultural resources or unidentified human remains to a level of less than significant.

**Transportation:** Under the Cumulative plus Project condition (Year 2035), the unsignalized intersection of Strobridge Avenue/Stanton Avenue & I-580 Westbound Off-Ramp would operate at an unacceptable level of service and experience an increase in delay of over 5.0 seconds. The project applicant will pay traffic impact fees in accordance with the Alameda County Ordinance Code Title 15, Chapter 1 to ensure that impacts on transportation would be less than significant.

**Tribal Cultural Resources:** Although not anticipated, the possibility exists for tribal cultural resources discovered during construction activities. Implementation of Native American consultation procedures and a mitigation plan, if necessary, will reduce the impact to a level of less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Not applicable

Provide a list of the responsible or trustee agencies for the project.