



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

- PROJECT:** Westside Specific Plan Amendment and El Nido Senior Assisted Living Project (SPA 19-400-001, DP 18-300-001, LUP 17-501-027, AR 19-200-024, and IS 19-250-002, filed on March 25, 2019)
- LOCATION:** 19251 San Ramon Valley Boulevard, San Ramon, CA 94583, Assessor's Parcel Number: 211-100-057; Westside Specific Plan Area
- APPLICANT:** Sohail Siddiqi, El Nido Foundation LLC
- PROPERTY OWNER:** El Nido Foundation LLC and Various Owners

DESCRIPTION OF PROJECT: Proposed Specific Plan Amendment, Development Plan, Land Use Permit, Architectural Review and Environmental Review applications for a new 84-bed Residential Care Facility on a 0.7-acre site at the corner of San Ramon Valley Boulevard and Westside Drive. The site currently consists of a vacant single-family residential house. The development project is located within the Westside Specific Plan area with a current land use designation of 'Park'; the Applicant is requesting a land use change to 'Residential' to match the current General Plan 'Residential' land use designation and associated amendments to the Specific Plan to facilitate the care facility development. The Applicant is also proposing the relocation and preservation of the historic Harlan House on-site. The Proposed Project includes infrastructure improvements, including subterranean parking and landscaping.

ENVIRONMENTAL SETTING: The Project Site is within the 3,300 acre Westside Specific Plan area and is comprised of one 0.7-acre parcel with the corresponding Assessor's Parcel Number 211-100-057. The Project Site is currently developed with a vacant two-story, single-family residential house, referred to as the Harlan House. The Project Site is surrounded by multi-family residential to the west and south, single-family residential to the north, and San Ramon Valley Boulevard/Interstate-680 to the east.

DECLARATION

Based on the Initial Study dated February 2022 and identified Mitigation Measures, 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 www.sanramon.ca.gov/meeting. Public copies are also available for review at the City of San Ramon City Hall, San Ramon Alcosta Senior & Community Center, San Ramon Community Center, and Dougherty Station Library, during regular business hours.

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: February 7, 2022 to March 8, 2022

A public hearing before the Planning Commission to consider the Project and receive public comment on the Mitigated Negative Declaration is scheduled for **February 15, 2022 at 7 P.M as a TELECONFERENCE MEETING ONLY**. The full meeting agenda with instructions to view or participate in the TELECONFERENCE MEETING will be available online at least 72 hours prior to the meeting at www.sanramon.ca.gov/meeting listed under the February 15, 2022 event date.

Contact: Cindy Yee, Senior Planner, (925) 973-2562, Email: cyeec@sanramon.ca.gov
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