Print Form

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 #: _____

Project Title: Inspiration Drive Memory Care and Assisted Living

Lead Agency: City of Dublin

Contact Name: Amy Million

Email: amy.million@dublin.ca.gov Phone Number: 925-833-6610

Project Location: 7500 Inspiration Circle, Dublin; APNs: 941-0022-003; 004, 005 & 006; Alameda County
City *County*

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

The project is to develop a 55-bed memory care facility and an 84-bed assisted living facility with associated landscaping, parking, and utility improvements. Both facilities are considered Residential Care Facilities for the Elderly (RCFE). As part of the proposed project entitlements, the boundary of the existing conservation easement on the site (Parcel 3) would be adjusted and the development of the assisted living facility would require a General Plan Amendment from Open Space to Public/Semi-Public. In addition, a General Plan Amendment includes changing a portion of the site (Parcel 1) from the Public/Semi-Public land use designation to Open Space. Requested approvals include a General Plan Amendment, Planned Development Stage 1 and Stage 2 Development Plan, Site Development Review Permit and Tentative Parcel Map.

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

Based on the Initial Study prepared for the proposed project, the City prepared a Supplemental Mitigated Negative Declaration because the only substantial change from prior CEQA documents prepared for the project relate to aesthetics, air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, and noise. The project includes the following mitigation measures to reduce the impacts to less-than-significant:

Aesthetics - Reduce visibility to I-580 and minimize excess light and glare
Air Quality - Reduce impact during construction through BAAQMD standards and construction equipment meeting minimum standards of CARB
Biological Resources - Protocol level wetlands delineation, pre-construction breeding bird surveys, rare plant surveys, pre-construction surveys for CRLF species, prior to any grading or other construction activity.
Cultural Resources - If an archeological or Native American artifact is identified, work on the project shall cease immediately until a resource protection plan conforming to CEQA Guideline Section 15064.5 (e).
Geology and Soils - A site-specific geotechnical investigation to address potential for extension of the Dublin fault.
Hydrology/Water Quality - An erosion and sedimentation control plan and a Stormwater Pollution Prevention Plan shall be prepared
Noise - Noise reduction measures implemented as part of all construction and a detailed acoustic study to identify specific noise exposure of the dwellings and recommend specific measures to ensure that City interior and exterior noise exposure limits are met.

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. No issues have been raised to date by any agencies or the public.

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

The following is a list of the responsible or trustee agencies for the project:

Caltrans District #4
California Department of Fish & Wildlife Region #3
U.S. Fish & Wildlife Service
Regional Water Quality Control Board Region #2
State Water Resources Control Board
U.S. Army Corps of Engineers
Bay Area Air Quality Management District