



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

Date	July 5, 2023
To	Office of Planning and Research Alameda County Clerk
Project Title	Quarry Lane School Performing Arts Center
Project Application Number	PLPA-2021-00041
Project Location	The project site is located at 6363 and 6237 Tassajara Road (APN# 985-0072-002-00 and 985-0002-006-03) in the City of Dublin, CA in Alameda County. The proposed project is located just east of Tassajara Road and immediately to the south of the existing Quarry Lane School. The project site is not listed on a hazardous site pursuant to Government Code Section 65962.5.
Project Proponent	Dr. Sabri Arac Quarry Lane School 3750 Boulder Street Pleasanton, CA 94566
Public Review Period	July 5, 2023 to August 4, 2023
Contact – For questions or submitting comments.	Linda Ajello Senior Planner City of Dublin Community Development Department 100 Civic Plaza Dublin, CA 94568 Phone: 925/833-6610 Linda.Ajello@dublin.ca.gov

Mitigated Negative Declaration

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (Title 14 Code of Regulations Section 15000 et seq.), 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 Public Resources Code Section 21166 and CEQA Guidelines Section 15162. An Environmental Impact Report (EIR) was previously prepared for the Eastern

Dublin General Plan Amendment and Specific Plan (Eastern Dublin EIR, SCH #91103064) certified in 1993 (Eastern Dublin EIR).

Based on the Initial Study, the project would not have a significant effect on the environment. Largely, the environmental impacts associated with the proposed project would be the same as or similar to those identified in the EDSP EIR and mitigated to less-than-significant levels with implementation of the mitigation measures identified in the EDSP EIR. New impacts were identified in the following environmental areas: air quality and noise. None of these impacts would result in significant effects that cannot be mitigated to less-than-significant levels with implementation of project-specific mitigation measures identified in the attached Initial Study. Therefore, the City has determined that the proposed project requires a Supplemental Mitigated Negative Declaration, in compliance with PRC Section 21166 and CEQA Guidelines Section 15163.

Project Description

The proposed project is to construct a performing arts center on the southern portion of an approximately 12-acre property that currently contains the existing private K-12 Quarry Lane School and an existing single-family home. The proposed project would consist of a new 13,800-square-foot building with a 350-seat auditorium, three classrooms, and other support spaces and approximately 126 additional parking spaces. The proposed project would be constructed within the newly acquired southern portion of the school property, which was formerly used as a landscaping supply business and currently contains a single-family home and associated outbuildings. These existing structures would be demolished to accommodate development of the proposed project.

The proposed project would provide a dedicated space for the existing performing arts program and the project would not increase the total student enrollment or include an expansion of existing school operations. The proposed building would include a performance hall with seating for up to 350 people, along with drama, music, dance, and rehearsal studios for current Quarry Lane School students. The new facility would provide space to host the school's existing performance art shows and events, as well as an improved space for high school commencement ceremonies.

Public Review and Comment

The Supplemental Mitigated Negative Declaration, including its supporting Initial Study, is 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.

Please submit any comments you have on the attached Mitigated Negative Declaration to the contact address above, **no later than 5:00 pm on August 4, 2023**. The Mitigated Negative

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Declaration, along with any comments received prior to the close of the public review period, will be considered by the City of Dublin Planning Commission, in conjunction with consideration of the project for approval, scheduled on August 22, 2023, at 7:00 pm, at the City of Dublin Council Chambers, 100 Civic Plaza, Dublin, CA 94568.

CITY OF DUBLIN

Linda Ajello

Linda Ajello, AICP, Senior Planner

Enclosures: Supplemental Mitigated Negative Declaration including supporting Initial Study