



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

<b>Date</b>	October 3, 2022
<b>To</b>	Office of Planning and Research Alameda County Clerk
<b>Project Title</b>	<b>Dublin 2023-2031 Housing Element</b>
<b>Project Application Number</b>	PLPA-2022-00036
<b>Project Location</b>	City of Dublin (Citywide)
<b>Project Applicant</b>	City of Dublin
<b>Public Review Period</b>	October 4, 2022, through November 2, 2022
<b>Contact – For questions or submitting comments.</b>	Michael P. Cass Principal Planner City of Dublin Community Development Department 100 Civic Plaza Dublin, CA 94568 Phone: 925/833-6610 <a href="mailto:michael.cass@dublin.ca.gov">michael.cass@dublin.ca.gov</a>

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code §21000 et seq.), the CEQA Guidelines (Title 14 Code of Regulations Section 15000 et seq.), and the Dublin CEQA Guidelines and Procedures, the City as Lead Agency prepared an Initial Study for the above-named project to determine if the project has the potential to cause significant environmental impacts. Based on the Initial Study, the City prepared a Negative Declaration finding that the project does not have the potential for significant environmental impacts.

### Project Description

Under state law, every city and county in California must prepare a Housing Element as part of its General Plan. The Housing Element must document in detail existing conditions and projected needs in accordance with state housing law provisions. The Housing Element is also required to contain goals, policies, programs, and quantified objectives that address housing needs over the next eight-year period. The 2023–2031 Housing Element will serve as the City’s guiding policy document to meet future needs of housing for all the City’s economic groups and will replace the existing 2015-2023 Housing Element.

The project includes the adoption of the 2023–2031 Housing Element and associated amendments to the General Plan, including the Land Use Element and Land Use Map and

Seismic Safety and Safety Element. The project also includes amendments to the Downtown Dublin Specific Plan and Eastern Dublin Specific Plan, and amendments to Planned Development Stage 1 Development Plans for Sites D-2 and E-2 of the Dublin Transit Center, Hacienda Crossings shopping center, and SCS Property.

The Housing Element consists of a comprehensive update to the City's 5<sup>th</sup> Cycle Housing Element of the City's General Plan. The Housing Element identifies residential sites by income category to meet the City's Regional Housing Needs Allocation (RHNA). The sites identified in the Housing Element represent the City's ability to accommodate housing at the designated income levels during the 2023-2031 planning period. The Housing Element also analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies and programs that promote housing opportunities for all persons.

California Government Code, Section 65588(a)(2), Review and Revision, requires that a proposed Housing Element review the goals, policies, programs, and objectives of the existing Housing Element, and report on the attainment and disposition of the programs. In some instances, the programs from the previous Housing Element are continued through to the 2023–2031 Housing Element. Many existing programs have been amended and continue to reflect current conditions in the City as described in Chapter 2: Housing Plan of the 2023-2031 Housing Element.

### Public Review and Comment

The Negative Declaration, including its supporting Initial Study, is being circulated for public review and comment. Copies of the Negative Declaration, the Initial Study, and all documents referenced in the Negative Declaration are available for review at the contact address above during normal business hours or on the City of Dublin website at:

<https://dublin.ca.gov/2241/Housing-Element-Update>.

Please submit any comments you have on the Negative Declaration to the contact address above, **no later than 5:00 pm on November 2, 2022**.

CITY OF DUBLIN



Michael P. Cass  
Principal Planner