



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING TO CONSIDER THE PROPOSED PROJECT APPLICATIONS:

PROJECT: Church of the Valley Memory Care and Education Facilities
(IS 17-250-005, MS 17-910-001, DP 17-300-011, AR 17-200-051, LUP 18-500-003, LUP 18-500-004, MUP 17-501-028, MUP 18-501-002, & LUP 17-500-004)

LOCATION: 19001 San Ramon Valley Blvd. (APN: 211-051-014)

APPLICANT: Fulcrum Real Estate & Development, Inc.

PROPERTY OWNER: American Baptist Church of the Valley, Inc.

DESCRIPTION OF PROJECT: The proposed project consists of subdividing the existing 5.45-acre lot into two parcels, and constructing an approximately 22,691 gross sq. ft. single story memory care facility on a 1.53-acre lot, and a two story approximately 11,650 gross sq. ft. education building, in addition to the existing Church buildings, on the remaining 3.92-acre lot. The memory care facility proposal will authorize up to 54 beds with approximately 29 employees. The education building proposal will authorize up to 60 preschool children and 135 K-8 grade students for a total of 195 students and 17 staff members. The proposed project will remove 19 trees, with a tree removal permit, to construct the proposed buildings and other site improvements for both the memory care and education buildings.

ENVIRONMENTAL SETTING: The Project site fronts San Ramon Valley Blvd. on the east side and is surrounded by residential development on all other sides. The property is accessible from two existing driveways on San Ramon Valley Blvd. There is a creek bisecting the subject property, and the south side of the creek and the sanctuary building is generally undeveloped.

DECLARATION

Based on the Initial Study dated October 2018, the Planning Services staff has determined:

- ☒ This project does not have the potential to degrade the quality of the environment, nor to substantially reduce, threaten or eliminate plant, fish or animal communities, or important examples of the major periods of California history or prehistory.
- ☒ This project will not have a detrimental effect upon either short-term or long-term environmental goals.
- ☒ This project will not have impacts which are individually limited, nor cumulatively considerable.
- ☒ This project will not have environmental impacts which will cause substantial adverse effect upon human beings, either directly or indirectly.
- ☒ This project will not adversely impact wildlife resources.

The Initial Study/Mitigated Negative Declaration is available for public review on the City of San Ramon Website at <http://www.sanramon.ca.gov> under "Hot Topics". Public copies are also available for review at the City of San Ramon Planning Services Division (2401 Crow Canyon Road) during regular business hours (Monday through Friday 8:30 a.m. to 5:00 p.m.). Additional public copies of the Initial Study/Mitigated Negative Declaration are also on file at: the San Ramon Senior Center (9300 Alcosta Boulevard), San Ramon Community Center 12501 Alcosta Boulevard), Dougherty Station Community Center (17011 Bollinger Canyon Road), San Ramon Library (100 Montgomery Street), Dougherty Station Library (17017 Bollinger Canyon Road), and with the City Clerk (7000 Bollinger Canyon Rd.).

The public is hereby invited to submit written comments regarding the environmental findings and Mitigated Negative Declaration determination. Such comments must be submitted prior to the close of the posting period.

Posting Period: November 8, 2018 to December 7, 2018

A public hearing before the Planning Commission to consider the Project and Initial Study/Mitigated Negative Declaration is scheduled for November 20, 2018, at 7:00 p.m., in the City Council Chamber, 7000 Bollinger Canyon Rd., San Ramon, California, 94583.

Contact Person: Shinei Tsukamoto, Associate Planner (925) 973-2560 or stsukamoto@sanramon.ca.gov
City of San Ramon, Planning Services Division, 2401 Crow Canyon Rd., San Ramon, CA 94583



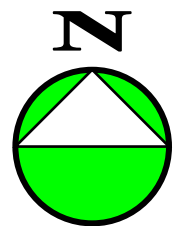
CITY OF SAN RAMON PLANNING SERVICES
Vicinity Location Map



IS 17-250-005, MS 17-910-001, DP 17-300-011,
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(Not to Scale)