



## Notice of Intent (NOI) to Adopt a Supplemental Mitigated Negative Declaration

<b>Date</b>	November 16, 2021
<b>To</b>	Office of Planning and Research Alameda County Clerk
<b>Project Title</b>	<b>Inspiration Drive Memory Care and Assisted Living Project</b>
<b>Project Application Number</b>	PLPA-2020-00044 & PLPA-2020-00045
<b>Project Location</b>	The project site is located at 7500 Inspiration Drive in the City of Dublin, Alameda County, California. The site consists of four parcels, totaling 50.6 acres (Assessor Parcel Number [APN] 941-0022-003, 941-0022-004, 941-0022-005 and 941-0022-006), which are part of the larger Valley Christian Center (VCC) site.
<b>Project Applicant</b>	Steven Ring Fulcrum Real Estate Development 475 Gate 5 Road, Suite 316 Sausalito, CA 94965
<b>Public Review Period</b>	November 18-December 17, 2021
<b>Contact for submitting comments and for questions</b>	Amy Million Principal Planner City of Dublin Community Development Department 100 Civic Plaza Dublin, CA 94568 Phone: 925-833-6610 <a href="mailto:amy.million@dublin.ca.gov">amy.million@dublin.ca.gov</a>

In accordance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the Dublin CEQA Guidelines & Procedures, the City, as Lead Agency, prepared an Initial Study for the above-named project to determine if supplemental environmental review is required for the project under the Public Resources Code (Section 21166) and the CEQA Guidelines (Section 15162). An Environmental Impact Report (EIR) was previously prepared for the Valley Christian Center Expansion Program (SCH #2002012070) certified in 2003 (the “Valley Christian EIR”). In 2018, the City adopted an Initial Study/Supplemental Mitigated Negative Declaration to evaluate proposed changes relative to an expansion project on the VCC site.

The Initial Study prepared for the above-named project identified the potential to create significant environmental impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, and noise. Based on the Initial Study, the City prepared a

Supplemental Mitigated Negative Declaration because mitigation measures have been identified to reduce those impacts below a level of significance and there is no substantial evidence in the record that the project, as revised, may have a significant effect on the environment. A mitigation monitoring and reporting program for the above-referenced mitigation measures is incorporated in the Supplemental Mitigated Negative Declaration. Other than impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, and noise, there are no new or substantially more severe significant impacts of the project beyond those identified in the Valley Christian EIR, as documented in the Initial Study.

## Project Description

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. The proposed memory care facility is located on the northwest and corner of Inspiration Drive and Dublin Boulevard, which is Parcel 2 of the Valley Christian Center property located at 7500 Inspiration Drive. The proposed assisted living facility is located across the street at the northeast and corner of Inspiration Drive and Dublin Boulevard which is Parcel 3 of the Valley Christian Center property. 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 Parcel 3 would be adjusted and the development of the assisted living facility on Parcel 3 would require a General Plan Amendment from Open Space to Public/Semi-Public. In addition, a General Plan Amendment includes changing a portion of 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.

## Public Review and Comment

The Initial Study and Supplemental Mitigated Negative Declaration are being circulated for public review and comment. Copies of the Supplemental Mitigated Negative Declaration, the Initial Study, and all documents referenced in the Supplemental Mitigated Negative Declaration are available for review at the contact address above during normal business hours or on the City of Dublin website at [www.dublin.ca.gov/dev](http://www.dublin.ca.gov/dev).

Please submit any comments you have on the Supplemental Mitigated Negative Declaration to the contact person and address above, **no later than 5:00 pm on December 17, 2021**. The Supplemental Mitigated Negative Declaration, along with any comments received prior to the close of the public review period, will be considered by the City in conjunction with consideration of the project for approval.

CITY OF DUBLIN



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Amy Million  
Principal Planner