COUNCILMEMBERS
Melissa Hernandez, Mayor
Jean Josey, Vice Mayor
Shawn Kumagai, Councilmember
Dr. Sherry Hu, Councilmember
Michael McCorriston, Councilmember

Regional Meeting Room
Civic Center
100 Civic Plaza
Dublin, CA 94568

## Special Meeting of the

# DUBLIN CITY COUNCIL

**Tuesday, April 5, 2022**

**Location: Regional Meeting Room**
**Civic Center**
**100 Civic Plaza**
**Dublin, CA 94568**

**Notice is hereby given that a Special Meeting of the City of Dublin City Council will be held on Tuesday, April 5, 2022, at 6:00 PM in the Regional Meeting Room, Civic Center, 100 Civic Plaza, Dublin, CA.**

## 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

## 2. PUBLIC COMMENT

## 3. STUDY SESSION

### 3.1 Study Session: Inspiration Drive Memory Care and Assisted Living (PLPA-2020-00044 & PLPA-2020-00045)

The City Council will receive a presentation on the Inspiration Drive Memory Care and Assisted Living projects proposed by Fulcrum Development. The two projects include the development of a 55-bed memory care facility and an 84-bed assisted living facility on the Valley Christian Center property. Requested approvals for the projects include a General Plan Amendment, Planned Development Zoning with Stage 1 and Stage 2 Development Plans, Site Development Review Permits, a Street Vacation, Tentative Parcel Map, Development Agreement, and adoption of a Supplemental Mitigated Negative Declaration to the Valley Christian Center Environmental Impact Report.

**STAFF RECOMMENDATION:**

Receive a presentation on the proposed project and provide feedback.

Staff Report
Attachment 1 - Memory Care Facility Project Plans
Attachment 2 - Assisted Living Facility Project Plans
Attachment 3 - Photo Simulations
Attachment 4 - Fiscal Impact Analysis
Item 3.1 PowerPoint Presentation

## 4. ADJOURNMENT

**Upcoming City Council Schedule:** Regular City Council Meeting, April 5, 2022

*This AGENDA is posted in accordance with Government Code Section 54954.2(a)*

*If requested, pursuant to Government Code Section 54953.2, this agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation, please contact the City Clerk's Office (925) 833-6650 at least 24 hours in advance of the meeting.*

**AFFIDAVIT OF NOTICING AND POSTING:**
**I, Marsha Moore, City Clerk for the City of Dublin, declare that a copy of this agenda / notice was posted in the kiosk in front of the Civic Center and that the City of Dublin City Councilmembers and the Media were provided notice on Wednesday, March 30, 2022.**

**ATTEST:**

Marsha Moore

**Marsha Moore, City Clerk**

Agenda Item 3.1

# STAFF REPORT
## CITY COUNCIL

DATE: April 5, 2022

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Study Session: Inspiration Drive Memory Care and Assisted Living (PLPA-2020-00044 & PLPA-2020-00045)
*Prepared by: Amy Million, Principal Planner*

## EXECUTIVE SUMMARY:

The City Council will receive a presentation on the Inspiration Drive Memory Care and Assisted Living projects proposed by Fulcrum Development. The two projects include the development of a 55-bed memory care facility and an 84-bed assisted living facility on the Valley Christian Center property. Requested approvals for the projects include a General Plan Amendment, Planned Development Zoning with Stage 1 and Stage 2 Development Plans, Site Development Review Permits, a Street Vacation, Tentative Parcel Map, Development Agreement, and adoption of a Supplemental Mitigated Negative Declaration to the Valley Christian Center Environmental Impact Report.

## STAFF RECOMMENDATION:

Receive a presentation on the proposed project and provide feedback.

## FINANCIAL IMPACT:

All costs associated with processing the Planning Applications are borne by the Applicant. A fiscal impact analysis was prepared for the proposed General Plan Amendment for the Assisted Living project. The analysis evaluated similar facilities and average calls for service. Using this methodology, the facility could impact the City's General Fund by $230,000 per year. As part of the Development Agreement, the Applicant has offered a community benefit of $250,000 towards the construction of outdoor bocce ball courts at the Dublin Senior Center and a one-time cash contribution of $20,000 for the purchase of ten new laptop computers for use by attendees of the Dublin Senior Center.

## DESCRIPTION:

Background

The Valley Christian Center is on approximately 51 acres located at 7500 Inspiration Drive in the westerly portion of Dublin. The property has two General Plan land use designations: Public/Semi-Public and Open Space. The property is also subject to Planned Development (PD) Zoning (Ordinance 07-03), which was approved as part of the original Valley Christian expansion program in 2003. The PD has been amended over time to reflect the changing needs for church facilities. The Valley Christian Center property includes four separate parcels as shown in Figure 1 and Table 1.

**Figure 1. Project Location**

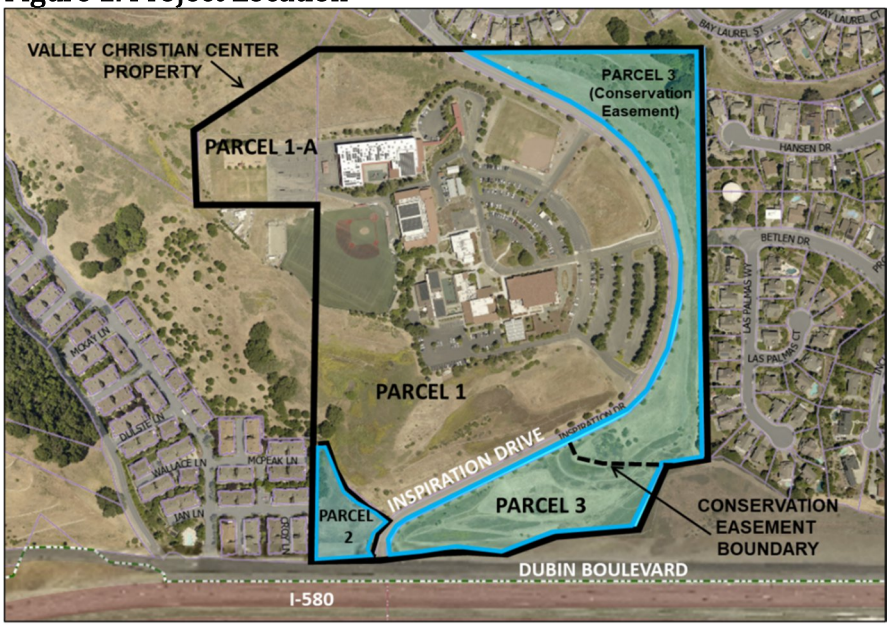



**Table 1: Parcel Sizes and Land Uses**

| Parcel No. | Current Use of the Property | Proposed Use of the Property | Parcel Size | Existing General Plan Land Use |
|---|---|---|---|---|
| 1 | Valley Christian Center Campus | No change – Church/School | 33.3 | Public/Semi-Public |
| 1A | Valley Christian Center Campus | No change – Church/School | 3.7 | Public/Semi-Public |
| 2 | Vacant | Memory Care Facility | 1.6 | Public/Semi-Public |
| 3 | Vacant / Conservation Easement (northern 8 acres) | Assisted Living Facility / Conservation Easement | 12.7 | Open Space |

The Applicant, Fulcrum Development, proposes to construct a 55-bed memory care facility on Parcel 2 and an 84-bed assisted living facility on Parcel 3. Parcel 3 is designated Open Space and would be subject to a General Plan Amendment to allow the proposed use.

On November 19, 2019, the City Council considered initiating a General Plan Amendment Study for the Assisted Living project. The City Council continued the item to December 3, 2019, to allow for additional consideration regarding open space. On December 3, 2019, the City Council initiated a General Plan Amendment Study to evaluate changing the land use designation on Parcel 3 from Open Space to Public/Semi-Public. In addition, the City Council requested that General Plan Amendment Study evaluate and include the following:

- Changing the land use designation on a portion of Parcel 1 from Public/Semi-Public to Open Space to off-set for the loss of open space on Parcel 3.
- Providing a community benefit; most likely in the form of a contribution to the Dublin Senior Center as suggested by the Applicant.
- Photo simulations of the building elevations that provide context to the proposed location.
- Installing story poles on site to illustrate the proposed building massing.
- Applicant to conduct additional community engagement beyond the City's process

The Applicant has submitted separate applications for the two projects which together are referred to as the Inspiration Drive Memory Care and Assisted Living projects. The following is a discussion of the two proposed projects.

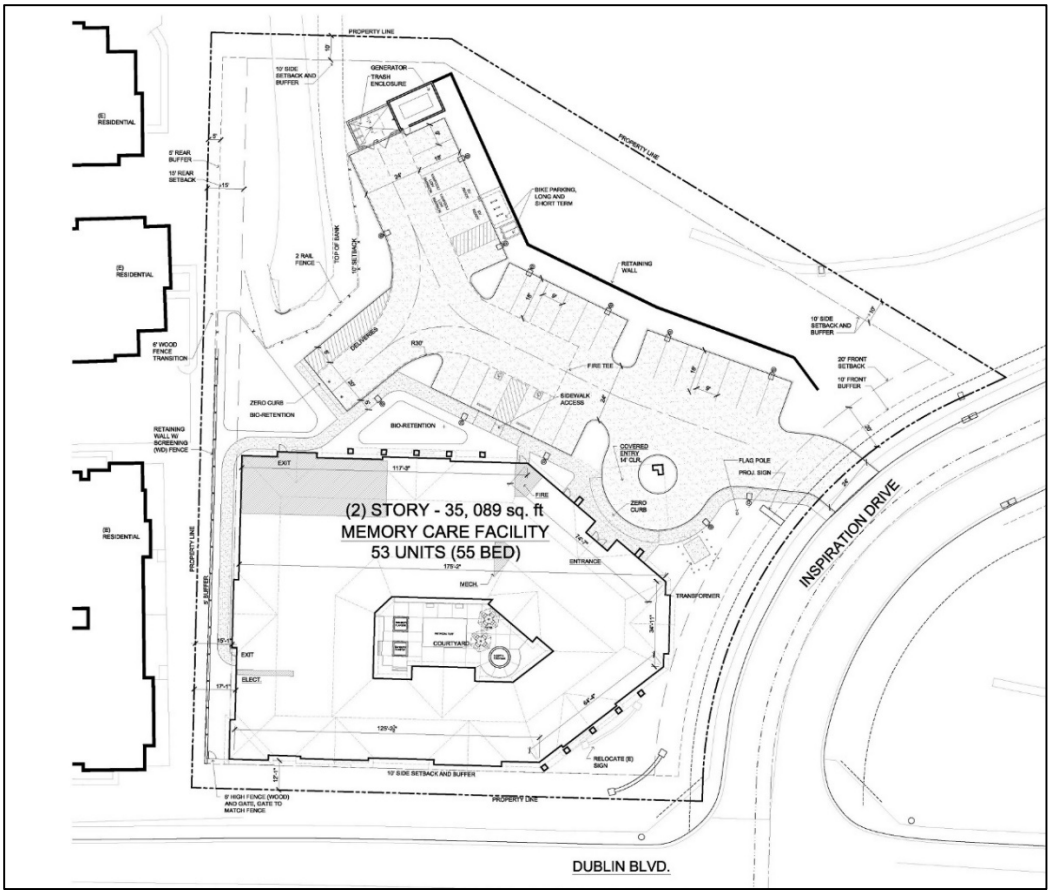
Memory Care Facility (PLPA-2020-00044)

The requested entitlements associated with the proposed memory care facility include: 1) Planned Development Rezone with a related Stage 1 and 2 Development Plan; 2) Site Development Review Permit; 3) Street Vacation; 4) a Lot Line Adjustment; and 5) Development Agreement.

The proposed memory care facility is a two-story, approximately 35,000-square-foot building. A total of 51 private units and two shared units (a total of 55 beds) would be provided. In addition to the memory care units, the first and second floor of the facility would provide a range of amenities and support facilities for residents and staff, including a courtyard, kitchen, lobby area, offices, medical facilities, living area, TV room, activity area, dining room, and reception area. The proposed facility is anticipated to require 36 staff, who would be present throughout the day spread over six shifts. The proposed use is consistent with the existing General Plan Land Use Designation of Public/Semi-Public.

The request also includes an adjustment to the northern and southern property lines. The northern property line between Parcel 1 and Parcel 2 would be adjusted to create a parcel boundary between the memory care facility and a small area of riparian woodland associated with an ephemeral stream near the northwestern corner of the property. The adjustment to the southern property line is for the incorporation of an unused portion of the Dublin Boulevard right-of-way. Figure 2 shows the proposed site plan, with the property line adjustments incorporated. A Lot Line Adjustment application will be submitted subsequent to approval of the Site Development Review Permit and Street Vacation.

Figure 2. Memory Care Facility Site Plan




*Planned Development Rezone*

The site has existing Planned Development Zoning which allows agricultural uses. To accommodate the proposed project, the application includes a Planned Development Rezone with a related Stage 1 and Stage 2 Development Plan. The proposed Planned Development Rezone will establish a detailed Development Plan which specifies the overall development density and intensity (e.g., FAR, building heights, setbacks) for the site, and design guidelines. A "Community Care Facility, Large" as defined by the Dublin Zoning Ordinance, would be the only use allowed by the Planned Development. The proposed memory care facility is consistent with this use type.

*Site Development Review Permit*

In 2016, Valley Christian Center and California Highlands entered into a private settlement agreement, which set terms for development of Parcel 2, including setbacks and design considerations. The following is a summary of the key components of the project associated with the Site Development Review Permit, including those aspects which are driven by the settlement agreement.

Site Design and Access: The project site is accessed from a new single driveway and sidewalk off Inspiration Drive. The driveway leads to the parking area which is situated along the north side of the building terminating in the northwest area of the property at the location of the trash enclosure. The proposed building is located on the southern portion of the property along Dublin Boulevard in line with the adjacent residential buildings of California Highlands. Adjacent to the building's front entry near Inspiration Drive is a large, covered canopy that allows for resident and

guest pickup and drop-off without the need to navigate the length of the parking area. At the western end of the parking area, just north of the building near the rear entrance, is a loading area for deliveries separating commercial vehicle loading from guest and employee parking areas.

An existing sidewalk extends along the property frontage on both Dublin Boulevard and Inspirative Drive. As part of the project, the existing curb ramps at the corner of Inspiration Drive and Dublin Boulevard will be reconstructed to meet current standards.

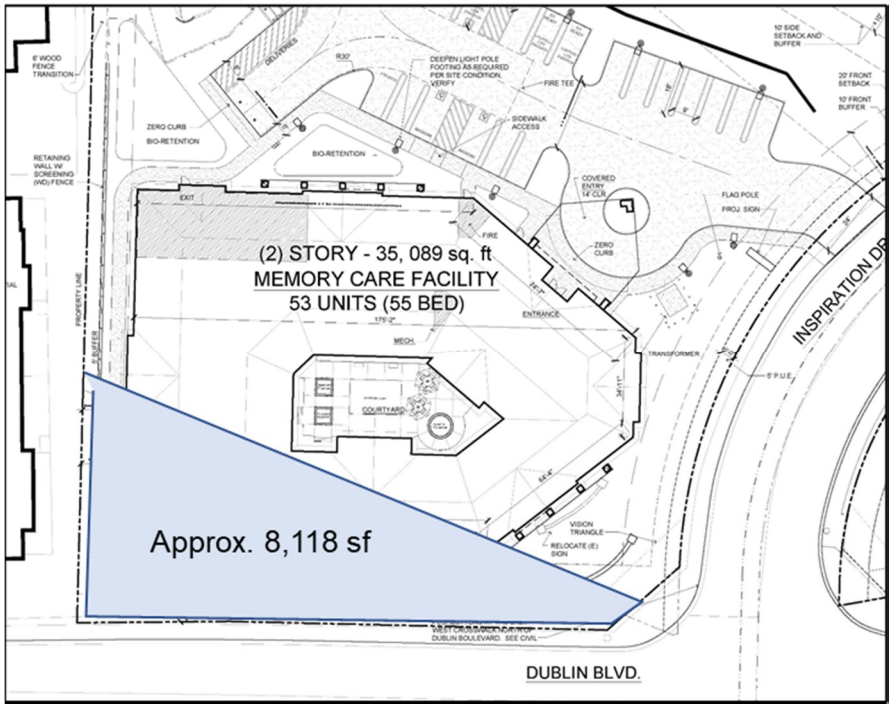
Architecture: The architecture of the building is guided by the architecture of the adjacent California Highlands residential development. Per the 2016 settlement agreement between the Valley Christian Center and California Highlands, the development of the subject property should "be of a quality and a standard that is consistent with the California Highlands development."

The two-story building is accented with changes in exterior cladding and colors, multi-pane windows, and a series of front gables with decorative brackets. The main entry is highlighted through a large canopy providing cover for vehicle pickup and drop-off. The building is finished with a variety of materials including stone veneer, fiber cement Hardie board, stucco, and a tile roof. The proposed paint colors are a range of grey with blue and white trim to provide a neutral backdrop for the finish materials. The color and materials are shown in the Project Plans on Sheet A5.3 and A5.4 in Attachment 1. Photo simulations which show the proposed building from I-580 are included as Attachment 3.

*Vacate Un-used Dublin Boulevard Right-of-Way*

As part of the proposed project, the property owner, Valley Christian Center, in concert with the Applicant, has requested a vacation of approximately 8,118 square feet of unused right-of-way adjacent to Dublin Boulevard. The property owner proposes to purchase the property for development. Figure 3 shows the unused right-of-way in blue.

Figure 3. Dublin Boulevard Right-of-Way Vacation Area



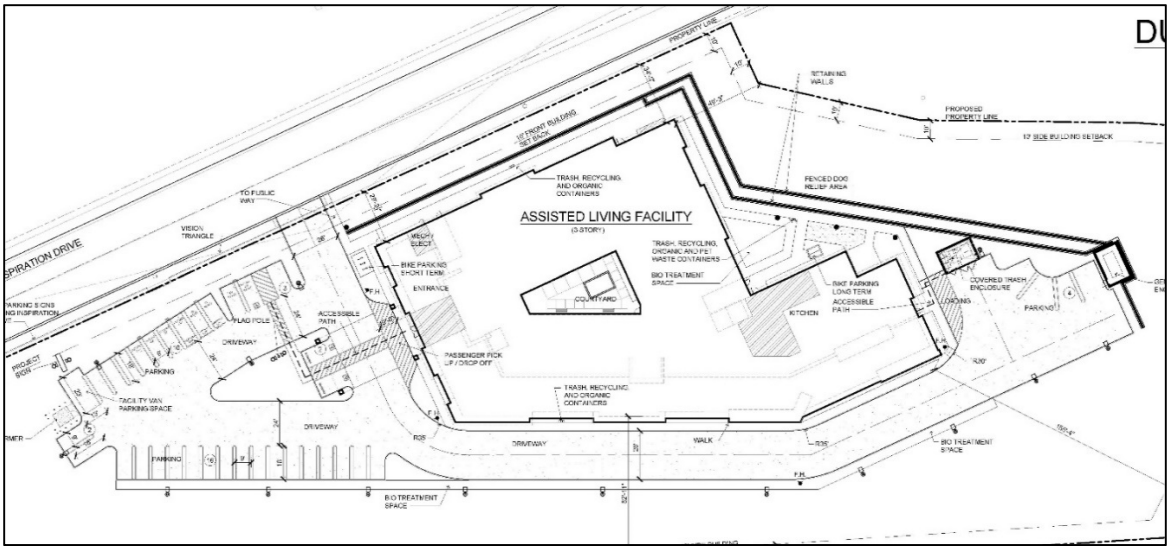

This I-580 freeway frontage road was relinquished from the State of California to Alameda County in 1981 prior to the City's incorporation. It was annexed into the City of Dublin in 1990. Through the years as development has occurred, portions of the unimproved area of the right-of-way that extends beyond the improved Dublin Boulevard have been vacated to accommodate development. The General Plan designation for the subject right-of-way is Public/Semi-Public. The vacation of the property conforms with the Land Use and Circulation Element (Chapter 5) of the General Plan in that the proposed use of the property is community serving by providing much needed supportive housing for the senior community with special needs.

Assisted Living Facility (PLPA-2020-00045)

The requested entitlements associated with the proposed Assisted Living Facility include: 1) General Plan Amendment; 2) Planned Development Rezone with a related Stage 1 and 2 Development Plan; 3) Site Development Review Permit; 3) Parcel Map; and 4) Development Agreement.

The proposed assisted living facility is three stories, approximately 40 feet tall and approximately 75,112 square feet in size. The facility includes 84 beds consisting of studios and one-bedroom units. Like the memory care facility, the assisted living facility would also provide communal spaces for the use of residents and staff, including a courtyard, kitchen, lobby area, offices, medical facilities, living area, dining room, activity area, café, theater, and wellness spa/salon. Figure 4 shows the proposed site plan. In addition to the 84 beds, the proposed assisted living facility is anticipated to require up to 43 staff, who would be present at the site throughout the day spread over six shifts.

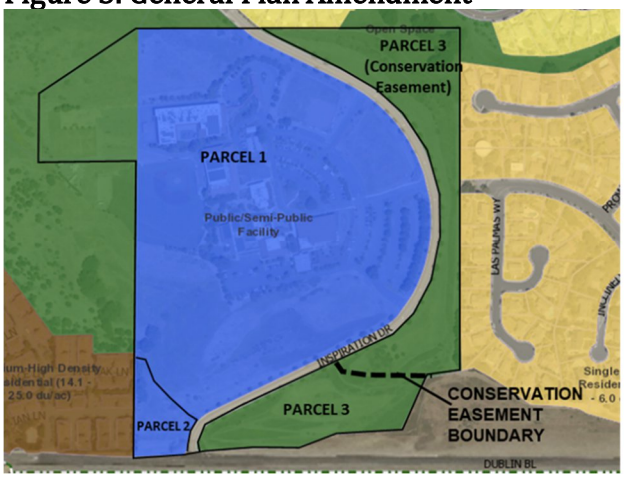
Figure 4. Assisted Living Facility Site Plan



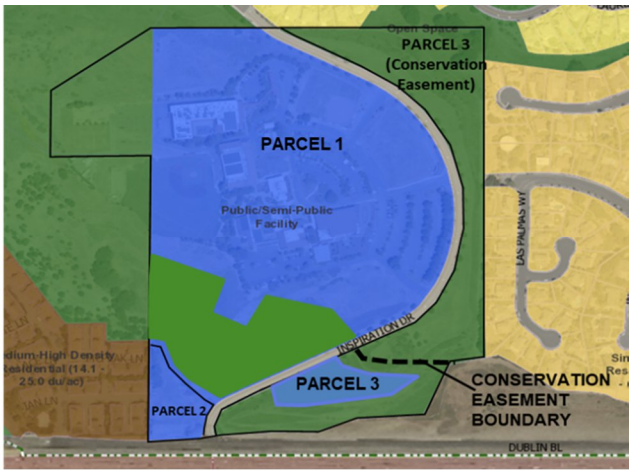

*General Plan Amendment*

To accommodate the proposed project, the Applicant proposes a General Plan Amendment to change the existing Open Space land use designation to Public/Semi Public. The Applicant's proposal limits the request on Parcel 3 to changing only approximately two acres of developable area from Open Space to Public/Semi-Public. To address the City Council's request to offset the loss of Open Space, the proposal also includes changing approximately five acres of land designated Public/Semi-Public to Open Space on Parcel 1. This proposal effectively mitigates the requested loss of Open Space at a ratio of 2.5-to-1 acre. Figure 5 below shows the existing and proposed General Plan land use designations.

**Figure 5. General Plan Amendment**



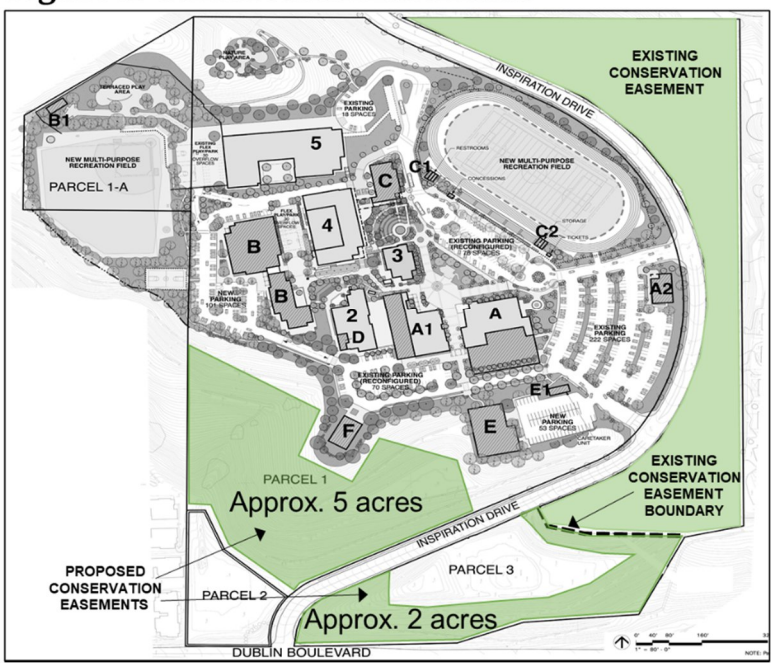

EXISTING




PROPOSED

The property owner has agreed to place a permanent conservation easement on the newly designated Open Space areas as well as the southern portion of the existing Open Space that is not currently under a conservation easement (approximately seven acres). This new conservation easement is in addition to the existing eight-acre conservation easement on the northern portion of Parcel 3. The locations of the existing and proposed conservation easements are shown in green in Figure 6.

**Figure 6. Conservation Easements**




*Planned Development Rezone*
Pursuant to the Valley Christian Planned Development Zoning (Ordinance No. 07-03), Parcel 3 was designated as a "Future Study Area." The Planned Development states that "no uses shall be permitted until established by a future Stage 2 Planned Development Rezoning approved by the City Council."

To accommodate the proposed project, the application includes a Planned Development Rezone with a related Stage 1 and Stage 2 Development Plan. The proposed Planned Development zoning will supersede the existing Planned Development for 4.68 acres of Parcel 3. The proposed Planned Development will establish a detailed Development Plan which specifies the overall development density and intensity (e.g., FAR, building heights, setbacks) for the site, and design guidelines. A "Community Care Facility, Large" as defined by the Dublin Zoning Ordinance, would be the only use allowed by the Planned Development. The proposed Assisted Living Facility is consistent with this use type. The proposed Planned Development will allow for a Conservation Easement as a permitted use to be consistent with what was previously approved. Although this is not required to be listed as a permitted use, it provides an additional tool to ensure knowledge of the conservation easement and guide future development.

*Planned Development Amendment*
Amendments to the existing Valley Christian Center Planned Development (Ordinance No. 07-03) would be necessary for consistency and include the following:

- Remove Parcel 2 and the southern portion of Parcel 3 as they are no longer a part of the Valley Christian Center Planned Development.
- Add "Conservation Easement" as a permitted use for Parcel 1.

*Site Development Review Permit*
The following is a summary of the key components of the project associated with the Site Development Review Permit.

Site Design and Access: The project site is accessed from a new single driveway and sidewalk off Inspiration Drive. Inspiration Drive is a steep two-lane road that wraps the west and north of the subject site. The driveway, which slopes down from Inspiration Drive into the property, leads directly to the building's front entrance and the parking area located to the west of the building. The site has a significant grade change from Inspiration Drive which is addressed through a series of 12-foot-tall, terraced retaining walls along the north side of the building to retain the existing slope. As Inspiration Drive ascends the hill, the proposed building nestles into the hillside and becomes less visible from Inspiration Drive.

Adjacent to the building's front entry is a large, covered canopy which allows for resident and guest pickup and drop-off without the need to navigate the length of the parking area. At the eastern end of the parking area, near the building's rear entrance, is a loading area for deliveries, the trash enclosure, generator enclosure, and four additional parking spaces.

There is currently no sidewalk along the east side of Inspiration Drive. As part of the project, a new sidewalk will be installed from the project driveway to Dublin Boulevard. In addition, the existing curb ramps at the corner of Inspiration Drive and Dublin Boulevard will be reconstructed to meet current standards and match up with the improvements made as part of the memory care project.

Architecture: The architecture of the building is residential in nature and uses varying planes, materials, and colors to break up the mass. The three-story building is accented with changes in exterior cladding and colors, multi-pane windows, awnings, and a multiple-level, flat roof. The third story is set back to reduce the building mass as viewed from I-580 and to provide a large open patio providing unobstructed views to the south of the Tri-Valley. The main entry is highlighted through a large canopy providing cover for vehicle pickup and drop-off. The building is finished with a variety of materials including stone veneer, fiber cement Hardie board, stucco, and a tile roof. The proposed paint colors are a range of grey with blue and white trim to provide a neutral backdrop for the finish materials. The color and materials are shown in the Project Plans on Sheet A3.1, A5.3 and A5.5 in Attachment 2. Photo simulations which show the proposed building from I-580 are included as Attachment 3.

*Fiscal Analysis Conducted by the City*

To evaluate the fiscal impact of the proposed General Plan Amendment to permit the assisted living facility, the City engaged the services of Keyser Marston Associates (KMA) to prepare a Fiscal Analysis of the project. The Fiscal Analysis focuses on an assessment of the key recurring annual net new revenues and service costs the General Fund that will be generated by the proposed Assisted Living Facility. The key new revenue impacts to the City relate to property tax revenues and property tax revenues in-lieu of motor vehicle license fee revenues. The key service cost impacts relate to the cost of responding to emergency medical calls.

The Fiscal Analysis shows the project would result in a net annual deficit to the City's General Fund. The City's cost to respond to emergency medical calls will exceed the amount of tax revenue to be generated by the assisted living facility. The Fiscal Analysis estimates the assisted living facility will generate approximately $53,000 of new property tax revenues (based on its tax rate area) per year and cost approximately $298,000 per year to respond to emergency medical

services calls. The result is an estimated net annual deficit to the City's General Fund of approximately $230,000 per year. The Fiscal Analysis is attached to this report as Attachment 4. Staff will note that any assisted living facility on this scale would have a similar impact to the General Fund.

*Development Agreement*

Development Agreements are a way to provide certainty to the developer that the City will not change its zoning, land use designation, and other laws applicable to the project for five years. Additionally, it is a mechanism for the City to obtain commitments from the developer that the City might not otherwise be able to obtain. Following up on the Applicant's commitment to a partnership with Dublin Senior Center, a Development Agreement has been prepared for the proposed project and includes a one-time cash contribution of $250,000 to the City for the future design and construction of bocce ball facilities in the outdoor space at the Dublin Senior Center and a one-time cash contribution of $20,000 for the purchase of ten new laptop computers for use by attendees of the Dublin Senior Center. In addition, it includes the Applicant has requested that both projects be included in the Development Agreement.

## ENVIRONMENTAL DETERMINATION:

The City Council is holding a Study Session on the proposed Inspiration Drive Memory Care and Assisted Living projects and no formal action will be taken at this time. The Study Session is not subject to the requirements of the California Environmental Quality Act (CEQA) as it does not have the potential to result in a direct physical change in the environment or a reasonably foreseeable indirect change in the environment and, thus, does not meet the definition of a project under CEQA Guidelines Section 15378.

However, the proposed Assisted Living and Memory Care projects are subject to CEQA prior to the Planning Commission and City Council taking formal action on the requested entitlements. Development on the project site was previously addressed in the Environmental Impact Report (EIR) for the Valley Christian Center Expansion Program (State Clearinghouse No. 200212070). On May 20, 2003, the City Council adopted Resolution No. 92-03 certifying an EIR for the Valley Christian Center.

An Initial Study has been prepared for the proposed Inspiration Drive Memory Care and Assisted Living projects, which determined that there were new potentially significant impacts associated with the project related to aesthetics, air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, and noise; therefore, a Supplemental Mitigated Negative Declaration was prepared to analyze the impacts and identify mitigation measures for those impacts. The Supplemental Mitigated Negative Declaration/Initial Study was circulated for a public review period from November 18, 2021, to December 17, 2021. No comments were provided.

## STRATEGIC PLAN INITIATIVE:

None.

## NOTICING REQUIREMENTS/PUBLIC OUTREACH:

Two City-led Community Meetings were held on December 8 and 9, 2021, to provide Dublin residents with information about the proposed Inspiration Drive Memory Care and Assisted Living projects. In addition to Staff and the Applicant, four community members attended the first meeting, and eight members attended the second meeting. Questions were asked about accessing project information, project timing, and the City's role in the infrastructure improvements.

In addition, the Applicant team held their own community outreach meetings. A total of six meetings were held with various parties including the Las Palmas Homeowner's Association, Hansen Hills Neighborhood, California Highlands, Valley Christian Church members, and other adjacent residents.

In response to the City Council's request during the General Plan Amendment Study Initiation, the Applicant installed story poles showing the mass and scale of the proposed projects. The story poles were erected in early December 2021.

The City Council Study Session Agenda was posted and information about the Study Session was provided through the City's social media channels. The Applicant was provided a copy of this Staff Report.

## ATTACHMENTS:

1) Memory Care Facility Project Plans
2) Assisted Living Facility Project Plans
3) Photo Simulations
4) Fiscal Impact Analysis

Attachment 1

# INSPIRATION MEMORY CARE

## DUBLIN, CA

## APN: 941-0022-005-00

DATED: NOV 23, 2021



### ARCHITECT:

LENITY ARCHITECTURE, INC
3150 KETTLE COURT SE
SALEM, OREGON 97301
503-399-1090

### LANDSCAPE ARCHITECT:

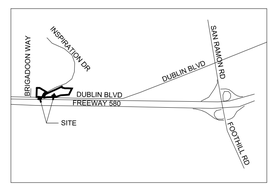
LENITY ARCHITECTURE, INC
3150 KETTLE COURT SE
SALEM, OREGON 97301
503-399-1090

### CIVIL ENGINEER:

PHILLIPPI ENGINEERING
425 MERCHANT STREET
VACAVILLE, CA 95688
707-451-6556

### SHEET INDEX:


- A0.1 TITLE SHEET
- A1.1 SITE PLAN
- A2.1 FLOOR PLANS
- A3.1 PROPOSED MATERIAL & FINISHES
- A3.2 SITE DETAILS
- A4.1 PRECEDENT IMAGERY
- A5.1 RENDERINGS
- A5.2 RENDERINGS
- A5.3 ELEVATIONS
- A5.4 ELEVATIONS
- A5.5 SITE SECTION / ELEVATION
- E1.1 SITE LIGHTING PLAN
- L-1 LANDSCAPE PLAN


VICINITY MAP
NOT TO SCALE

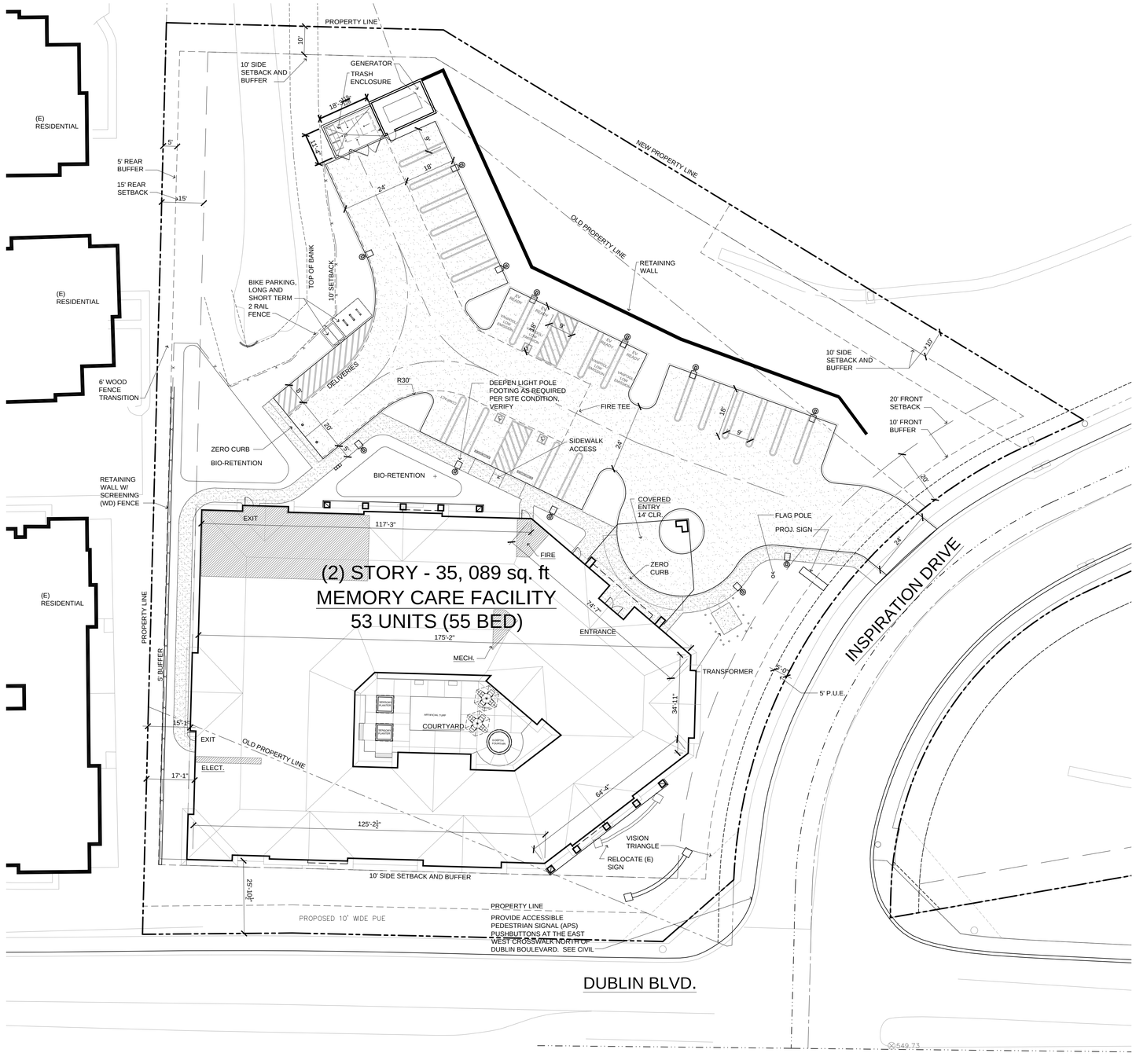
PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021

lenity
architecture, inc.
3150 Kettle Court SE, Salem, Oregon 97301
P 503 399 1090 F 503 399 0565 W lenityarchitecture.com

INSPIRATION MEMORY CARE
Dublin, CA

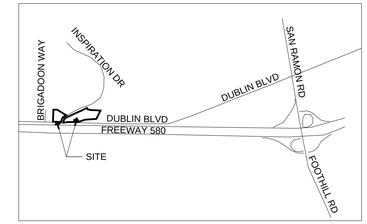
A0.1

FULCRUM




1 A1.1 SITE PLAN
1" = 20'

# DUBLIN, CA




VICINITY MAP
NOT TO SCALE

## PROJECT DATA

DESCRIPTION:
THE PROPOSED PROJECT WOULD CONSTRUCT A NEW 2-STORY MEMORY CARE RESIDENCE AT INSPIRATION DRIVE. THE PROPOSED PROJECT WOULD INCLUDE 53 RESIDENT UNITS.

| | | | |
|---|---|---|---|
| SITE DATA: LOT-2 | | PROPOSED | EXISTING / REQUIRED |
| PROPERTY AREA: 1.63 ACRES | | 71,088 SQ. FT. | N.A. |
| ASSESSORS PARCEL ID NUMBER | | 941-0022-005-00 | |
| GENERAL PLAN LAND USE: | | PUBLIC / SEMI-PUBLIC | |
| ZONING LAND USE: | | ED | |
| ZONING PLANNED DEVELOPMENT NUMBER: | | ORD. 07-03 | |
| PLANNING AREA: | | PRIMARY PLANNING AREA BOUNDARY | |
| ZONING FILE NUMBER: | | PA 00-017 | |
| USE: MEMORY CARE | | | (E) NONE |
| LOT COVERAGE: | | 17,461 SQ.FT. (24.0%) | (E) NONE |
| FLOOR AREA RATIO: | (17,461 + 17,628 = 35,089 SQ. FT.) | (0.49 FAR) | (E) NONE |
| SITE AREA BREAKDOWN: | | | |
| BUILDING: | | 17,461 SQ.FT. (24%) | (E) NONE |
| PATIOS / WALKS: | | 4,503 SQ.FT. (06%) | |
| DRIVES / PARKING: | | 13,213 SQ.FT. (20%) | |
| OPEN SPACE: | | 35,911 SQ.FT. (50%) | |
| TOTAL | | 71,088 SQ.FT. (100%) | |
| IMPERVIOUS AREA: | | 33,917 SQ.FT. (50%) | |
| PERVIOUS AREA: | | 35,911 SQ.FT. (50%) | (E) 71,088 SQ.FT. |
| PARKING BREAKDOWN: | | | |
| OPEN SPACES | | 23 | |
| ACCESSIBLE SPACES | | 2 | |
| TOTAL SPACES | | 25 | 25 REQ. |
| ELECTRONIC VEHICLE READY SPACES: | | 04 | |
| CLEAN AIR / VAN POOL SPACES: | | 03 | |
| BIKE PARKING: | | | |
| SHORT TERM SPACES | | 06 | |
| LONG TERM SPACES | | 02 | |
| LANDSCAPE BUFFER: | | 5' REAR<br>10' ALL OTHER SIDES | N.A. |
| BUILDING SETBACK: | | | |
| MIN. FRONT YARD SETBACK: | | 20'-0" | 20'-0" |
| MIN. SIDE YARD SETBACK: | | 10'-0" | 10'-0" |
| MIN. REAR YARD SETBACK: | | 15'-0" | 15'-0" |
| BUILDING HEIGHT MAX: | | | 2 STORY MAX |

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lenity architecture, inc.
3150 Kettle Court SE, Salem, Oregon 97301
P 503 399 1090 F 503 399 0565 W lenityarchitecture.com

# INSPIRATION MEMORY CARE

Dublin, CA

SITE PLAN - LOT 2
DATE: 11/23/2021
1" = 20'
0 10 20 40 60

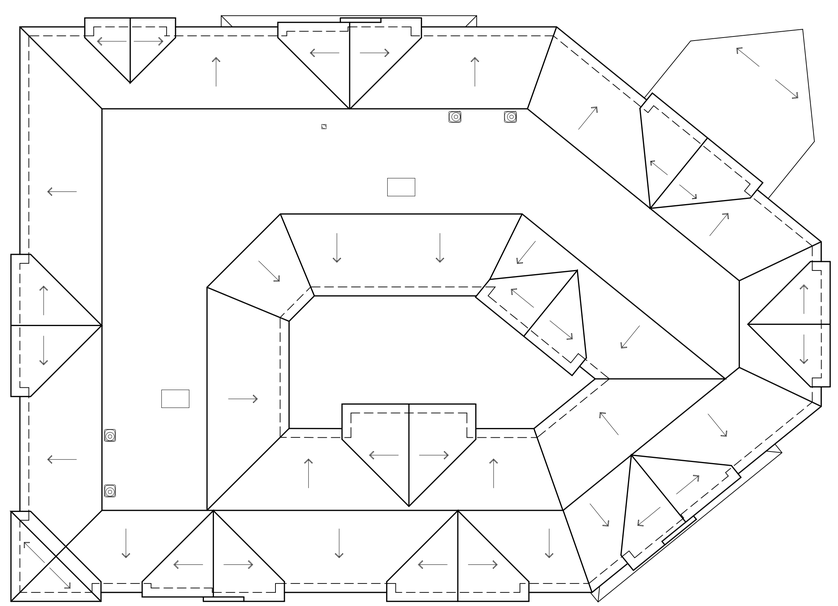
A1.1

FULCRUM



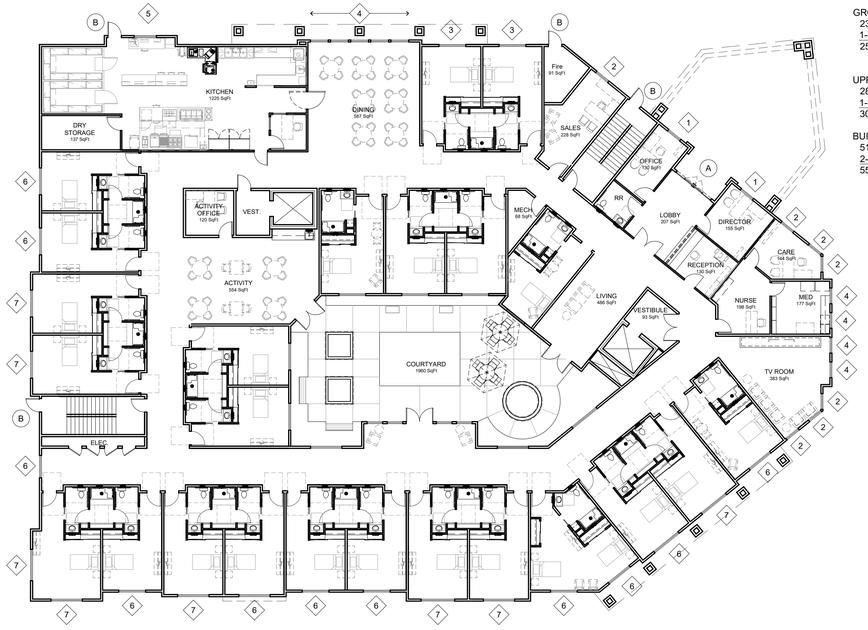

2 A2.1 SECOND FLOOR PLAN

1/16" = 1'-0"



3 A2.1 ROOF PLAN

1/16" = 1'-0"




1 A2.1 FIRST FLOOR PLAN

1/16" = 1'-0"

## Building Square Footage

17,461 SQFT - GROUND FLOOR
17,628 SQFT - UPPER FLOOR
35,089 SQFT - TOTAL SQFT

## Unit Breakdown

GROUND FLOOR
23- PRIVATE (289 SQFT & 335 SQFT)
1- SHARED (451 SQFT)
25- TOTAL BEDS

UPPER FLOOR
28- PRIVATE (289 SQFT)
1- SHARED (451 SQFT)
30- TOTAL BEDS

BUILDING
51- PRIVATE
2- SHARED
55- TOTAL BEDS

SCHEMATIC PLANS
DATE: 10/08/20
1/16" = 1'-0"

A2.1

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# INSPIRATION MEMORY CARE

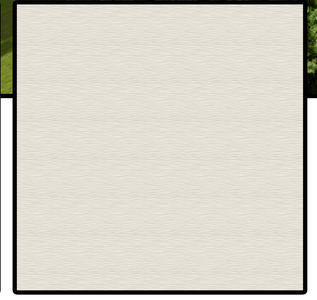
Dublin, CA

FULCRUM





Stone 1
Eldorado Stone
European Ledge
Glacier



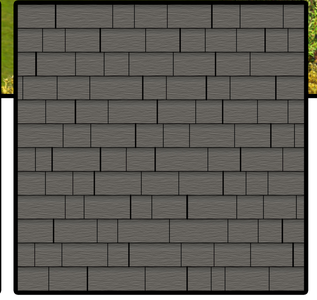
Trim and Columns
James Hardie
Arctic White
Smooth



Siding 1
James Hardie
Pearl Gray
Lap



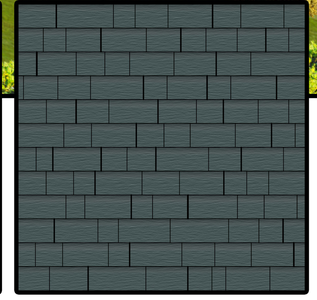
Siding 2
James Hardie
Aged Pewter
Lap



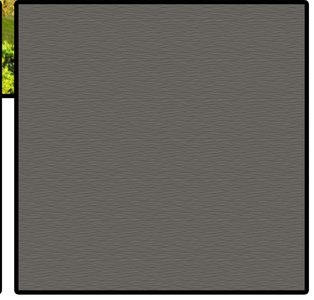
Siding 3
James Hardie
Aged Pewter
Shake



Siding 4
James Hardie
Evening Blue
Lap



Siding 5
James Hardie
Evening Blue
Shake



Stucco to Match
James Hardie
Aged Pewter
Smooth

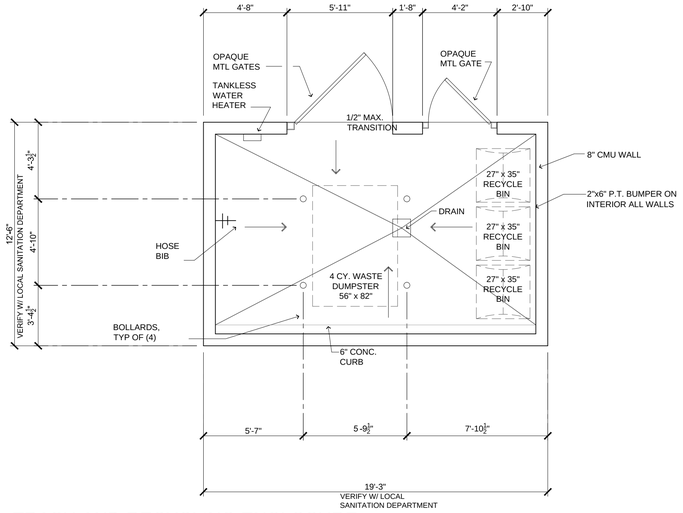
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# DUBLIN MEMORY CARE

Dublin, CA

A3.1

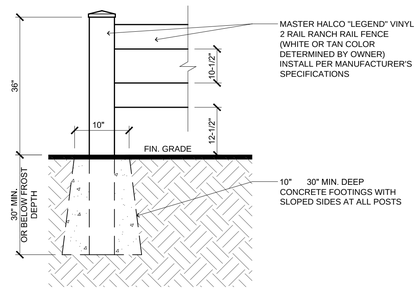
FULCRUM




## 7 TRASH AND RECYCLING ENCLOSURE
(PLAN) (UNDER SEPERATE PERMIT)

SCALE: 1/4" = 1'-0"

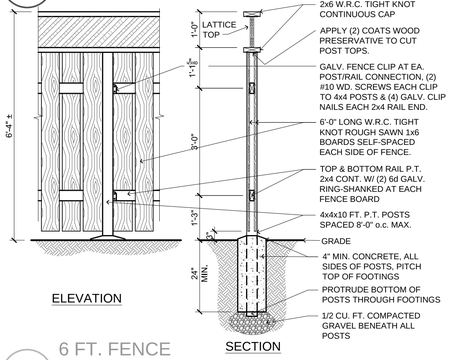
P:\FULCRUM\CA-DUBLIN\LOT-2\DETAILS\TRASH ENCL PLN




## 9 2 RAIL VINYL FENCE
MASTER HALCO OR EQUAL

SCALE: N.T.S.

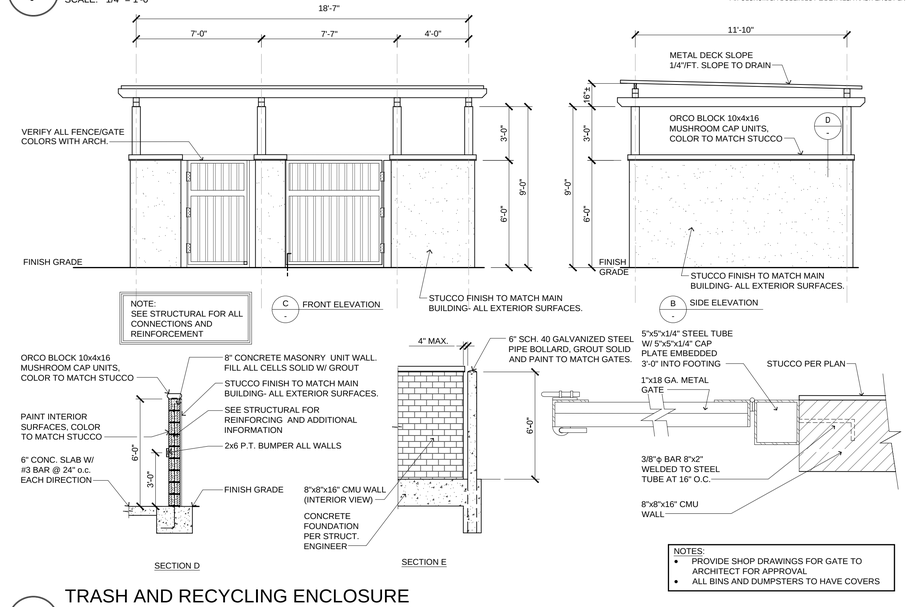
T:\022SITEWK\830FENCE\02830036




## 8 6 FT. FENCE
GOOD NEIGHBOR STYLE

SCALE: N.T.S.

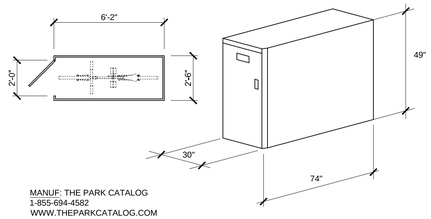
P:\FULCRUM\CA-DUBLIN\LOT-2\DETAILS\6 FT. FENCE LAT




## 6 TRASH AND RECYCLING ENCLOSURE
(ELEVATIONS AND DETAILS) (UNDER SEPERATE PERMIT)

SCALE: 1/4" = 1'-0"

P:\FULCRUM\CA-DUBLIN\LOT-2\DETAILS\TRASH ENCL ELEVATIONS



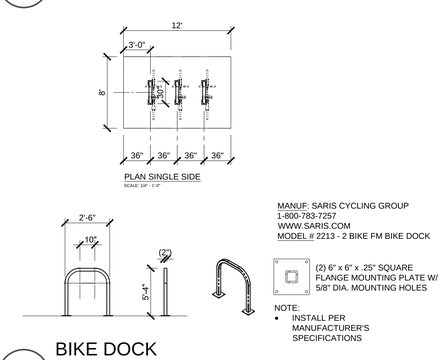

MANUF: THE PARK CATALOG
1-855-694-4582
WWW.THEPARKCATALOG.COM
MODEL # 537-1052

NOTE:
- INSTALL PER MANUFACTURER'S SPECIFICATIONS

## 5 BIKE LOCKER
(LONG TERM BIKE PARKING)

SCALE: 1/4" = 1'-0"

P:\FULCRUM\CA-DUBLIN\LOT-2\DETAILS\BIKE LOCKER




MANUF: SARIS CYCLING GROUP
1-800-783-7257
WWW.SARIS.COM
MODEL # 2213 - 2 BIKE FM BIKE DOCK

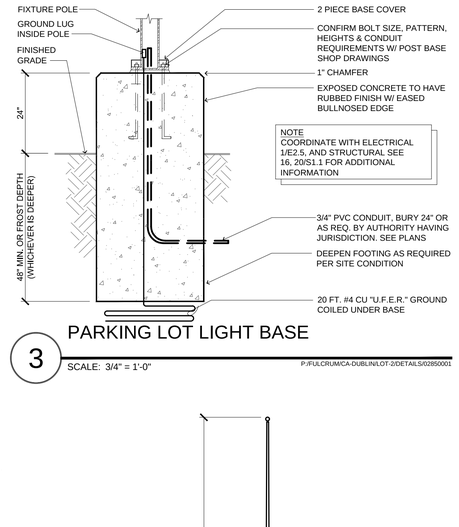
(2) 6" x 6" x .25" SQUARE FLANGE MOUNTING PLATE W/ 5/8" DIA. MOUNTING HOLES

NOTE:
- INSTALL PER MANUFACTURER'S SPECIFICATIONS

## 4 BIKE DOCK
(SHORT TERM BIKE PARKING)

SCALE: 1/8" = 1'-0"

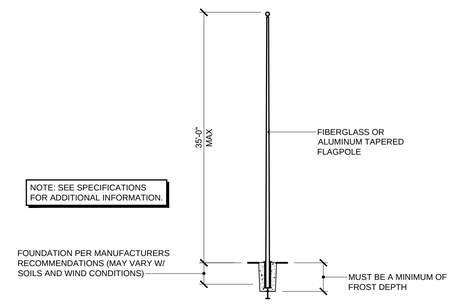
P:\FULCRUM\CA-DUBLIN\LOT-2\DETAILS\02830032




## 3 PARKING LOT LIGHT BASE

SCALE: 3/4" = 1'-0"

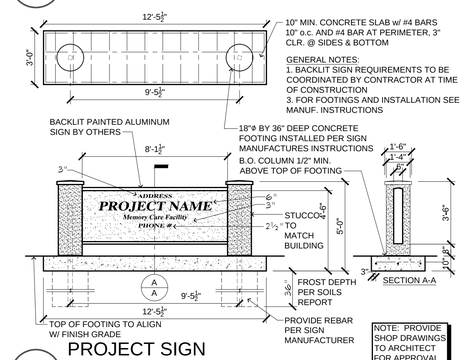
P:\FULCRUM\CA-DUBLIN\LOT-2\DETAILS\02850001




## 2 FLAG POLE
(GROUND SET CONE)

SCALE: NOT TO SCALE

P:\FULCRUM\CA-DUBLIN\LOT-2\DETAILS\10350001




## 1 PROJECT SIGN
(SEPERATE PERMIT REQUIRED)

SCALE: 1/4" = 1'-0"

P:\FULCRUM\CA-DUBLIN\LOT-2\DETAILS\PROJSIGN

## SITE DETAILS

DATE: 11/23/2021

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Dublin, CA

A3.2

FULCRUM









CALIFORNIA HIGHLANDS
(ADJACENT PROPERTY)



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A5.1

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# INSPIRATION MEMORY CARE

Dublin, CA

A5.2

FULCRUM

PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021




A ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

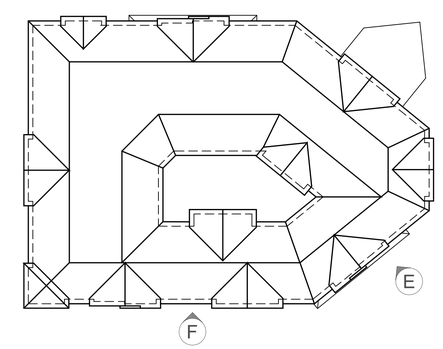



B ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"




C ELEVATION (NORTHWEST)
SCALE: 1/8" = 1'-0"

| KEY NOTES - EXTERIOR MATERIALS & COLORS | |
|---|---|
| 1 STONE | = STONE VENEER<br>EUROPEAN LEDGE<br>COLOR: GLACIER |
| 2 TRIM | = TRIM AND COLUMNS<br>JAMES HARDIE<br>COLOR: ARCTIC WHITE - SMOOTH |
| 3 SIDING 1 | = SIDING<br>JAMES HARDIE<br>COLOR: PEARL GRAY - LAP |
| 4 SIDING 2 | = SIDING<br>JAMES HARDIE<br>COLOR: AGED PEWTER - LAP |
| 5 SIDING 3 | = SIDING<br>JAMES HARDIE<br>COLOR: AGED PEWTER - SHAKE |
| 6 SIDING 4 | = SIDING<br>JAMES HARDIE<br>COLOR: EVENING BLUE - BOARD AND BATT |
| 7 SIDING 5 | = SIDING<br>JAMES HARDIE<br>COLOR: EVENING BLUE - SHAKE |
| 8 WINDOW | = VINYL FRAMED INSULATED WINDOWS<br>COLOR: TBD |
| 9 ROOF | = TILE ROOF<br>COLOR: TBD |
| 10 | = FASCIA TRIM<br>COLOR: TBD |
| 11 DOORS | = EXTERIOR STOREFRONT ENTRY DOORS<br>MFR: STANLEY DURAGLIDE 2000,<br>COLOR: DARK BRONZE ANODIZED |
| 12 | = OUTRIGGERS |
| 13 STUCCO | = STUCCO<br>TBD<br>COLOR: MATCH AGED PEWTER - SMOOTH |




KEY PLAN

PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021

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# INSPIRATION MEMORY CARE

Dublin, CA

ELEVATIONS
DATE: 11/23/2021

A5.3

FULCRUM




D ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

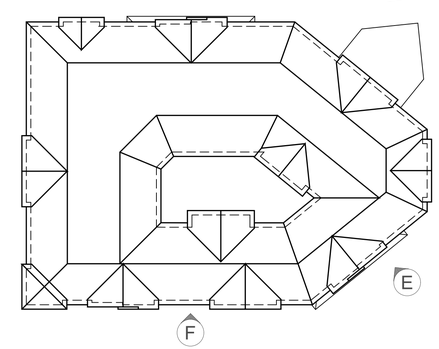



E ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"




F ELEVATION (NORTHWEST)
SCALE: 1/8" = 1'-0"

| KEY NOTES - EXTERIOR MATERIALS & COLORS | | |
|---|---|---|
| 1 | STONE | = STONE VENEER<br>EUROPEAN LEDGE<br>COLOR: GLACIER |
| 2 | TRIM | = TRIM AND COLUMNS<br>JAMES HARDIE<br>COLOR: ARCTIC WHITE - SMOOTH |
| 3 | SIDING 1 | = SIDING<br>JAMES HARDIE<br>COLOR: PEARL GRAY - LAP |
| 4 | SIDING 2 | = SIDING<br>JAMES HARDIE<br>COLOR: AGED PEWTER - LAP |
| 5 | SIDING 3 | = SIDING<br>JAMES HARDIE<br>COLOR: AGED PEWTER - SHAKE |
| 6 | SIDING 4 | = SIDING<br>JAMES HARDIE<br>COLOR: EVENING BLUE - BOARD AND BATT |
| 7 | SIDING 5 | = SIDING<br>JAMES HARDIE<br>COLOR: EVENING BLUE - SHAKE |
| 8 | WINDOW | = VINYL FRAMED INSULATED<br>WINDOWS<br>COLOR: TBD |
| 9 | ROOF | = TILE ROOF<br>COLOR: TBD |
| 10 | | = FASCIA TRIM<br>COLOR: TBD |
| 11 | DOORS | = EXTERIOR STOREFRONT ENTRY DOORS<br>MFR: STANLEY DURAGLIDE 2000,<br>COLOR: DARK BRONZE ANODIZED |
| 12 | | = OUTRIGGERS |
| 13 | STUCCO | = STUCCO<br>TBD<br>COLOR: MATCH AGED PEWTER - SMOOTH |




KEY PLAN

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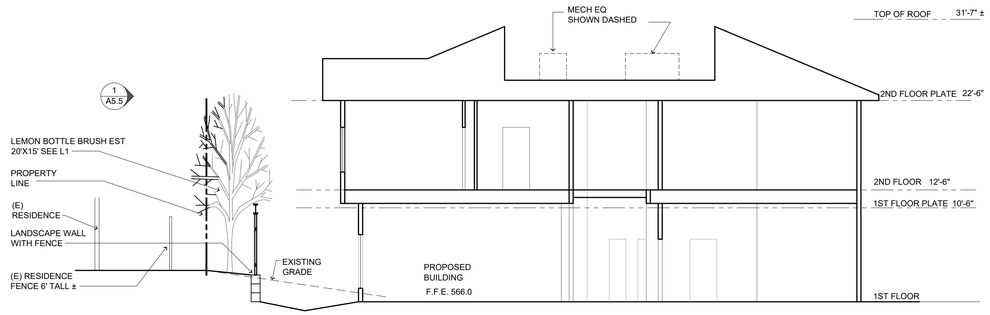
# INSPIRATION MEMORY CARE

Dublin, CA

ELEVATIONS
DATE: 11/23/2021

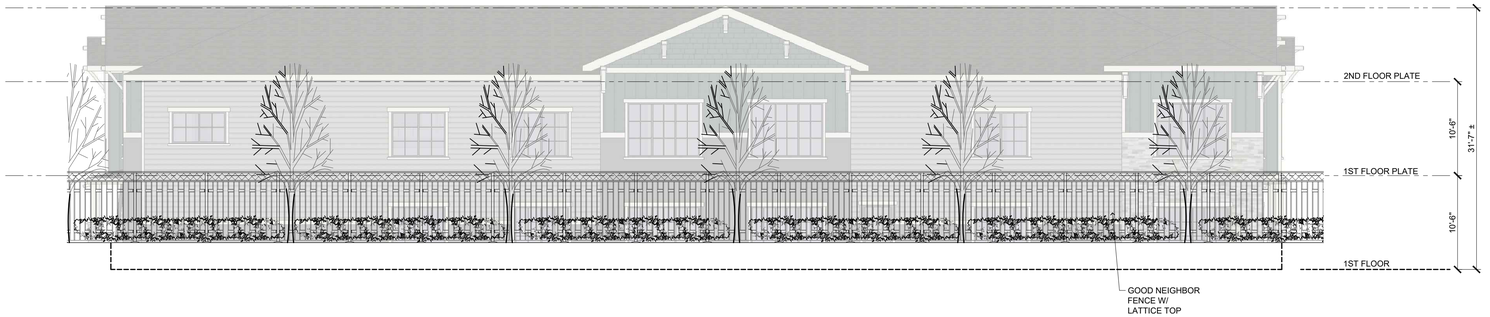
A5.4

FULCRUM



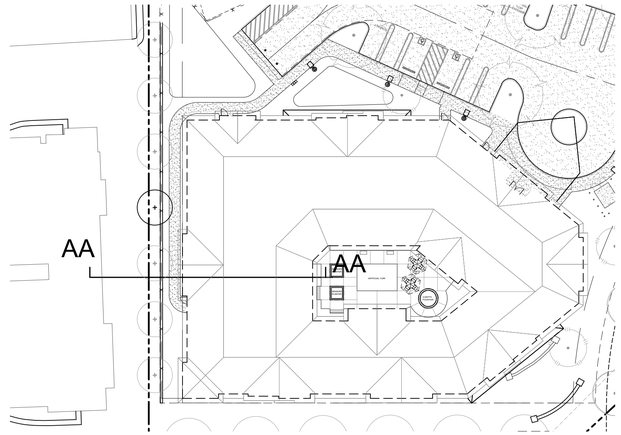

AA SECTION

SCALE: 1/8" = 1'-0"




1 ELEVATION
(NORTH)

SCALE: 1/8" = 1'-0"




KEY PLAN

SCALE: NOT TO SCALE

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# INSPIRATION MEMORY CARE

Dublin, CA

SITE SECTION EXHIB.

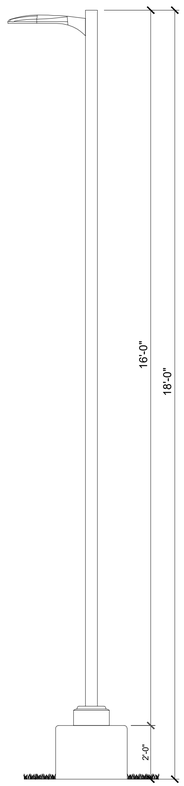
DATE: 11/23/2021

A5.5

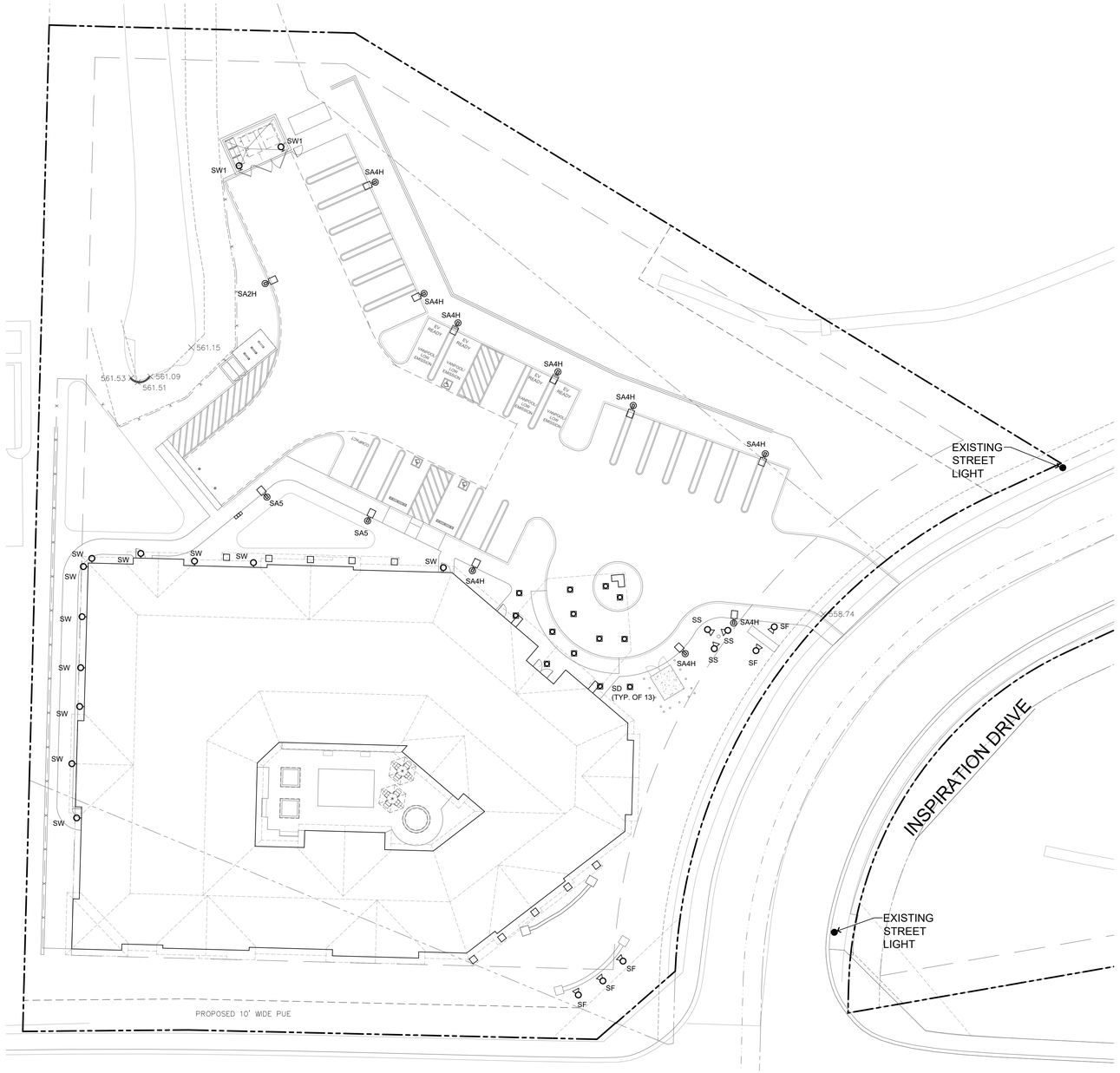
FULCRUM

PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021

| Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| Symbol | Label | Manufacturer | Catalog Number | Description | Number Lamps | Lumens Per Lamp | Wattage |
| | SA2H | Lithonia Lighting | KAD LED 20C 700 40K R2 MVOLT HS | KAD LED, 20 LED, 700mA MVOLT DRIVER, 4000K, TYPE 2 OPTICS WITH HOUSE SIDE SHIELDS. | 1 | 4735 | 45 |
| | SA4H | Lithonia Lighting | KAD LED 40C 700 40K R4 MVOLT HS | KAD LED, 40 LED, 700mA MVOLT DRIVER, 4000K, TYPE 4 OPTICS WITH HOUSE SIDE SHIELDS | 1 | 8619 | 94 |
| | SA5 | Lithonia Lighting | KAD LED 40C 700 50K R5 MVOLT | KAD LED, 40 LED, 700mA MVOLT DRIVER, 5000K, TYPE 5 OPTICS. | 1 | 11761 | 94 |
| | SD | Gotham Architectural Lighting | EVO LW 40/45 6AR LSS | 6IN Lensed Wallwash, 4000K, 4500lm Nominal, Semi-specular Reflector | 1 | 3544 | 51.27 |
| | SW | Lithonia Lighting | DSXW1 LED 10C 530 40K T4M MVOLT | DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 530mA. | 1 | 2115 | 19.1 |
| | SW1 | Lithonia Lighting | OLWP 11 | OUTDOOR LED WALLPACK WITH 4000K LEDS AND POLYCARBONATE COVER/DIFFUSER | 1 | 1111 | 20.41 |
| | SS | KIM LIGHTING | CFL-NF-214K50 | Compact cylindrical flood light, spot distribution | 1 | 4212 | 34.46 |
| | SF | KIM LIGHTING | CFL-WF-214K50 | Compact cylindrical flood light, flood distribution. With barn doors | 1 | 4212 | 34.46 |

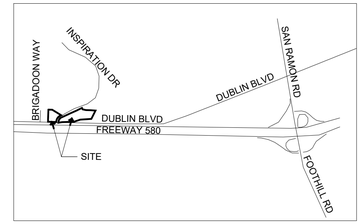



TYPE SA_
PARKING LOT
LED LIGHT POLE




SITE LIGHTING PLAN
1" = 20'

# DUBLIN, CA




VICINITY MAP
NOT TO SCALE

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# INSPIRATION MEMORY CARE

Dublin, CA

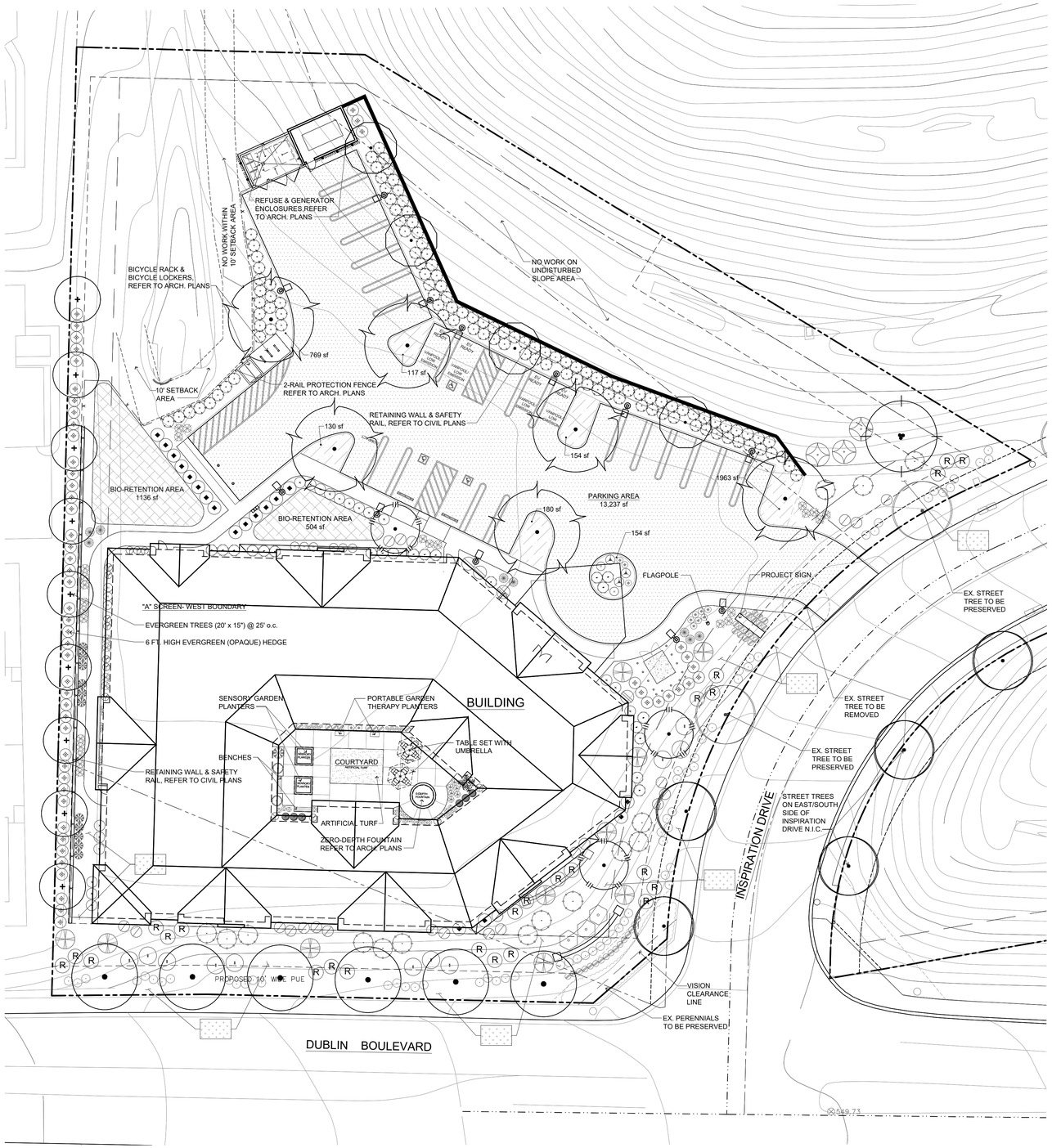
SITE PLAN - LOT 2
LIGHTING
DATE: 11/23/2021
1" = 20'

0 10 20 40 60

E1.1

FULCRUM

PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021




SYMBOL
(tree symbols reduced )

## PLANTING LEGEND:

| BOTANICAL / COMMON NAMES | QUANTITY | SIZE / FORM | MATURE HT. x WD. | WUCOLS REGION 1 |
|---|---|---|---|---|
| **STREET TREES** | | | | |
| Platanus x acerifolia 'Columbia' Columbia London Plane Tree (Dublin Blvd.) | 6 | 15 gal. Standard | 70' x 40' | Moderate |
| Prunus yedoensis (subst. for Bradford Pear-ex. trees) Yoshino Flowering Cherry | 2 | 15 gal. Standard | 40' X 30' | Moderate |

**STREETSCAPE PLANTING**

| BOTANICAL / COMMON NAMES | QUANTITY | SIZE / FORM | SPACING | WUCOLS REGION 1 |
|---|---|---|---|---|
| **SHRUBS** | | | | |
| Ceanothus gloriosis 'Anchor Bay' Point Reyes Wild Lilac | 15 | 5 gal. | 7' o.c. | Very Low |
| Cistus 'Sunset' Magenta Rockrose | 11 | 5 gal. | 5' o.c. | Low |
| Phormium 'Sea Jade' Sea Jade New Zealand Flax | 10 | 5 gal. | as shown | Low |
| Rosa rugosa 'Alba' White Rugosa Rose | 25 | 5 gal. | 5' o.c. | Low |
| **GRASSES / GROUND COVERS / PERENNIALS** | | | | |
| Coreopsis lanceolata 'Early Sunrise' Double Flowered Yellow Tickseed | 41 | 1 gal. | 24" o.c. | Low |
| Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass | 29 | 1 gal. | 30" o.c. | Low |
| Rosmarinus officinalis 'Prostratus' Rosemary | 66 | 1 gal. | 36" o.c. | Low |

**PROJECT SITE PLANTING**

| BOTANICAL / COMMON NAMES | QUANTITY | SIZE / FORM | MATURE HT. x WD. | WUCOLS REGION 1 |
|---|---|---|---|---|
| **SHADE TREE** | | | | |
| Pistacia chinensis 'Keith Davey' Chinese Pistache | 6 | 24" box Standard | 45' x 35' | Low |
| **EVERGREEN BUFFER TREES** | | | | |
| Callistemon citrinus Lemon Bottlebrush | 9 | 15 gal. Standard | 20' x 15' | Low |
| Olea europaea 'Wilsonii' Wilson Fruitless Olive Tree | 4 | 15 gal. Standard | 30' x 30' | Very Low |
| Quercus agrifolia Coast Live Oak | 2 | 15 gal. Multi-trunk | 30' x 40' | Very Low |
| **ORNAMENTAL TREES** | | | | |
| Lagerstroemia indica x fauriei 'Muskogee' Muskogee Hybrid Crape Myrtle | 3 | 15 gal. Standard | 24' x 20' | Low |

| BACKGROUND / TALL SHRUBS | QUANTITY | SIZE / FORM | SPACING | WUCOLS REGION 1 |
|---|---|---|---|---|
| Leonotis leonurus Lion's Tail | 3 | 5 gal. | as shown | Low |
| Myrsine africana African Boxwood | 57 | 5 gal. | 4' o.c. | Low |
| Rhus integrifolia Lemonade Berry | 3 | 5 gal. | as shown | Low |
| **SHRUBS** | | | | |
| Aloe striata Coral Aloe | 3 | 5 gal. | as shown | Low |
| Gardenia jasminoides 'August Beauty' August Beauty Gardenia | 2 | 5 gal. | as shown | Moderate |
| Mahonia eurybracteata 'Soft Caress' Soft Caress Mahonia | 1 | 5 gal. | as shown | Moderate |
| Mahonia repens Creeping Oregon Grape | 21 | 5 gal. | 4' o.c. | Low |
| Nandina domestica 'Gulf Stream' Heavenly Bamboo | 15 | 5 gal. | 3' o.c. | Low |
| Pittosporum tobira 'Dwarf Variegata' Dwarf Variegated Tobira | 11 | 5 gal. | 4' o.c. | Low |
| Rhaphiolepis indica 'Pinkie' India Hawthorn | 18 | 5 gal. | 4' o.c. | Low |
| Salvia greggii (Salmon) Autumn Sage | 28 | 5 gal. | 4' o.c. | Low |
| Sarcococca hookeriana humilis Sweet Sarcococca | 6 | 5 gal. | as shown | Low |
| Sarcococca ruscifolia Sweet Box | 4 | 5 gal. | as shown | Low |
| Westringia fruticosa 'Blue Gem' Blue Gem Coast Rosemary | 18 | 5 gal. | 5' o.c. | Low |

## PLANTING LEGEND CONTINUED:

| | | | | |
|---|---|---|---|---|
| **VINES** | | | | |
| Jasminum floridum Showy Jasmine- train onto enclosure | 5 | 5 gal. | as shown | Low |
| **GRASSES / PERENNIALS** | | | | |
| Calamagrostis x acutifolia 'Karl Foerster' Feather Reed Grass | 12 | 1 gal. | as shown | Moderate |
| Dietes vegeta Fortnight Lily | 8 | 1 gal. | as shown | Low |
| Hakonechloa macra 'Aureola' Japanese Forest Grass | 6 | 1 gal. | as shown | Moderate |
| Lavandula angustifolia 'Munstead' Dwarf English Lavender | 12 | 1 gal. | as shown | Low |
| Liriope muscari Big Blue Lily Turf | 20 | 1 gal. | as shown | Moderate |
| Sisyrinchium bellum 'E.K.Balls' Blue-Eyed Grass | 29 | 1 gal. | as shown | Low |
| **GROUND COVER** | | | | |
| Coprosma petriei 'Verde Vista' Creeping Coprosma | 115 | 1 gal. | 4' o.c. | Low |
| Erodium reichardii Cranesbill (Building Area, Parking lot) | 100% coverage | Cuttings | 18" o.c. | Low |
| Myoporum parvifolium Creeping Myoporum (Slopes, Perimeter) | 100% coverage | Cuttings | 36" o.c. | Low |
| Artificial Turf- Courtyard DuPont Forever Lawn or equal | 216 s.f. | | | Very Low |
| **BIO-RETENTION PLANTING** | | | | |
| Plant grass species in natural masses of 24 minimum by quantity- triangular spacing | 1640 s.f. | | | |
| Deschampsia caespitosa Tufted Hair Grass | 164 | 1 gal. | 24" o.c. | Low |
| Elymus tritchoides Creeping Wild Rye | 164 | 1 gal. | 24" o.c. | Low |
| Festuca rubra 'Molate' Molate Creeping Red Fescue | 328 | 1 gal. | 12" o.c. | Low |

NOTES:

1. Soil Preparation for planting areas, excluding bio-swales (per 1000 s.f.):
   4 cu. yds. organic compost free of biosolids & harmful pathogens
   100 lbs. Gro-Power Plus w/M (mycorrhizae) organic fertilizer
   Spread evenly and rototill into soil in two directions to a depth of 6-8".
   Adjust materials based upon Soil Analysis recommendations after completed.
2. Install a 3" minimum layer of Shredded Redwood Bark in all planted areas unless noted otherwise. Mulch available:Redi-Gro Corporation, (800) 654-4358
3. Landscaping shall be served by an automated irrigation system utilizing SMART Technology in compliance with the California Water Efficient Landscape Ordinance.

PARKING LOT LANDSCAPING:

| | | |
|---|---|---|
| Parking Lot Area- | 13,237 sq. ft. | |
| 15% Parking Area Landscape Requirement- | 1986 sq. ft. | |
| Parking Area Landscape provided- | 3697 sq. ft. | (27.9%) |
| Trees Required (1 / 4 stalls) | 6 trees | |
| Shade trees provided- 25 stalls / 4= | 6 trees | |

## WATER USE CALCULATIONS

TOTAL SITE LANDSCAPE AREA* = 39,263 s.f.

TOTAL IRRIGATED LANDSCAPE AREA* = 31,462 s.f.

*Includes 3352 s.f. in Public right-of-way

### MAXIMUM ANNUAL APPLIED WATER ALLOWANCE (MAAWA)

MAAWA (gallons)= (ETo) x (.62) x ((0.45 x LA) + (0.3 x SLA))

(46.2) x (.62) x ((0.45 x 39,263) + (0.3 x 0)) = MAAWA 506,092 gals.

### ESTIMATED ANNUAL APPLIED WATER USE

(ETo) x (PF-Kc) x (HA) x (.62) / (IE)= EAAWU (HYDROZONE)

HIGH WATER USE ( RECIRCULATING FOUNTAIN): (46.2) x (1.0) x (42) x (.62) = 1203 gals. EAAWU

MODERATE HYDROZONE AREA (DRIP): (46.2) x (0.5) x (405) x (.62) / (.81) = 7161 gals. EAAWU

LOW HYDROZONE AREA (DRIP): (46.2) x (0.2) x (6933) x (.62) / (.81) = 49,034 gals. EAAWU

LOW HYDROZONE AREA (OVERHEAD): (46.2) x (0.2) x (14,768) x (.62) / (.75) = 112,804 gals. EAAWU

VERY LOW WATER USE (ARTIFICIAL TURF): (46.2) x (0.1) x (216) x (.62) = 619 gals. EAAWU

NON-IRRIGATED AREAS: (46.2) x (0.0) x (16,899) x (.62) = 0 gals. EAAWU

EAAWU TOTAL (EATAWU): 170,821 gals.

EATAWU 241,965 gals. is less than MAAWA 506,092 gals.

NOTE- ETo for Dublin, CA = 46.2

City of Dublin Streetscape Master Plan Plant Selection:
Plant materials were selected from the Streetscape Master Plan (SMP) recommended plant palettes, for suitability to the Dublin climate, for drought resistance and for fire safety.

The London Plane Tree is the street tree specified for Dublin Boulevard. This tree is classified as a Moderate water use tree based upon the WUCOLS IV List for this region. New street trees for Inspiration Drive will be Yoshino Flowering Cherries, the recommended replacement tree by the SMP for the existing Bradford Pear street trees. The street trees will be irrigated separately on bubblers from the rest of the Right-of-Way and building area landscaping.

The plant palette for the street plantings were largely derived from the SMP plant palettes. Several of the plants on the palettes are considered Moderate water use plants based upon the WUCOLS IV List for the region. Only plants classified as Low water use have been proposed for streetscape planting, thus some additional plant varieties have been specified. The following plants from the SMP plant palette are proposed:

| | |
|---|---|
| Trees | |
| Lagerstroemia indica | Crape Myrtle |
| Quercus agrifolia | Coast Live Oak |
| Shrubs | |
| Ceanothus gloriosus | Point Reyes Creeper |
| Phormium | New Zealand Flax |
| Rosa spp. | Shrub (Rugosa) Rose |
| Rosmarinus | Rosemary |

LICENSED LANDSCAPE ARCHITECT BRIAN D. LIND NO. 2917 EXP. 11 - 30 - 20 STATE OF CALIFORNIA

PRELIMINARY

## L-1 LANDSCAPE PLAN - LOT 2

DATE: 11/23/2021
1" = 20'

0 10 20 40 60

L-1

PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021

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# INSPIRATION MEMORY CARE

Dublin, CA

FULCRUM

Attachment 2

# INSPIRATION ASSISTED LIVING

## DUBLIN, CA

## APN: 941-0022-006-00

DATED: SEPT. 23, 2021



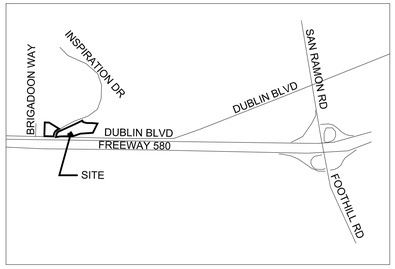

ARCHITECT:
LENITY ARCHITECTURE, INC
3150 KETTLE COURT SE
SALEM, OREGON 97301
503-399-1090

LANDSCAPE ARCHITECT:
LENITY ARCHITECTURE, INC
3150 KETTLE COURT SE
SALEM, OREGON 97301
503-399-1090

CIVIL ENGINEER:
PHILLIPPI ENGINEERING
425 MERCHANT STREET
VACAVILLE, CA 95688
707-451-6556


SHEET INDEX:


- A0.1 TITLE SHEET
- A1.1 ARCHITECTURAL SITE PLAN
- A2.1a FIRST FLOOR PLAN
- A2.1b SECOND FLOOR PLAN
- A2.1c THIRD FLOOR PLAN
- A2.1d ROOF PLAN
- A2.3 SECTIONS
- A3.1 PROPOSED MATERIAL & FINISHES
- A3.2 SITE DETAILS
- A4.1 PRECEDENT IMAGERY
- A5.1 RENDERINGS
- A5.2 RENDERINGS
- A5.3 ELEVATIONS
- A5.4 ELEVATIONS
- A5.5 ELEVATIONS
- E1.1 SITE LIGHTING PLAN
- L1.1 LANDSCAPE PLAN
- L1.2 LANDSCAPE PLAN


VICINITY MAP
NOT TO SCALE
DATE: 11/23/2021

PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021

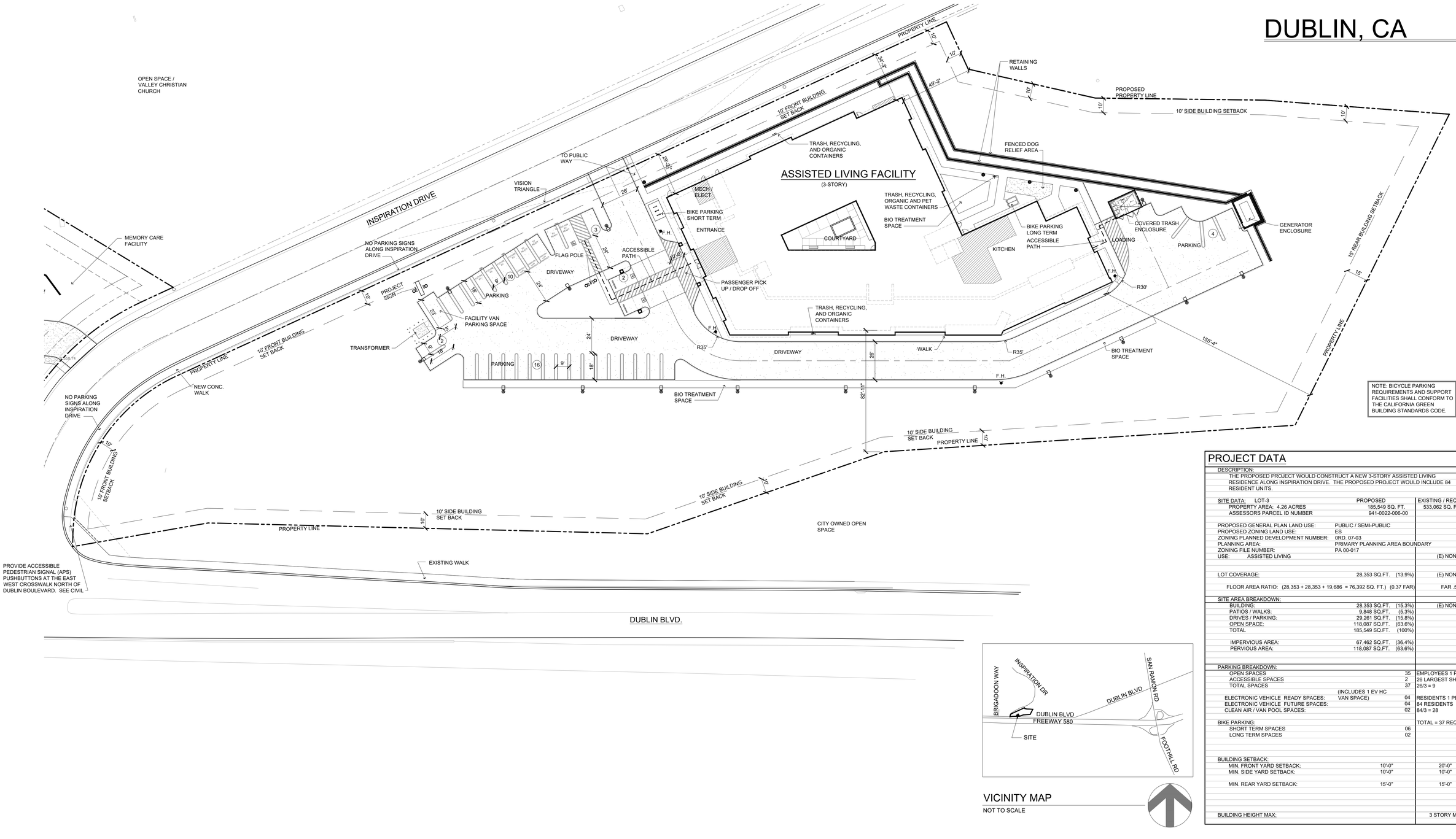

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INSPIRATION ASSISTED LIVING
Dublin, CA



FULCRUM

# DUBLIN, CA




NOTE: BICYCLE PARKING REQUIREMENTS AND SUPPORT FACILITIES SHALL CONFORM TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE.

## PROJECT DATA

| | | |
|---|---|---|
| DESCRIPTION: | | |
| THE PROPOSED PROJECT WOULD CONSTRUCT A NEW 3-STORY ASSISTED LIVING RESIDENCE ALONG INSPIRATION DRIVE. THE PROPOSED PROJECT WOULD INCLUDE 84 RESIDENT UNITS. | | |
| SITE DATA: LOT-3 | PROPOSED | EXISTING / REQUIRED |
| PROPERTY AREA: 4.26 ACRES | 185,549 SQ. FT. | 533,062 SQ. FT. |
| ASSESSORS PARCEL ID NUMBER | 941-0022-006-00 | |
| PROPOSED GENERAL PLAN LAND USE: | PUBLIC / SEMI-PUBLIC | |
| PROPOSED ZONING LAND USE: | ES | |
| ZONING PLANNED DEVELOPMENT NUMBER: | 0RD. 07-03 | |
| PLANNING AREA: | PRIMARY PLANNING AREA BOUNDARY | |
| ZONING FILE NUMBER: | PA 00-017 | |
| USE: ASSISTED LIVING | | (E) NONE |
| LOT COVERAGE: | 28,353 SQ.FT. (13.9%) | (E) NONE |
| FLOOR AREA RATIO: (28,353 + 28,353 + 19,686 = 76,392 SQ. FT.) (0.37 FAR) | | FAR .50 |
| SITE AREA BREAKDOWN: | | |
| BUILDING: | 28,353 SQ.FT. (15.3%) | (E) NONE |
| PATIOS / WALKS: | 9,848 SQ.FT. (5.3%) | |
| DRIVES / PARKING: | 29,261 SQ.FT. (15.8%) | |
| OPEN SPACE: | 118,087 SQ.FT. (63.6%) | |
| TOTAL | 185,549 SQ.FT. (100%) | |
| IMPERVIOUS AREA: | 67,462 SQ.FT. (36.4%) | |
| PERVIOUS AREA: | 118,087 SQ.FT. (63.6%) | |
| PARKING BREAKDOWN: | | |
| OPEN SPACES | 35 | EMPLOYEES 1 PER 3 |
| ACCESSIBLE SPACES | 2 | 26 LARGEST SHIFT |
| TOTAL SPACES | 37 | 26/3 = 9 |
| | (INCLUDES 1 EV HC | |
| ELECTRONIC VEHICLE READY SPACES: | VAN SPACE) 04 | RESIDENTS 1 PER 3 |
| ELECTRONIC VEHICLE FUTURE SPACES: | 04 | 84 RESIDENTS |
| CLEAN AIR / VAN POOL SPACES: | 02 | 84/3 = 28 |
| BIKE PARKING: | | TOTAL = 37 REQ. |
| SHORT TERM SPACES | 06 | |
| LONG TERM SPACES | 02 | |
| BUILDING SETBACK: | | |
| MIN. FRONT YARD SETBACK: | 10'-0" | 20'-0" |
| MIN. SIDE YARD SETBACK: | 10'-0" | 10'-0" |
| MIN. REAR YARD SETBACK: | 15'-0" | 15'-0" |
| BUILDING HEIGHT MAX: | | 3 STORY MAX |




VICINITY MAP

NOT TO SCALE

## SITE PLAN - LOT 3

DATE: 11/23/2021

1" = 30'

0 15 30 60 90

A1.1

PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021

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# INSPIRATION ASSISTED LIVING

Dublin, CA

FULCRUM




1 FIRST FLOOR PLAN
A2.1a 1/16" = 1'-0"

| AL BUILDING DATA: | |
|---|---|
| 3 - STORIES | |
| 84 UNITS 84 BEDS | |
| FIRST FLOOR: | 28,353 SQ.FT. |
| SECOND FLOOR: | 28,353 SQ.FT. |
| THIRD FLOOR: | 19,686 SQ.FT. |
| FLOOR TOTAL: | 76,392 SQ.FT. |
| FLOOR TO AREA RATIO (F.A.R.) | .37% |

| | |
|---|---|
| 1ST FLOOR | |
| 7 - A STUDIO UNITS | |
| 24 - B ONE BEDROOM UNITS | |
| 31 UNITS | 28,353 SQ.FT. |
| 2ND FLOOR | |
| 10 - A STUDIO UNITS | |
| 25 - B ONE BEDROOM UNITS | |
| 35 UNITS | 28,353 SQ.FT. |
| 3RD FLOOR | |
| 8 - A STUDIO UNITS | |
| 10 - B ONE BEDROOM UNITS | |
| 18 UNITS | 19,686 SQ.FT. |
| 84 UNITS TOTAL | |

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# INSPIRATION ASSISTED LIVING

Dublin, CA

SCHEMATIC PLANS
DATE: 11/23/2021
1/16" = 1'-0"

A2.1a

FULCRUM

PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021




1 A2.1b SECOND FLOOR PLAN
1/16" = 1'-0"

| AL BUILDING DATA: | |
|---|---|
| 3 - STORIES | |
| 84 UNITS 84 BEDS | |
| FIRST FLOOR: | 28,353 SQ.FT. |
| SECOND FLOOR: | 28,353 SQ.FT. |
| THIRD FLOOR: | 19,686 SQ.FT. |
| FLOOR TOTAL: | 76,392 SQ.FT. |
| FLOOR TO AREA RATIO (F.A.R.) | .37% |

| | |
|---|---|
| 1ST FLOOR | |
| 7 - A STUDIO UNITS | |
| 24 - B ONE BEDROOM UNITS | |
| 31 UNITS | 28,353 SQ.FT. |
| 2ND FLOOR | |
| 10 - A STUDIO UNITS | |
| 25 - B ONE BEDROOM UNITS | |
| 35 UNITS | 28,353 SQ.FT. |
| 3RD FLOOR | |
| 8 - A STUDIO UNITS | |
| 10 - B ONE BEDROOM UNITS | |
| 18 UNITS | 19,686 SQ.FT. |
| 84 UNITS TOTAL | |

PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021

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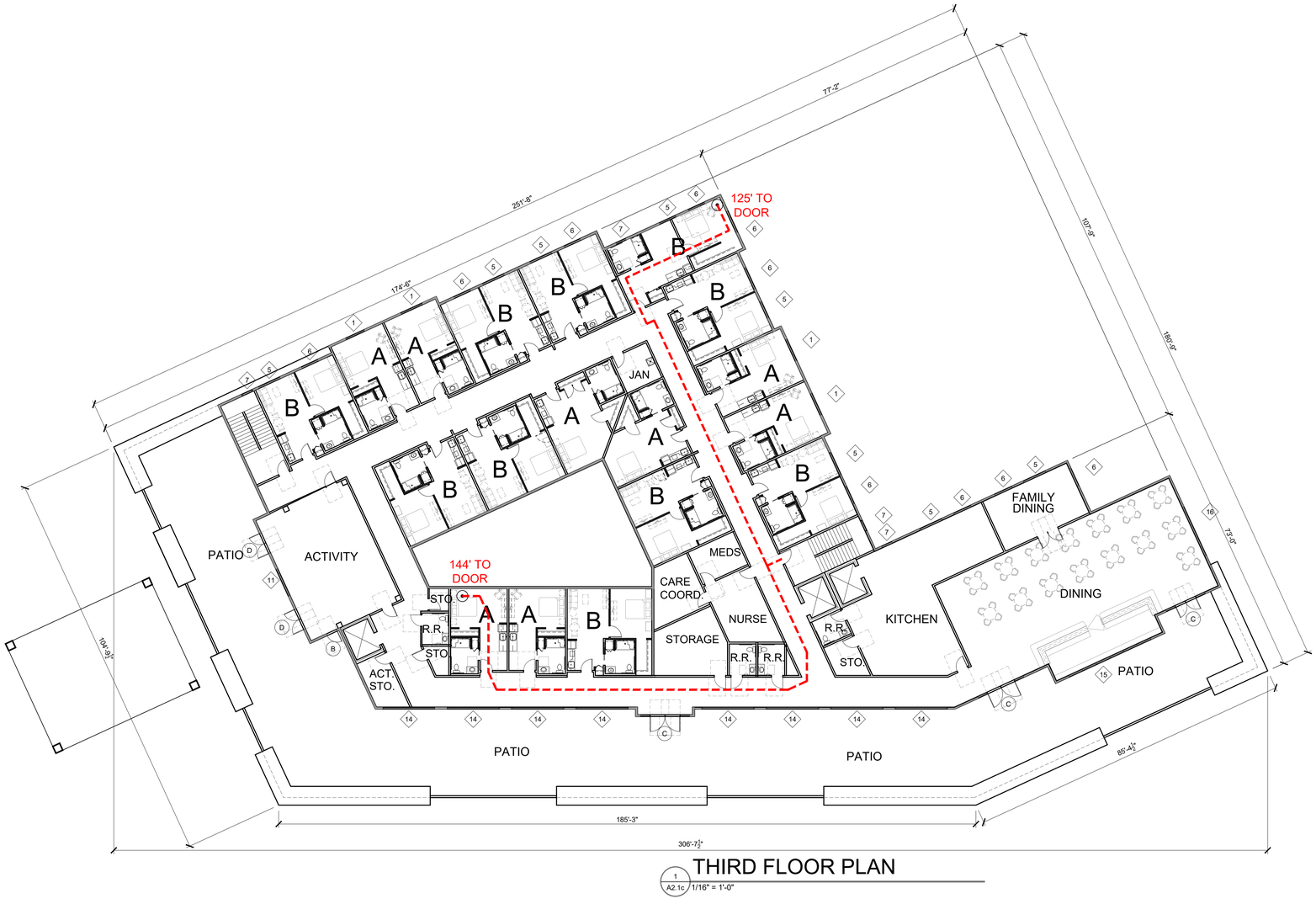
# INSPIRATION ASSISTED LIVING

Dublin, CA

SCHEMATIC PLANS
DATE: 11/23/2021
1/16" = 1'-0"

A2.1b

FULCRUM




THIRD FLOOR PLAN

1 / A2.1c — 1/16" = 1'-0"

| AL BUILDING DATA: | |
|---|---|
| 3 - STORIES | |
| 84 UNITS 84 BEDS | |
| FIRST FLOOR: | 28,353 SQ.FT. |
| SECOND FLOOR: | 28,353 SQ.FT. |
| THIRD FLOOR: | 19,686 SQ.FT. |
| FLOOR TOTAL: | 76,392 SQ.FT. |
| FLOOR TO AREA RATIO (F.A.R.) | 37% |

| | |
|---|---|
| 1ST FLOOR | |
| 7 - A STUDIO UNITS | |
| 24 - B ONE BEDROOM UNITS | |
| 31 UNITS | 28,353 SQ.FT. |
| 2ND FLOOR | |
| 10 - A STUDIO UNITS | |
| 25 - B ONE BEDROOM UNITS | |
| 35 UNITS | 28,353 SQ.FT. |
| 3RD FLOOR | |
| 8 - A STUDIO UNITS | |
| 10 - B ONE BEDROOM UNITS | |
| 18 UNITS | 19,686 SQ.FT. |
| 84 UNITS TOTAL | |

PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021

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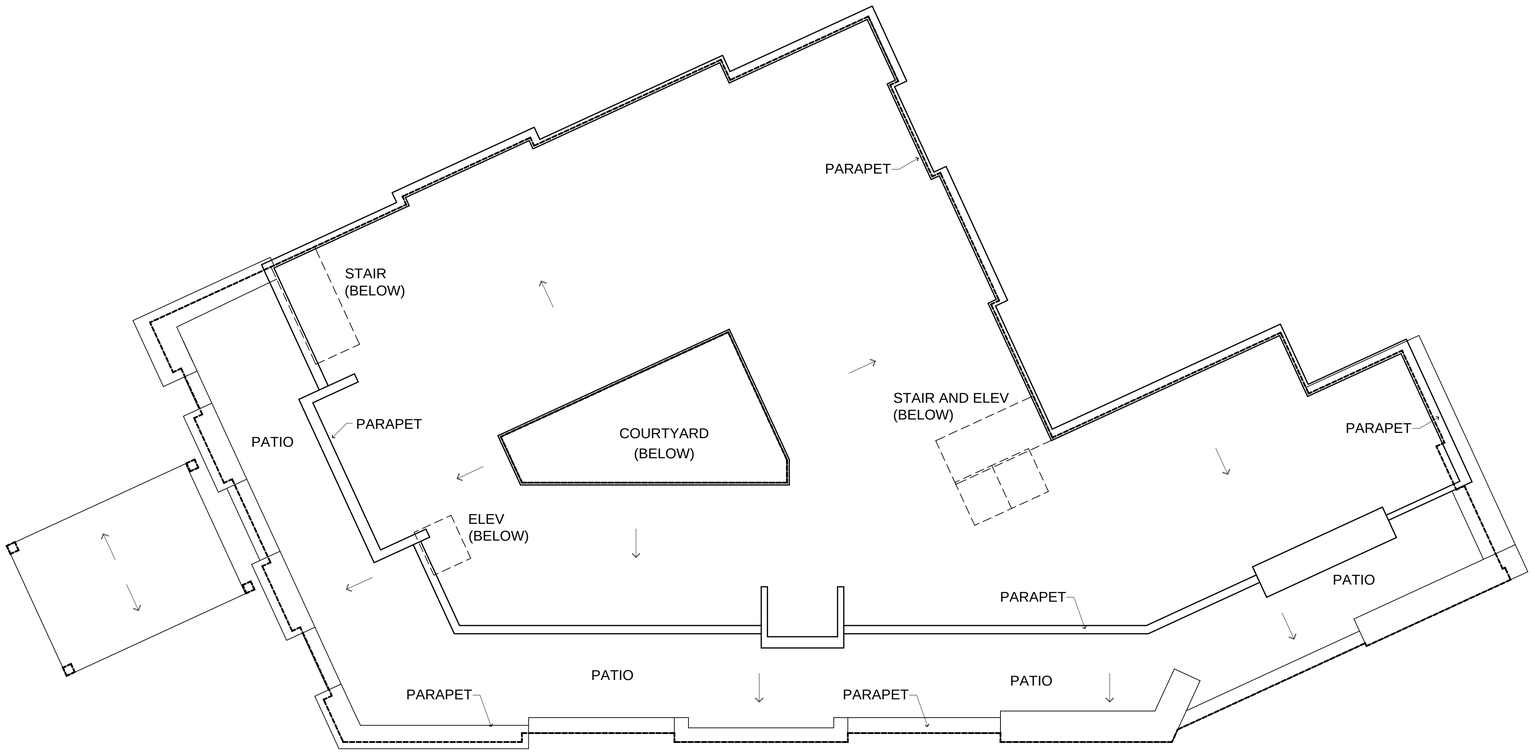
# INSPIRATION ASSISTED LIVING

Dublin, CA

SCHEMATIC PLANS
DATE: 11/23/2021
1/16" = 1'-0"

A2.1c

FULCRUM




1 A2.1d ROOF PLAN
1/16" = 1'-0"

lenity
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# INSPIRATION ASSISTED LIVING

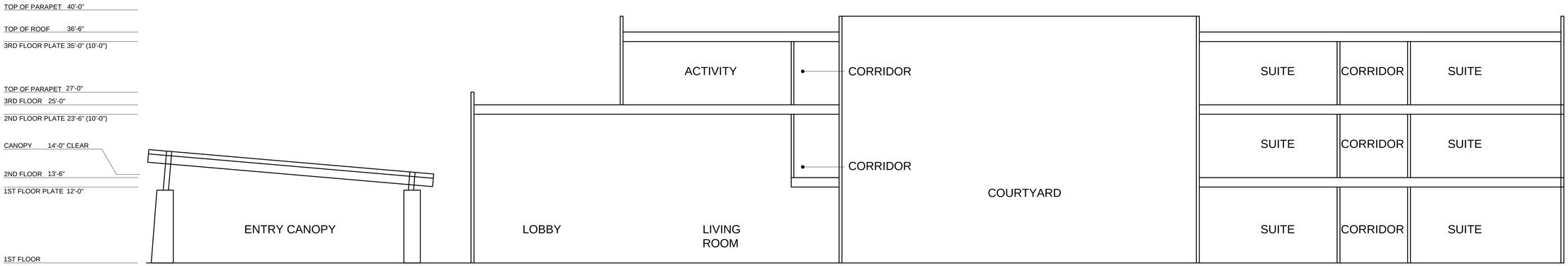
Dublin, CA

SCHEMATIC PLANS
DATE: 11/23/2021
1/16" = 1'-0"

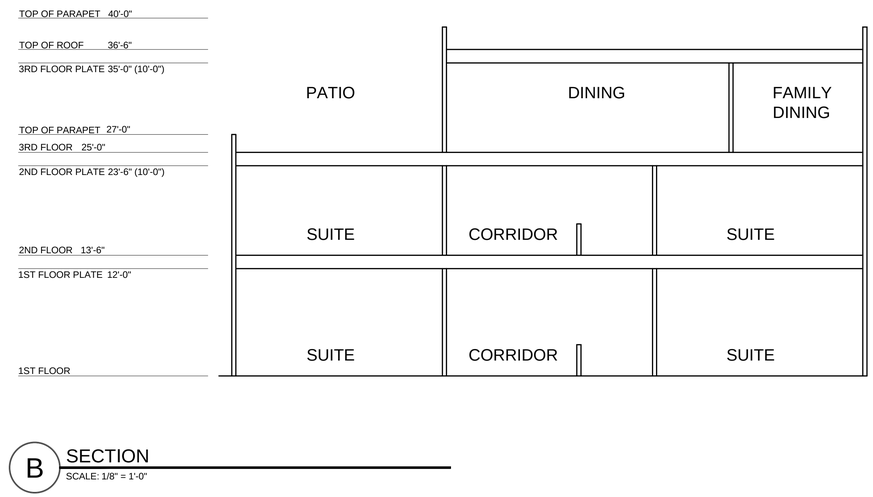
A2.1d

FULCRUM

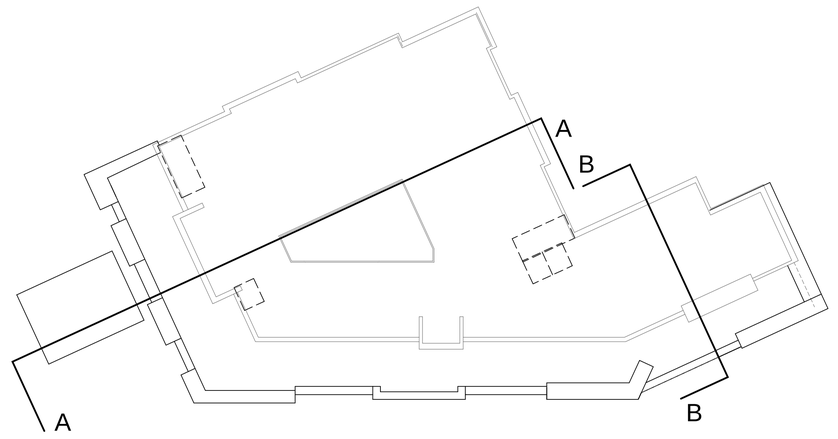
PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021




A SECTION
SCALE: 1/8" = 1'-0"




B SECTION
SCALE: 1/8" = 1'-0"




KEY PLAN
SCALE: NOT TO SCALE
DATE: 11/23/2021

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# INSPIRATION ASSISTED LIVING

Dublin, CA

A2.3

FULCRUM

PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021





1 2 3 4 5 6 7 8 9 10 11 12

NOTE: SEE SHEETS A5.3 - A5.5. FOR ELEVATIONS AND LOCATION OF MATERIAL CALL OUTS.

KEY NOTES - EXTERIOR MATERIALS & COLORS

| | |
|---|---|
| 1 SIDING 1 | = SIDING<br>JAMES HARDIE<br>STYLE: IRON GRAY |
| 2 SIDING 2 | = SIDING<br>JAMES HARDIE<br>STYLE: PEARL GRAY |
| 3 SIDING 3 | = SIDING<br>JAMES HARDIE<br>STYLE: MONTEREY TAUPE |
| 4 STONE | = STONE<br>EL DORADO STONE<br>STYLE: EUROPEAN LEDGE, COLOR: ZINC |
| 5 AWN/RAIL | = AWNING / RAILING<br>ALUMAWOOD<br>COLOR: DESERT SAND |
| 6 AWN/RAIL | = AWNING / RAILING<br>ALUMAWOOD<br>COLOR: SPANISH BROWN |
| 7 | = ROOF<br>TRESPA MATEON<br>COLOR: MONTRUEX AMBER |
| 8 TRIM | = TRIM<br>SW 2740 MINERAL GRAY |
| 9 STUCCO 1 | = STUCCO<br>SAND FINISH<br>SW 7071 GRAY SCREEN |
| 10 STUCCO 2 | = STUCCO<br>SMOOTH FINISH<br>SW 9541 WHITE SNOW |
| 11 DOORS | = EXTERIOR STOREFRONT SYSTEM<br>MFR: KAWNEER<br>COLOR: DARK BRONZE ANODIZED |
| 12 WINDOW | = EXTERIOR VINYL<br>WINDOWS<br>COLOR: DARK BRONZE |

PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021

lenity architecture, inc.
3150 Kettle Court SE, Salem, Oregon 97301
P 503 399 1090 F 503 399 0565 W lenityarchitecture.com

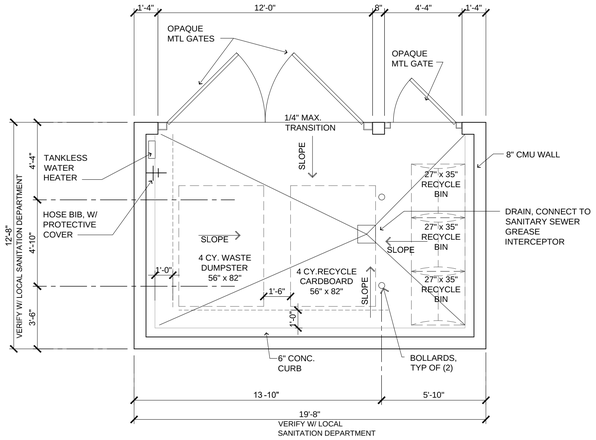
# INSPIRATION ASSISTED LIVING

Dublin, CA

COLORS AND MATERIALS
DATE: 11/23/2021

A3.1

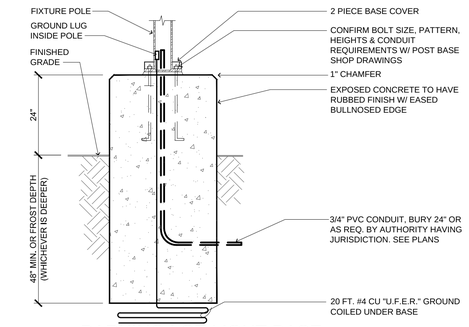
FULCRUM




## 7 TRASH AND RECYCLING ENCLOSURE
(PLAN) (UNDER SEPERATE PERMIT)

SCALE: 1/4" = 1'-0"

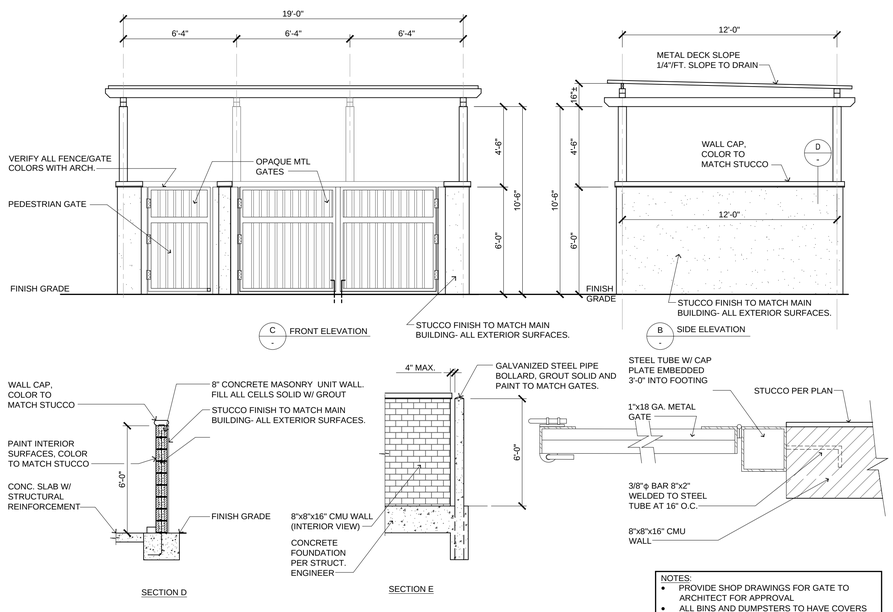
P:/FULCRUM/CA-DUBLIN/LOT-3/DETAILS/TRASH ENCL PLN




## 3 PARKING LOT LIGHT BASE

SCALE: 3/4" = 1'-0"

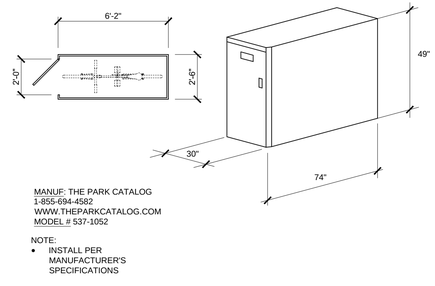
P:/FULCRUM/CA-DUBLIN/LOT-3/DETAILS/02850001




## 6 TRASH AND RECYCLING ENCLOSURE
(ELEVATIONS AND DETAILS) (UNDER SEPERATE PERMIT)

SCALE: 1/4" = 1'-0"

P:/FULCRUM/CA-DUBLIN/LOT-3/DETAILS/TRASH ENCL ELEVATIONS



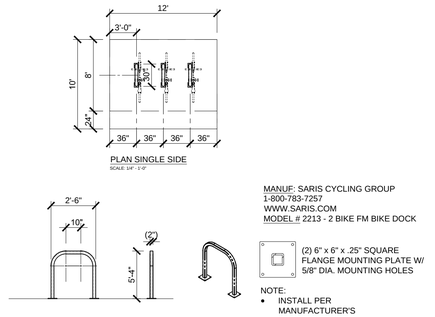

MANUF: THE PARK CATALOG
1-855-694-4582
WWW.THEPARKCATALOG.COM
MODEL # 537-1052

NOTE:
- INSTALL PER MANUFACTURER'S SPECIFICATIONS

## 5 BIKE LOCKER
(LONG TERM BIKE PARKING)

SCALE: 1/4" = 1'-0"

P:/FULCRUM/CA-DUBLIN/LOT-3/DETAILS/BIKE LOCKER




MANUF: SARIS CYCLING GROUP
1-800-783-7257
WWW.SARIS.COM
MODEL # 2213 - 2 BIKE FM BIKE DOCK

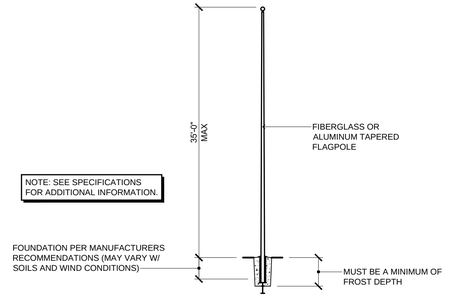
(2) 6" x 6" x .25" SQUARE FLANGE MOUNTING PLATE W/ 5/8" DIA. MOUNTING HOLES

NOTE:
- INSTALL PER MANUFACTURER'S SPECIFICATIONS

## 4 BIKE DOCK
(SHORT TERM BIKE PARKING)

SCALE: 1/8" = 1'-0"

P:/FULCRUM/CA-DUBLIN/LOT-3/DETAILS/02830032

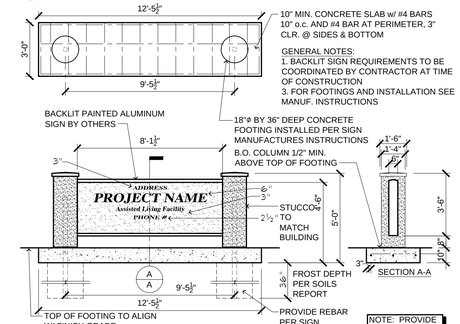



NOTE: SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

## 2 FLAG POLE
(GROUND SET CONE)

SCALE: NOT TO SCALE

P:/FULCRUM/CA-DUBLIN/LOT-3/DETAILS/10350001




## 1 PROJECT SIGN
(SEPERATE PERMIT REQUIRED)

SCALE: 1/4" = 1'-0"

P:/FULCRUM/CA-DUBLIN/LOT-3/DETAILS/PROJSIGN

## SITE DETAILS

DATE: 11/23/2021

PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021

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# INSPIRATION ASSISTED LIVING

Dublin, CA

A3.2

FULCRUM



















# PRECEDENT IMAGERY

DATE: 11/23/2021

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A4.1

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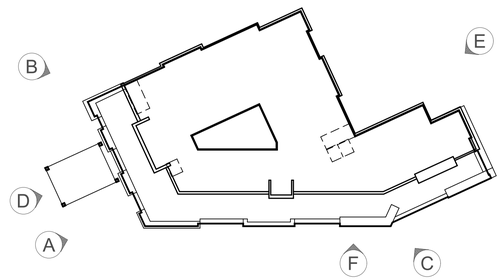
A RENDERING
SCALE: N.T.S.



B RENDERING
SCALE: N.T.S.



C RENDERING
SCALE: N.T.S.




KEY PLAN

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# INSPIRATION ASSISTED LIVING

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RENDERINGS
DATE: 11/23/2021

A5.1

FULCRUM

PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021



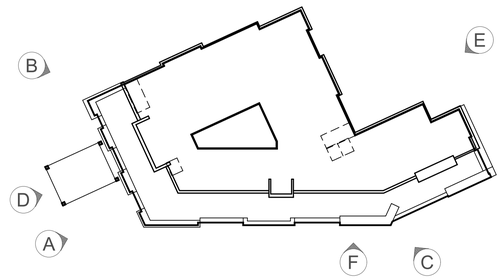
D RENDERING
SCALE: N.T.S.



F RENDERING
SCALE: N.T.S.



E RENDERING
SCALE: N.T.S.




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RENDERINGS
DATE: 11/23/2021

A5.2

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B ELEVATION - CONT. (SOUTH)
SCALE: 1/8" = 1'-0"

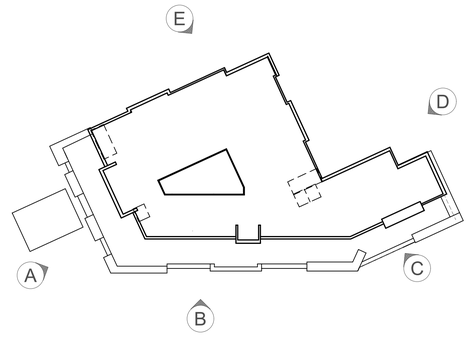



B ELEVATION - CONT. (SOUTH)
SCALE: 1/8" = 1'-0"




A ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

| KEY NOTES - EXTERIOR MATERIALS & COLORS | | |
|---|---|---|
| 1 SIDING 1 | = SIDING<br>JAMES HARDIE<br>STYLE: IRON GRAY |
| 2 SIDING 2 | = SIDING<br>JAMES HARDIE<br>STYLE: PEARL GRAY |
| 3 SIDING 3 | = SIDING<br>JAMES HARDIE<br>STYLE: MONTEREY TAUPE |
| 4 STONE | = STONE<br>EL DORADO STONE<br>STYLE: EUROPEAN LEDGE, COLOR: ZINC |
| 5 AWN/RAIL | = AWNING / RAILING<br>ALUMAWOOD<br>COLOR: DESERT SAND |
| 6 AWN/RAIL | = AWNING / RAILING<br>ALUMAWOOD<br>COLOR: SPANISH BROWN |
| 7 | = ROOF<br>TRESPA MATEON<br>COLOR: MONTRUEX AMBER |
| 8 TRIM | = TRIM<br>SW 2740 MINERAL GRAY |
| 9 STUCCO 1 | = STUCCO<br>SAND FINISH<br>SW 7071 GRAY SCREEN |
| 10 STUCCO 2 | = STUCCO<br>SMOOTH FINISH<br>SW 9541 WHITE SNOW |
| 11 DOORS | = EXTERIOR STOREFRONT SYSTEM<br>MFR: KAWNEER<br>COLOR: DARK BRONZE ANODIZED |
| 12 WINDOW | = EXTERIOR VINYL<br>WINDOWS<br>COLOR: DARK BRONZE |




KEY PLAN

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# INSPIRATION ASSISTED LIVING

Dublin, CA

ELEVATIONS
DATE: 11/23/2021

A5.3

FULCRUM

PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021



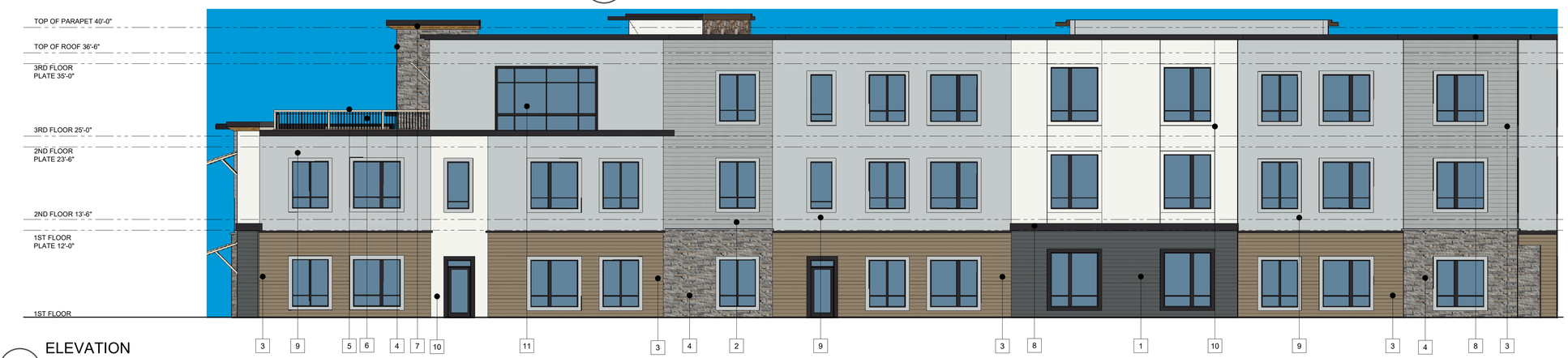

C ELEVATION

SCALE: 1/8" = 1'-0"




C ELEVATION - CONT.

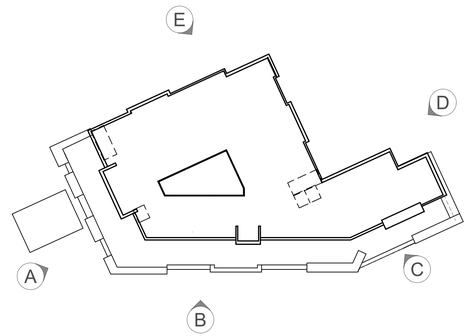
SCALE: 1/8" = 1'-0"




D ELEVATION (EAST)

SCALE: 1/8" = 1'-0"

| KEY NOTES - EXTERIOR MATERIALS & COLORS | | |
|---|---|---|
| 1 SIDING 1 | = SIDING | JAMES HARDIE<br>STYLE: IRON GRAY |
| 2 SIDING 2 | = SIDING | JAMES HARDIE<br>STYLE: PEARL GRAY |
| 3 SIDING 3 | = SIDING | JAMES HARDIE<br>STYLE: MONTEREY TAUPE |
| 4 STONE | = STONE | EL DORADO STONE<br>STYLE: EUROPEAN LEDGE, COLOR: ZINC |
| 5 AWN/RAIL | = AWNING / RAILING | ALUMAWOOD<br>COLOR: DESERT SAND |
| 6 AWN/RAIL | = AWNING / RAILING | ALUMAWOOD<br>COLOR: SPANISH BROWN |
| 7 | = ROOF | TRESPA MATEON<br>COLOR: MONTRUEX AMBER |
| 8 TRIM | = TRIM | SW 2740 MINERAL GRAY |
| 9 STUCCO 1 | = STUCCO | SAND FINISH<br>SW 7071 GRAY SCREEN |
| 10 STUCCO 2 | = STUCCO | SMOOTH FINISH<br>SW 9541 WHITE SNOW |
| 11 DOORS | = EXTERIOR STOREFRONT SYSTEM | MFR: KAWNEER<br>COLOR: DARK BRONZE ANODIZED |
| 12 WINDOW | = EXTERIOR VINYL WINDOWS | COLOR: DARK BRONZE |




KEY PLAN

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# INSPIRATION ASSISTED LIVING

Dublin, CA

ELEVATIONS

DATE: 11/23/2021

A5.4

FULCRUM

PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021



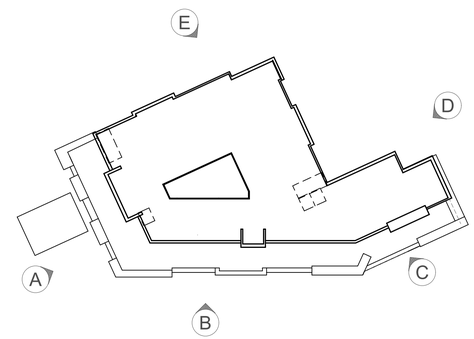

E ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"




E ELEVATION - CONT. (NORTH)
SCALE: 1/8" = 1'-0"

KEY NOTES - EXTERIOR MATERIALS & COLORS

| | | |
|---|---|---|
| 1 | SIDING 1 | = SIDING<br>JAMES HARDIE<br>STYLE: IRON GRAY |
| 2 | SIDING 2 | = SIDING<br>JAMES HARDIE<br>STYLE: PEARL GRAY |
| 3 | SIDING 3 | = SIDING<br>JAMES HARDIE<br>STYLE: MONTEREY TAUPE |
| 4 | STONE | = STONE<br>EL DORADO STONE<br>STYLE: EUROPEAN LEDGE, COLOR: ZINC |
| 5 | AWN/RAIL | = AWNING / RAILING<br>ALUMAWOOD<br>COLOR: DESERT SAND |
| 6 | AWN/RAIL | = AWNING / RAILING<br>ALUMAWOOD<br>COLOR: SPANISH BROWN |
| 7 | | = ROOF<br>TRESPA MATEON<br>COLOR: MONTRUEX AMBER |
| 8 | TRIM | = TRIM<br>SW 2740 MINERAL GRAY |
| 9 | STUCCO 1 | = STUCCO<br>SAND FINISH<br>SW 7071 GRAY SCREEN |
| 10 | STUCCO 2 | = STUCCO<br>SMOOTH FINISH<br>SW 9541 WHITE SNOW |
| 11 | DOORS | = EXTERIOR STOREFRONT SYSTEM<br>MFR: KAWNEER<br>COLOR: DARK BRONZE ANODIZED |
| 12 | WINDOW | = EXTERIOR VINYL WINDOWS<br>COLOR: DARK BRONZE |




KEY PLAN

ELEVATIONS
DATE: 11/23/2021

A5.5

PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021

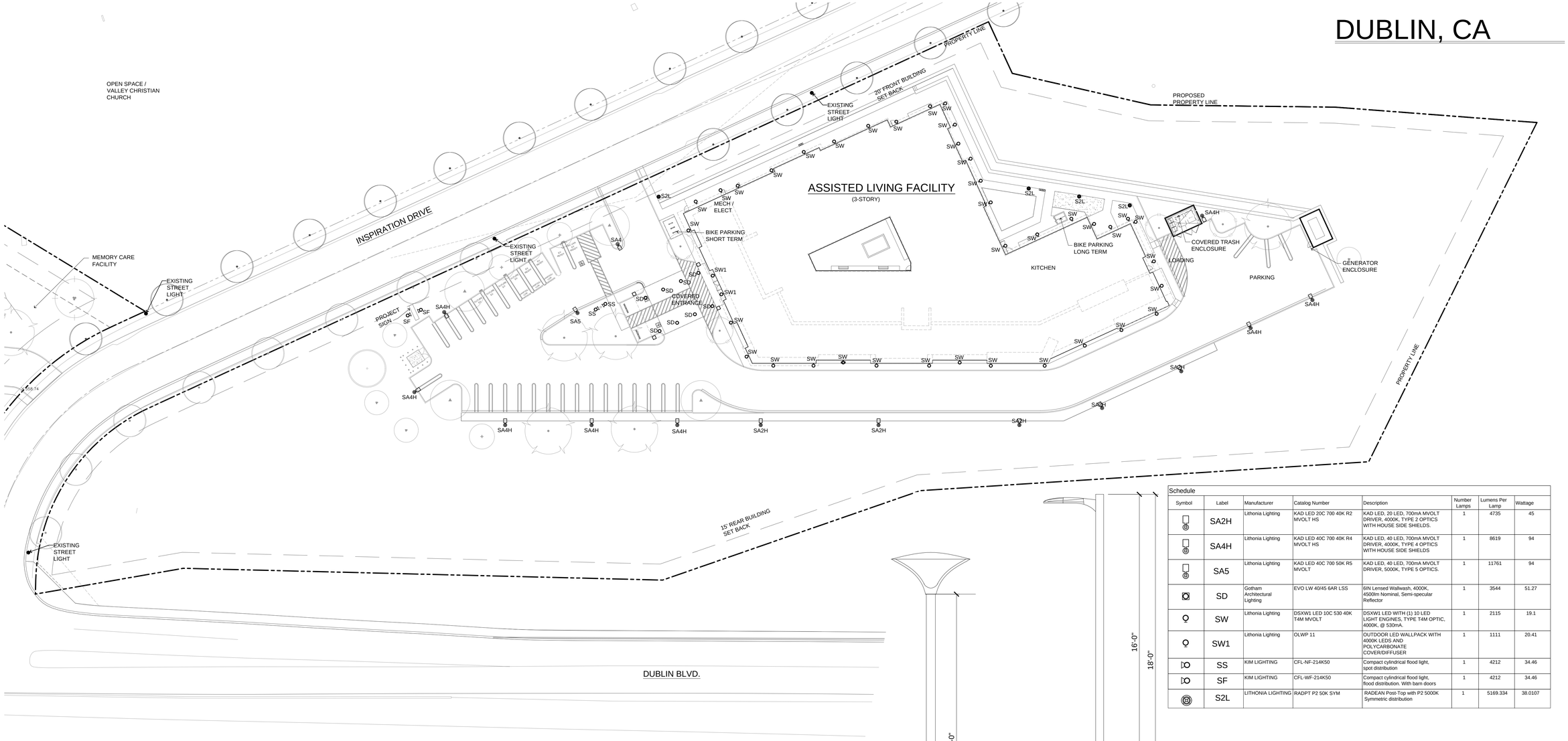
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# INSPIRATION ASSISTED LIVING

Dublin, CA

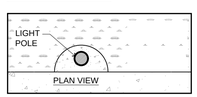
FULCRUM

# DUBLIN, CA




| Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| Symbol | Label | Manufacturer | Catalog Number | Description | Number Lamps | Lumens Per Lamp | Wattage |
| | SA2H | Lithonia Lighting | KAD LED 20C 700 40K R2 MVOLT HS | KAD LED, 20 LED, 700mA MVOLT DRIVER, 4000K, TYPE 2 OPTICS WITH HOUSE SIDE SHIELDS. | 1 | 4735 | 45 |
| | SA4H | Lithonia Lighting | KAD LED 40C 700 40K R4 MVOLT HS | KAD LED, 40 LED, 700mA MVOLT DRIVER, 4000K, TYPE 4 OPTICS WITH HOUSE SIDE SHIELDS | 1 | 8619 | 94 |
| | SA5 | Lithonia Lighting | KAD LED 40C 700 50K R5 MVOLT | KAD LED, 40 LED, 700mA MVOLT DRIVER, 5000K, TYPE 5 OPTICS. | 1 | 11761 | 94 |
| | SD | Gotham Architectural Lighting | EVO LW 40/45 6AR LSS | 6IN Lensed Wallwash, 4000K, 4500lm Nominal, Semi-specular Reflector | 1 | 3544 | 51.27 |
| | SW | Lithonia Lighting | DSXW1 LED 10C 530 40K T4M MVOLT | DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 530mA. | 1 | 2115 | 19.1 |
| | SW1 | Lithonia Lighting | OLWP 11 | OUTDOOR LED WALLPACK WITH 4000K LEDS AND POLYCARBONATE COVER/DIFFUSER | 1 | 1111 | 20.41 |
| | SS | KIM LIGHTING | CFL-NF-214K50 | Compact cylindrical flood light, spot distribution | 1 | 4212 | 34.46 |
| | SF | KIM LIGHTING | CFL-WF-214K50 | Compact cylindrical flood light, flood distribution. With barn doors | 1 | 4212 | 34.46 |
| | S2L | LITHONIA LIGHTING | RADPT P2 50K SYM | RADEAN Post-Top with P2 5000K Symmetric distribution | 1 | 5169.334 | 38.0107 |

NOTE: FIXTURE AND POST BASE SHALL BE SAME COLOR.







TYPE S2L
PEDESTRIAN
LED LIGHT POLE




TYPE SA_
PARKING LOT
LED LIGHT POLE

SITE LIGHTING PLAN
- LOT 3

DATE: 11/23/2021
1" = 30'

0 15 30 60 90

E1.1

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# INSPIRATION ASSISTED LIVING

Dublin, CA

FULCRUM

PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021

PARKING LOT LANDSCAPING:

| | | |
|---|---|---|
| Parking Lot Area- | 21,201 sq. ft. | |
| 15% Parking Area Landscape Requirement- | 3180 sq. ft. | |
| Parking Area Landscape provided- | 3292 sq. ft. | (15.5%) |
| Trees Required (1 / 4 stalls) | 9 trees | |
| Shade trees provided- 37 stalls / 4= | 9 trees | |

NOTE- REFER TO SHEET L1.2 FOR PLANTING LEGEND AND WATER BUDGET CALCULATIONS

INSPIRATION DRIVE
PRESERVED STREET TREE -TYPICAL
SIGHT DISTANCE LINE
MATCHLINE- SEE SHEET L1.2
RETAINING WALL
TERRACED RETAINING WALLS
SENSORY GARDEN PLANTER
BUILDING
COURTYARD
BENCHES
ASSISTED LIVING FACILITY
3-STORY
BIO-RETENTION AREA
BIKE PARKING
FENCED DOG RELIEF AREA
EXISTING CONCRETE DRAINAGE SWALE
BIKE PARKING
106 sf
133 sf
FLAGPOLE
107 sf
141 sf
643 sf
GENERATOR
PARKING / MANEUVERING AREA
5177 sf
DRIVEWAY / FIRE LANE
220 sf
140 sf
PARKING / MANEUVERING AREA
16,024 sf
DRIVEWAY / FIRE LANE
BIO-RETENTION AREA
EXISTING CONCRETE DRAINAGE SWALES
MATCHLINE- SEE SHEET L1.2

LICENSED LANDSCAPE ARCHITECT
BRIAN D. LIND No 2947
EXP. 11 - 30 - 22
PRELIMINARY
STATE OF CALIFORNIA

LANDSCAPE PLAN - LOT 3
DATE: 11/23/2021
1" = 20'
0 10 20 40 60

PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021

L1.1

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# INSPIRATION ASSISTED LIVING

Dublin, CA

FULCRUM

## WATER USE CALCULATIONS

TOTAL SITE LANDSCAPE AREA = 118,087 s.f.

### MAXIMUM ANNUAL APPLIED WATER ALLOWANCE (MAAWA)

MAAWA (gallons)= (ETo) x (.62) x ((0.45 x LA) + (0.3 x SLA))

(46.2) x (.62) x ((0.45 x 118,087) + (0.3 x 0)) = MAAWA 1,522,118 gals.

### ESTIMATED ANNUAL APPLIED WATER USE

(ETo) x (PF-Kc) x (HA) x (.62) / (IE)= EAAWU (HYDROZONE)

MODERATE HYDROZONE AREA (DRIP): (46.2) x (0.5) x (1179) x (.62) / (.81) = 20,846 gals. EAAWU

LOW HYDROZONE AREA (DRIP): (46.2) x (0.2) x (9003) x (.62) / (.81) = 63,675 gals. EAAWU

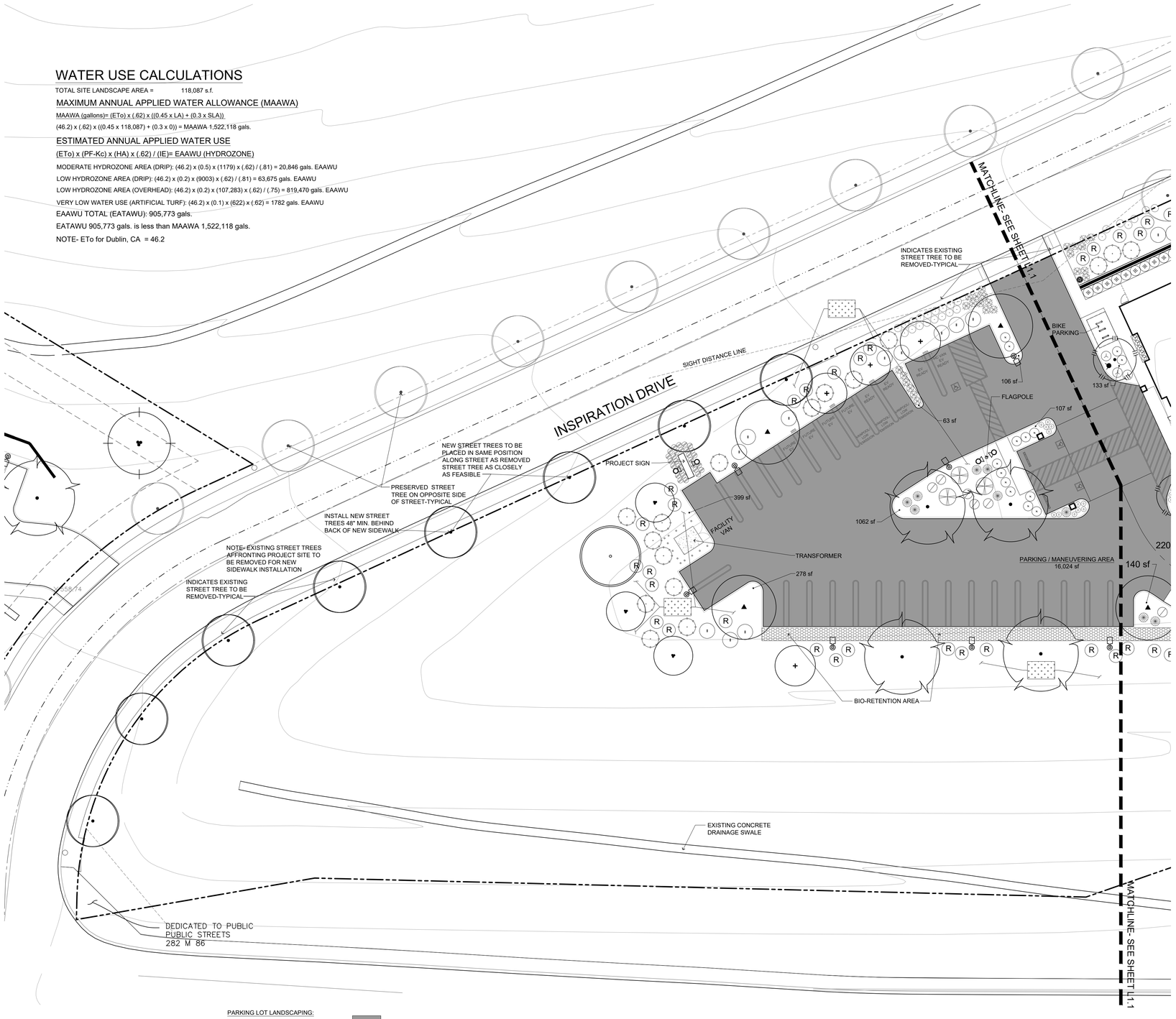
LOW HYDROZONE AREA (OVERHEAD): (46.2) x (0.2) x (107,283) x (.62) / (.75) = 819,470 gals. EAAWU

VERY LOW WATER USE (ARTIFICIAL TURF): (46.2) x (0.1) x (622) x (.62) = 1782 gals. EAAWU

EAAWU TOTAL (EATAWU): 905,773 gals.

EATAWU 905,773 gals. is less than MAAWA 1,522,118 gals.

NOTE- ETo for Dublin, CA = 46.2




PARKING LOT LANDSCAPING:

| | | |
|---|---|---|
| Parking Lot Area- | 21,201 sq. ft. | |
| 15% Parking Area Landscape Requirement- | 3180 sq. ft. | |
| Parking Area Landscape provided- | 3292 sq. ft. | (15.5%) |
| Trees Required (1 / 4 stalls) | 9 trees | |
| Shade trees provided- 37 stalls / 4= | 9 trees | |

PLANTING LEGEND:

STREETSCAPE PLANTING

| BOTANICAL / COMMON NAMES | QUANTITY | SIZE / FORM | SPACING | WUCOLS REGION 1 |
|---|---|---|---|---|
| STREET TREE | | | | |
| Prunus yedoensis (subst. for Bradford Pear-ex. trees) Yoshino Flowering Cherry | 8 | 15 gal. Standard | Replace at ex. removed street tree spacing | Moderate |
| SHRUBS | | | | |
| Ceanothus gloriosis 'Anchor Bay' Point Reyes Wild Lilac | TBD | 5 gal. | 7' o.c. | Low |
| Cistus 'Sunset' Magenta Rockrose | TBD | 5 gal. | 5' o.c. | Low |
| Phormium 'Sea Jade' Sea Jade New Zealand Flax | TBD | 5 gal. | as shown | Low |
| Rosa rugosa 'Alba' White Rugosa Rose | TBD | 5 gal. | 5' o.c. | Low |
| GRASSES / GROUND COVERS / PERENNIALS | | | | |
| Coreopsis lanceolata 'Early Sunrise' Double Flowered Yellow Tickseed | TBD | 1 gal. | 24" o.c. | Low |
| Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass | TBD | 1 gal. | 30" o.c. | Low |
| Rosmarinus officinalis 'Prostratus' Rosemary | TBD | 1 gal. | 36" o.c. | Low |

PROJECT SITE PLANTING

| BOTANICAL / COMMON NAMES | QUANTITY | SIZE / FORM | MATURE HT. x WD. | WUCOLS REGION 1 |
|---|---|---|---|---|
| SHADE TREE | | | | |
| Pistacia chinensis 'Keith Davey' Chinese Pistache | 5 | 24" box Standard | 50' x 50' | Low |
| Ulmus 'Frontier' Frontier Elm | 4 | 24" box Standard | 40' x 30' | Low |
| EVERGREEN TREES | | | | |
| Arbutus 'Marina' Marina Strawberry Tree | TBD | 15 gal. Standard | 35' x 35' | Low |
| Callistemon citrinus Lemon Bottlebrush | TBD | 15 gal. Standard | 20' x 15' | Low |
| Quercus agrifolia Coast Live Oak | TBD | 15 gal. Multi-trunk | 30' x 40' | Very Low |
| DECIDUOUS / ORNAMENTAL TREES | | | | |
| Aesculus californica California Buckeye | TBD | 15 gal. Natural form | 30' x 30' | Very Low |
| Cercis occidentalis Western Redbud | TBD | 15 gal. Natural form | 20' x 15' | Very Low |
| Lagerstroemia indica x fauriei 'Muskogee' Muskogee Hybrid Crape Myrtle | 4 | 15 gal. Standard | 24' x 20' | Low |
| BACKGROUND / TALL SHRUBS | | | | |
| Eleagnus pungens Silverberry | TBD | 5 gal. | as shown | Low |
| Myrsine africana African Boxwood | TBD | 5 gal. | 4' o.c. | Low |
| Rhus integrifolia Lemonade Berry | TBD | 5 gal. | as shown | Low |
| SHRUBS | | | | |
| Gardenia jasminoides 'August Beauty' August Beauty Gardenia | TBD | 5 gal. | as shown | Moderate |
| Mahonia eurybracteata 'Soft Caress' Soft Caress Mahonia | TBD | 5 gal. | as shown | Moderate |
| Euonymus japonica 'Microphyllus Variegatus' Variegated Box-leaf Euonymus | TBD | 5 gal. | 3' o.c. | Low |
| Pittosporum tobira 'Dwarf Variegata' Dwarf Variegated Tobira | TBD | 5 gal. | 4' o.c. | Low |
| Rhaphiolepis indica 'Pinkie' India Hawthorn | TBD | 5 gal. | 4' o.c. | Low |
| Rosa x 'Noaschnee' White Flower Carpet Rose | TBD | 5 gal. | 3' o.c. | Moderate |
| Salvia greggii (Salmon) Autumn Sage | TBD | 5 gal. | 4' o.c. | Low |
| Sarcococca hookeriana humilis Sweet Sarcococca | TBD | 5 gal. | as shown | Low |
| Westringia fruticosa 'Blue Gem' Blue Gem Coast Rosemary | TBD | 5 gal. | 5' o.c. | Low |
| GRASSES / PERENNIALS | | | | |
| Anigozanthos 'Kanga Pink' Dwarf Pink Kangaroo Paw | TBD | 1 gal. | as shown | Low |
| Calamagrostis x acutifolia 'Karl Foerster' Feather Reed Grass | TBD | 1 gal. | as shown | Moderate |
| Dietes vegeta Fortnight Lily | TBD | 1 gal. | as shown | Low |
| Hakonechloa macra 'Aureola' Japanese Forest Grass | TBD | 1 gal. | as shown | Moderate |
| Lavandula angustifolia 'Munstead' Dwarf English Lavender | TBD | 1 gal. | as shown | Low |
| Liriope muscari Big Blue Lily Turf | TBD | 1 gal. | as shown | Moderate |
| GROUND COVER | | | | |
| Myoporum parvifolium Creeping Myoporum | 100% coverage | 1 gal. | 48" o.c. | Low |
| Deschampsia caespitosa (Tufted Hair Grass) | 35% of area | 1 gal.* | 18" o.c.* | Low |
| Festuca californica (California Fescue) | 35% of area | | | Low |
| Juncus patens 'Elk Blue' (California Gray Rush) | 30% of area | *plugs or liners @ 12" o.c.) | | Low |
| Artificial Turf- Dog Relief Area & Courtyard DuPont Forever Lawn or equal | 470 s.f. | | | Very Low |

NOTES:

1. Soil Preparation for planting areas, excluding bio-swales (per 1000 s.f.):
   4 cu. yds. organic compost free of biosolids & harmful pathogens
   100 lbs. Gro-Power Plus w/M (mycorrhizae) organic fertilizer
   Spread evenly and rototill into soil in two directions to a depth of 6-8".
   Adjust materials based upon Soil Analysis recommendations after completed.
2. Install a 3" minimum layer of 100% recycled mulch in all planted areas excluding Bio-retention planters. Submit sample to Owner and Landscape Architect for approval.
3. Landscaping shall be served by an automated irrigation system utilizing SMART Technology in compliance with the California Water Efficient Landscape Ordinance.
4. Plant selection within bio-retention areas shall be selected from the pre-approved Plant List provided in the Alameda County Clean Water Program C.3 Technical Guidance.

LICENSED LANDSCAPE ARCHITECT BRIAN D. LIND No 2944 EXP. 11 - 30 - 22 PRELIMINARY STATE OF CALIFORNIA

# INSPIRATION ASSISTED LIVING

Dublin, CA

## LANDSCAPE PLAN - LOT 3

DATE: 11/23/2021

1" = 20'

0 10 20 40 60

L1.2

PRELIMINARY - NOT FOR CONSTRUCTION 11/23/2021

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FULCRUM



Existing view from eastbound I-580 looking northeast




Visual simulation of proposed project

LSA

FIGURE 11

*Inspiration Drive Memory Care and Assisted Living Facility Project*

Visual Simulation - Eastbound I-580

SOURCE: Environmental Vision, 09/10/2021

P:\DUB1601.02 Inspiration Drive\PRODUCTS\Graphics\Figure 11.ai (10/25/2021)



Existing view from westbound I-580 looking northwest




Visual simulation of proposed project

LSA

FIGURE 12

*Inspiration Drive Memory Care and Assisted Living Facility Project*
Visual Simulation - Westbound I-580

SOURCE: Environmental Vision, 9/10/2021

P:\DUB1601.02 Inspiration Drive\PRODUCTS\Graphics\Figure 12.ai (10/25/2021)

KEYSER MARSTON ASSOCIATES™
ADVISORS IN PUBLIC/PRIVATE REAL ESTATE DEVELOPMENT

# MEMORANDUM

ADVISORS IN:
REAL ESTATE
REDEVELOPMENT
AFFORDABLE HOUSING
ECONOMIC DEVELOPMENT

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TIMOTHY C. KELLY
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KEVIN E. ENGSTROM
JULIE L. ROMEY
TIM BRETZ

SAN DIEGO
PAUL C. MARRA

**To:** Hazel Wetherford, Economic Development Director
City of Dublin

**From:** Keyser Marston Associates, Inc.

**Date:** March 23, 2022

**Subject:** Fiscal Impact Analysis of Proposed Assisted Living Facility at 7500 Inspiration Drive

## Introduction

Fulcrum Real Estate & Development, Inc. on behalf of Valley Christian Center has submitted a request to the City of Dublin to change the General Plan land use designation of 2 acres within a 4.26-acre development site at 7500 Inspiration Drive from "Open Space" to "Public/Semi-Public" to permit the development of an 84-unit assisted living facility. In exchange for the proposed amendment, Valley Christian Center has agreed to change the land use designation of an adjacent 5 acres from Public/Semi-Public to Open Space. With the proposed changes, the City will gain a net 3 acres of land designated as Open Space.

As part of the General Plan Study Initiation, the City Council included evaluation of fiscal impacts of the proposed change in land use designation. In accordance with that request, the City has retained Keyser Marston Associates, Inc. (KMA) to evaluate the fiscal impacts of the proposed assisted living project to the City of Dublin.

The location of the development site and adjacent property is shown in the following map.




**Approach and Key Assumptions**

The fiscal evaluation focuses on an assessment of the key recurring annual net new revenues and service costs to be generated by the development to the General Fund of the City of Dublin. The residents of assisted living facilities spend most of their time on-site, with all meals and many services provided on-site. The key new revenue impacts to the City are property tax revenues and property tax revenues in-lieu of motor vehicle license fee revenues. The key service cost impacts relate to the cost of responding to emergency medical calls.

The fiscal analysis is intended to provide order of magnitude estimates of the impacts of the development upon build-out. The analysis does not include one-time revenues or revenues that are sized and restricted to off-set service costs or impacts, such as building permit revenues or impact fees. All impacts are expressed in current, 2022 dollars.

Key assumptions incorporated into the analysis are as follows:

- ***Market Feasibility*** – It is assumed that the project will be successful and well-received by the marketplace.

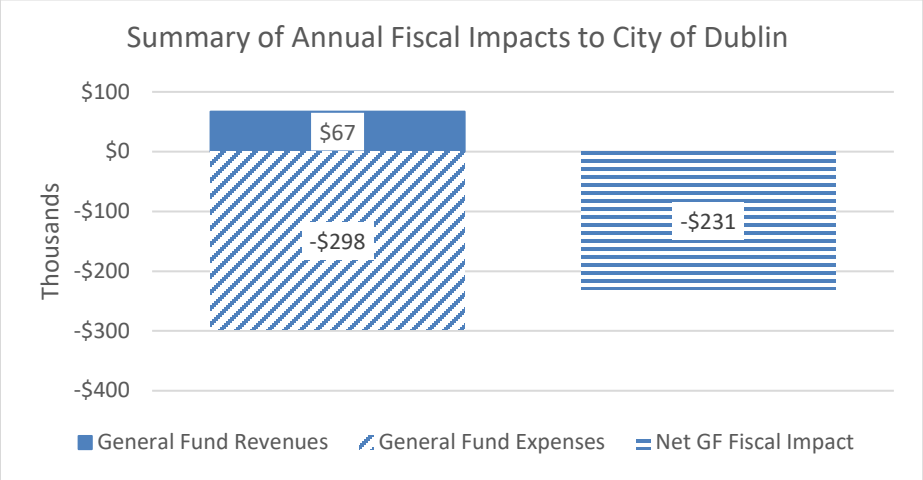
- ***Assessed Value of Proposed Assisted Living Development Project*** – The assessed value of the project will drive the amount of property tax revenues to be generated by the Project. The assessed value has been estimated based on a review of the assessed values of recently completed assisted living projects in the Bay Area, the applicant's estimate of the project's construction costs and recent land sale transactions in the Bay Area. Based on this analysis, it is estimated that the project's assessed value upon completion will total $33.87 million. The City of Dublin receives 15.81% of the annual property tax levy. Based on these factors, it is estimated that the Project will annually generate approximately $53,000 of new property tax revenues to the City of Dublin.

- ***Emergency Medical Service Costs*** – The applicant has provided empirical data on the rate of service calls generated by other similar assisted living facilities. Descriptions of the comparable facilities are provided in Attachment A. Based on their experience, the facilities generate, on average, two calls per week. The cost to respond to each emergency medical call has been estimated by the City's fire department staff, based on the number of annual city-wide responses and the department's annual expenditures to respond to emergency medical calls. The marginal cost to respond to each emergency medical call approximates $2,860. Based on these factors, it is estimated that it will cost approximately $298,000 per year to respond to emergency medical service calls generated by the proposed assisted living facility.

**Order of Magnitude Fiscal Impacts**

The analysis indicates that the cost to the City to respond to emergency medical calls will significantly exceed the amount of tax revenue to be generated by the assisted living facility. As shown in the table below, the net annual deficit is estimated to approximate $230,000 per year.

## Summary of Fiscal Impacts




| | |
|---|---|
| **I. Primary Annual Recurring General Fund Revenues** | |
| Net New Annual Property Tax Revenues | $53,000 |
| Net New Property Tax In-Lieu of VLF Revenues | $14,000 |
| **Net New Annual GF Revenues** | **$67,000** |
| **II. Primary Annual Recurring General Fund Expense** | |
| Emergency Medical Service Calls | ($298,000) |
| **Net New Annual GF Expenses** | **($298,000)** |
| **III. Net Annual GF Fiscal Impact** | **($231,000)** |

## Supporting Financial Analysis

The analysis of fiscal impacts is presented in the attached supporting tables 1 through 9.

| | |
|---|---|
| Table 1 | Project Description |
| Table 2 | Summary of Annual General Fund (GF) Fiscal Impacts to the City of Dublin |
| Table 3 | Estimate of Annual Net New Property Tax Revenues to City Dublin |
| Table 4 | Estimate of Annual City General Fund Property Tax In-Lieu of Vehicle License Fee Revenues |
| Table 5 | Estimate of Annual General Fund Emergency Medical Service Call Expenditures |
| Table 6 | Estimate of Assessed Value of Completed Assisted Living Development |
| Table 7 | Current Assessed Value of Development Site |
| Table 8 | Tax Area Rate Allocation Factors Before and After ERAF |
| Table 9 | Recent Land Sales |
| Attachment A | Emergency Call Logs – Assisted Living and Memory Care Buildings |

**Table 1**
**Project Description**
**Proposed Assisted Living Facility at 7500 Inspiration Drive** *March 17, 2022*
**Dublin, CA**

| | | | |
|---|---|---|---|
| **I. Assisted Living Development** | | | |
| Number of Units | | 84 | Units |
| Number of Beds | | 84 | Beds |
| Floor Area | | 67,462 | Sq. Ft. |
| Gross Building Area | | 76,392 | Sq. Ft. |
| Number of Parking Spaces | | 37 | Spaces |
| Building Height Maximum | | 3 | Stories |
| Development Site SF | | 185,566 | SF |
| **II. Development Site Breakdown of Land Use Change from Open Space to Public/Semi Private** | | | |
| APN | | 941-0022-004-00 | |
| General Plan Land Use | | Open Space | |
| Total Parcel Area (Acres) | | 12.24 | Acres |
| Total Parcel Area (SF) | | 533,174 | Sq. Ft. |
| Total Development Site (Acres) | | 4.26 | Acres |
| Development Site as a % of Total Parcel | | 35% | |
| Total Development Site (Sq.Ft.) | | 185,566 | Sq. Ft. |
| Portion of Development Site to be rezoned | A | 2 | Acres |
| Re-Zoned Development Site Area (Sq. Ft.) | | 87,120 | Sq. Ft. |
| **III. Adjacent Site changed from Public/Semi Private to Open Space** | | | |
| APN | | 941-0022-006-00 | |
| General Plan Land Use | | Public/Private Use | |
| Total Area (Acres) | | 33 | Acres |
| Re-Zoned Adjacent Site Area (Acres) | B | 5 | Acres |
| Re-Zoned Adjacent Site Area (Sq.Ft.) | | 217,800 | Sq. Ft. |
| **IV. Net Gain (Loss) in Acreage from Swap/Land Use Change** | | | |
| Open Space | B-A | 3 | |

*Source: Applicant*

**Table 2**
**Summary of Annual General Fund (GF) Fiscal Impacts to the City of Dublin**
**Proposed Assisted Living Facility at 7500 Inspiration Drive**
**Dublin, CA** *March 17, 2022*

| | | |
|---|---|---|
| **I. Primary Annual Recurring General Fund Revenues** | | |
| Net New Annual Property Tax Revenues | *Table 3* | $53,000 |
| Net New Property Tax In-Lieu of VLF Revenues | *Table 4* | $14,000 |
| **Net New Annual GF Revenues** | | **$67,000** |
| **II. Primary Annual Recurring General Fund Expense** | | |
| Emergency Medical Service Calls | *Table 5* | ($298,000) |
| **Net New Annual GF Expenses** | | **($298,000)** |
| **III. Net Annual GF Fiscal Impact** | | **($231,000)** |

**Table 3**
**Estimate of Annual Net New Property Tax Revenues to City Dublin**
**Proposed Assisted Living Facility at 7500 Inspiration Drive** *March 17, 2022*
**Dublin, CA**

| | | | |
|---|---|---|---|
| Net New Future Gross Assessed Value | | *Table 6* | $33,822,000 |
| Base 1% Property Tax Levy | | | $338,220 |
| **Annual Net New Property Tax Revenues to City** | *Table 8* | 15.81% | $53,000.00 |

**Table 4**
**Estimate of Annual City General Fund Property Tax In-Lieu of Vehicle License Fee Revenues**
**Proposed Assisted Living Facility at 7500 Inspiration Drive** *March 17, 2022*
**Dublin, CA**

| | | | |
|---|---|---|---|
| 2004-05 Vehicle License Fee Adjusted Amount[1,2] | | $2,278,846 | |
| 2004-05 Assessed Valuation[1,2] | | $5,553,452,954 | |
| VLF per $1,000 in Assessed Valuation Growth | | $0.41 | |
| | | | **Project** |
| Net Future Gross Assessed Value upon Buildout and Re-Zoning | *Table 6* | | $33,822,000 |
| (Less): Current Assessed Land Value | *Table 7* | | ($145,057) |
| Total Estimated Net New Assessed Value upon Buildout | | | $33,676,943 |
| **Estimate of Annual Property Tax In-Lieu of VLF Revenues** | | | **$13,819** |

1. As per SB 1096, growth of property tax in lieu of VLF is proportional to growth in AV since 2004/05.

2. VLF distribution in 2004/05 per the California State Controller's Office.

**Table 5**

**Estimate of Annual General Fund Emergency Medical Service Call Expenditures**

**Proposed Assisted Living Facility at 7500 Inspiration Drive**

**Dublin, CA** *March 17, 2022*

| | | FY 2020/21 |
|---|---|---|
| City-wide Emergency Medical Services General Fund Expenditures[1] | | $14,088,672 |
| Estimate of Variable Medical Emergency Expenditures | 75% | $10,566,504 |
| Annual Citywide Emergency Medical Services Calls[1] | | 3,692 |
| Average Variable Cost per Emergency Medical Services Call in FY 20/21[1] | | $2,862 |
| Emergency Medical Services Scenarios | | |
| Emergency Medical Services Calls per Week[2] | | 2 |
| Emergency Medical Services Weekly Costs | | $5,724 |
| **Projected Annual Emergency Medical Service Call Expenditures** | | **$298,000** |

1. Actuals for FY 2021, provided by City staff

2. Estimate provided by applicant based on experience of other assisted living facilities operated by applicant

**Table 6**
**Estimate of Assessed Value of Completed Assisted Living Development**
**Proposed Assisted Living Facility at 7500 Inspiration Drive** *March 17, 2022*
**Dublin, CA**

**I. Assessed Value of Comparable Assisted Living Developments**

| | | | | | | | | | FY 2021/22 | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Property Address** | **City** | **Year Built** | **Stories** | **# of Units** | **Unit Size Sq.Ft.** | **Units per acre of Land Area** | **Rentable Building Area (RBA)** | **Land Area** | **Land AV ($1,000s)** | **Improvement AV ($1,000s)** | **Total AV ($1,000s)** | **Land AV Per SF of RBA** | **Imp. AV Per SF of RBA** | **Total AV per SF of RBA** | **Estimated Market Value** |
| 3550 San Felipe Rd | San Jose | 2020 | 2 | 101 | 719 | | 72,600 | | $7,990 | $22,454 | $30,444 | $110 | $309 | $419 | $428 |
| 740 Holmes St | Livermore | 2018 | 1 | 22 | 366 | 56 | 8,047 | 17,154 | $392 | $3,048 | $3,441 | $49 | $379 | $428 | $453 |
| 5700 Pleasant Hill Rd | Pleasanton | 2017 | 2 | 82 | 779 | 32 | 63,895 | 110,642 | $6,524 | $21,340 | $27,864 | $102 | $334 | $436 | $471 |
| 2400 Mariner Square Dr | Alameda | 2015 | 3 | 52 | 783 | 56 | 40,736 | 40,202 | $2,498 | $12,783 | $15,281 | $61 | $314 | $375 | $421 |
| *Average* | | 2018 | 2 | 64 | 662 | 48 | 46,320 | 55,999 | $4,351 | $14,906 | $19,258 | $81 | $334 | $415 | **$443** |
| *Median* | | 2018 | 2 | 67 | 749 | 56 | 52,316 | 40,202 | $4,511 | $17,062 | $21,573 | $82 | $324 | $423 | $440 |

**II. Estimate of Assessed Value of Assisted Living Development Upon Completion**

| | |
|---|---|
| Building Area | 76,392 |
| Assessed value per SF of building area based on comparables | $443 |
| **Estimated AV Upon Completion** | $33,872,418 |
| Less Current AV of site | -$50,486 |
| **Net New Assessed Value** | **$33,821,932** |
| **Rounded** | **$33,822,000** |

*Source: CoStar, seniorlivingfacilities.net, seniorhousingnet.com,seniorshousingbusiness.com, retirementhomesnearme.net*

**Table 7**
**Current Assessed Value of Development Site**
**Proposed Assisted Living Facility at 7500 Inspiration Drive** *March 17, 2022*
**Dublin, CA**

| **I. Parcel Information** | **Development Site** |
|---|---|
| APN | 941-0022-006-00 |
| Zoning | Open Space |
| Tax Area | 26-002 |
| Total Area (Acres) | 12.24 |
| | |
| **II. Current Assessed Land Value Summary** | |
| Current Land Value | $145,057 |
| Current Improvements Value | $0 |
| Current Fixtures Value | $0 |
| Current Total Real Property Value | $145,057 |
| Current Personal Property Value | $0 |
| Gross Assessed Value | $145,057 |
| (Less): Other Exemption W (99%) | $0 |
| **FY21-22 Taxable Assessed Value, Entire Property** | **$145,057** |
| **Acreage Subject ot Transaction** | **4.26** |
| **Portion of Property Subject to Transacttion** | **35%** |
| **Existing Assessed Value of Development Site** | **$50,486** |

*Source: Alameda County Assessor's Office Property Assessment Information*
1. See Table 11 for City of Dublin General Fund's portion of Base 1% Property Tax (Post-ERAF) calculation

**Table 8**
**Tax Area Rate Allocation Factors Before and After ERAF**
**Proposed Assisted Living Facility at 7500 Inspiration Drive** *March 17, 2022*
**Dublin, CA**

| Tax Rate Area | Class | Agency | TRA Allocation Factor | ERAF Contribution Percentages | Allocation Net of ERAF |
|---|---|---|---|---|---|
| 26-002 | A1005 | COUNTY GENERAL | 0.344905 | 48.49% | 17.77% |
| 26-002 | A3003 | CHABOT-LAS POSITAS COMMUNITY COLLEGE | 0.032396 | | 3.24% |
| 26-002 | A3009 | DUBLIN USD | 0.295606 | | 29.56% |
| 26-002 | A4006 | COUNTY SUPT. EDUCATION T.M.R., EC 1887 | 0.001298 | | 0.13% |
| 26-002 | A4007 | COUNTY SUPT. EDUCATION PHYS. HDCP. PUPILS | 0.004959 | | 0.50% |
| 26-002 | A4008 | COUNTY SUPT. T.M.R. & P.H. CAPITAL | 0.000106 | | 0.01% |
| 26-002 | A4009 | COUNTY SUPT. T.M.R. & P.H. TUITION | 0.000632 | | 0.06% |
| 26-002 | A4010 | COUNTY SUPT. EDUCATION INSTIT. PUPILS | 0.002134 | | 0.21% |
| 26-002 | A4011 | COUNTY SUPT. JUVENILE HALL EDUCATION | 0.000422 | | 0.04% |
| 26-002 | A4012 | COUNTY SUPT. SERVICE | 0.001298 | | 0.13% |
| Current A | A4013 | COUNTY SUPT. CAPITAL | 0.001014 | | 0.10% |
| 26-002 | A4015 | COUNTY SUPT. DEVELOP. CENTER-HDCP. PUPILS | 0.001219 | | 0.12% |
| 26-002 | A4020 | COUNTY SUPT. AUDIO-VISUAL CAPITAL | 0.000244 | | 0.02% |
| 26-002 | A7005 | COUNTY LIBRARY | 0.056954 | 51.73% | 2.75% |
| 26-002 | A7006 | COUNTY LIBRARY SP. TAX ZONE | 0.002006 | 28.41% | 0.14% |
| 26-002 | A7070 | ALAMEDA CO. F.C. & W.C. | 0.002635 | 38.92% | 0.16% |
| 26-002 | A7106 | ZONE 7 WATER AGENCY | 0.026995 | 38.92% | 1.65% |
| 26-002 | A7115 | BAY AREA AIR QUALITY MANAGEMENT | 0.002664 | | 0.27% |
| 26-002 | A7135 | ALAMEDA CO. MOSQUITO ABATEMENT | 0.001789 | 37.15% | 0.11% |
| 26-002 | A7165 | SF-BART | 0.007882 | | 0.79% |
| 26-002 | A7180 | EAST BAY REGIONAL PARK | 0.037709 | | 3.77% |
| 26-002 | A7375 | ALAMEDA CO. RESOURCE CONSER | 0.000353 | 16.60% | 0.03% |
| **26-002** | **A9085** | **CITY OF DUBLIN** | **0.174784** | **9.52%** | **15.81%** |

Source: Alameda County Auditor-Controller Agency

**Table 9**
**Recent Land Sales**
**Proposed Assisted Living Facility at 7500 Inspiration Drive** *March 17, 2022*
**Dublin, CA**

| Property | City | Sale Date | Area AC | Land Area (Sq.FT) | Sales Price ($1,000s) | Sales Price Per Sq.Ft. | Proposed Use |
|---|---|---|---|---|---|---|---|
| 500 Deerwood Rd | San Ramon | 11/5/2021 | 2.47 | 107,593 | $9,750 | $90.62 | Commercial |
| 495 Greenville Rd | Livermore | 7/27/2021 | 4.97 | 216,493 | $4,650 | $21.48 | Industrial |
| 3111 Fostoria Way | San Ramon | 7/2/2021 | 2.98 | 129,895 | $11,400 | $87.76 | Office |
| 4238 Las Positas Rd | Livermore | 7/1/2021 | 3.79 | 165,092 | $3,580 | $21.68 | Auto Dealership, Day Care Center, Hotel, Retail |
| 1 Bollinger Cyn | San Ramon | 6/2/2021 | 2.99 | 130,244 | $9,996 | $76.75 | |
| Bollinger Canyon Rd | San Ramon | 3/18/2021 | 3.13 | 136,343 | $8,000 | $58.68 | Medical, Office |
| 4884 Harrison St | Pleasanton | | 0.36 | 15,682 | $1,500 | $95.65 | Mixed Use |
| 200 Southfront Rd | Livermore | | 0.73 | 31,581 | $995 | $31.51 | Bank, Fast Food, Retail |
| 388 Oak | Pleasanton | | 0.42 | 18,269 | $659 | $36.07 | |
| *Average* | | 7/4/2021 | 2.43 | 105,688 | $5,614 | $57.80 | |
| *Average, weighed by parcel size* | | | | | | $53.12 | |
| *Median* | | 7/1/2021 | 2.98 | 129,895 | $4,650 | $58.68 | |

*Source: CoStar*

**Attachment A**

**EMERGENCY CALL LOGS ON ASSISTED LIVING AND MEMORY CARE BUILDINGS**

| Name of Community | Address | City | Beds | Assistance Type | Time Frame | Annual Total # of Calls | Annual Calls Per Bed | Calls per Year for 84 beds (size of Inspiration) | Calls per Week for 84 beds | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| **ASSISTED LIVING** | | | | | | | | | | |
| Atria Valley View | 1228 Rossmoor Pkwy | Walnut Creek | 124 | AL | 2021 | 186 | 1.5 | 126 | 2.4 | Supplied Contra Costa Fire Dept |
| Sierra Highlands | 501 King Drive | Daly City | 95 | AL | 2021 | 75 | 0.8 | 66 | 1.3 | Supplied Vacaville Fire Dept |
| Conerstone Assisted Living Vacaville | 40 Orange Tree Circle | Vacaville | 107 | AL | 2021 | 146 | 1.4 | 115 | 2.2 | Supplied Vacaville Fire Dept |
| **Avg. Assisted Living** | | | | | | | 1.2 | 102 | 2.0 | |
| **Est. for Inspiration Project (based on average fro assisted living facilities)** | 7500 Inspiration Drive | Dublin | 84 | AL | future | | 1.2 | 102 | 2.0 | |
| **MEMORY CARE** | | | | | | | | | | |
| CoGir Memory of San Rafael | 111 Merrydale Rd | San Rafael | 70 | MC | 2020 | 87 | 1.2 | 104 | 2.0 | Supplied by San Rafael FD |
| Brookdale North Fremont | 38035 Marth Ave | Fremont | 40 | MC | 2021 | 42 | 1.1 | 88 | 1.7 | Supplied by Fremont FD |
| The Elegance of Dublin | 7601 Amador Valley Blvd* | Dublin | 40 | AL/MC | 2021 | 56 | 1.4 | 118 | 2.3 | Received from Amy Noyes |
| **Avg. Memory Care** | | | | | | | 1.2 | 103 | 2.0 | |

*Elegance is 80 units, however over 50% full approximately. Adjustments were made accordingly.

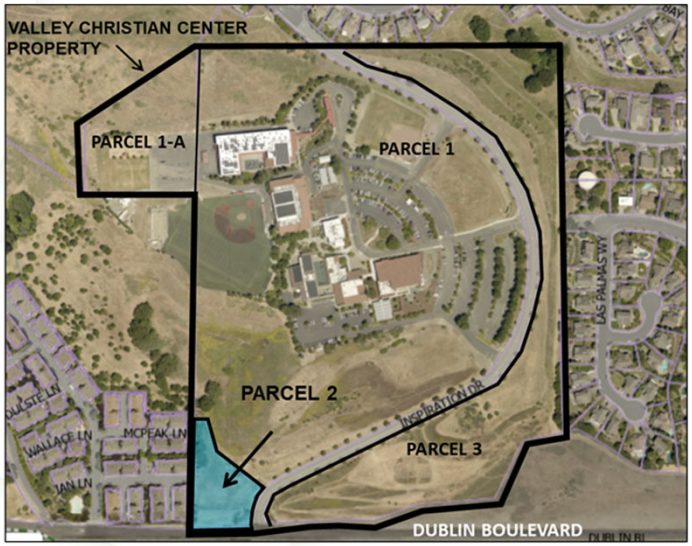
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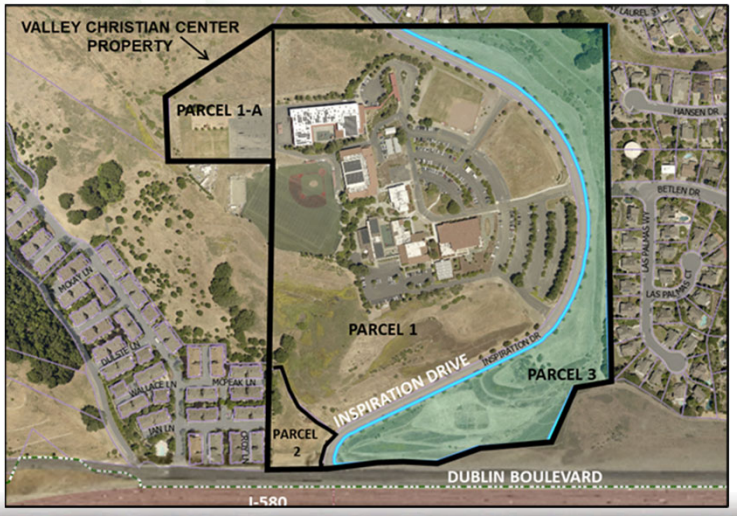
# Inspiration Drive Memory Care and Assisted Living Projects Study Session

City Council
April 5, 2022

# Proposed Projects

- Memory Care – Parcel 2
  - 55 bed/53 units
  - 2-stories/ 35,000 sf
- Assisted Living – Parcel 3
  - 84 beds/units
  - 3-stories /75,400 sf



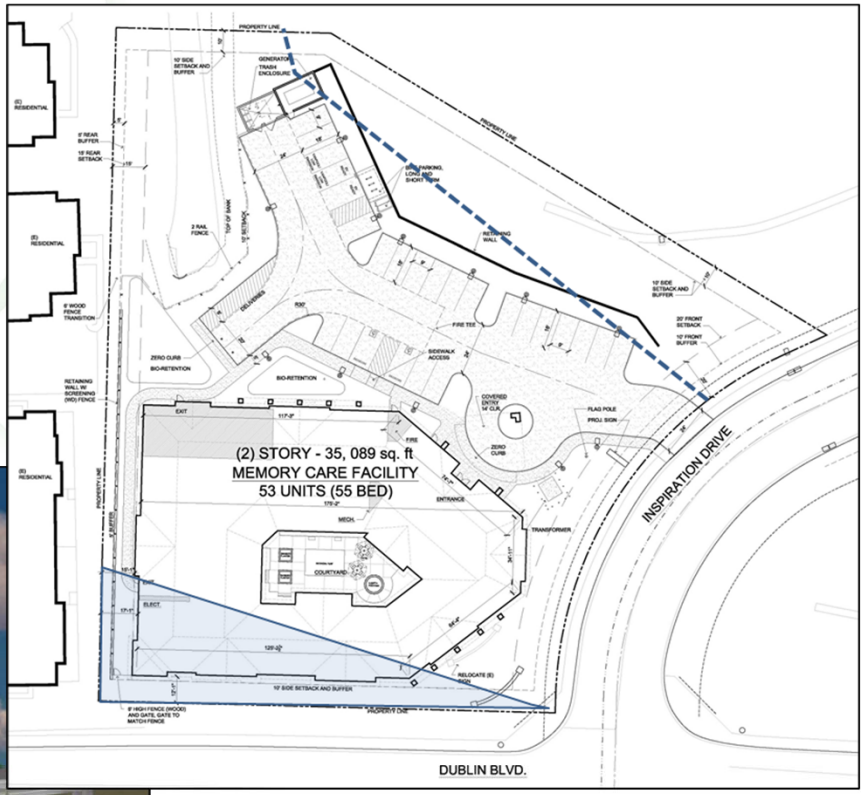






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# Memory Care – Parcel 2

- Planned Development Stage 1/2
- Site Development Review Permit
- Street Vacation
- Development Agreement






- Lot Line Adjustment
- Parcel Merger

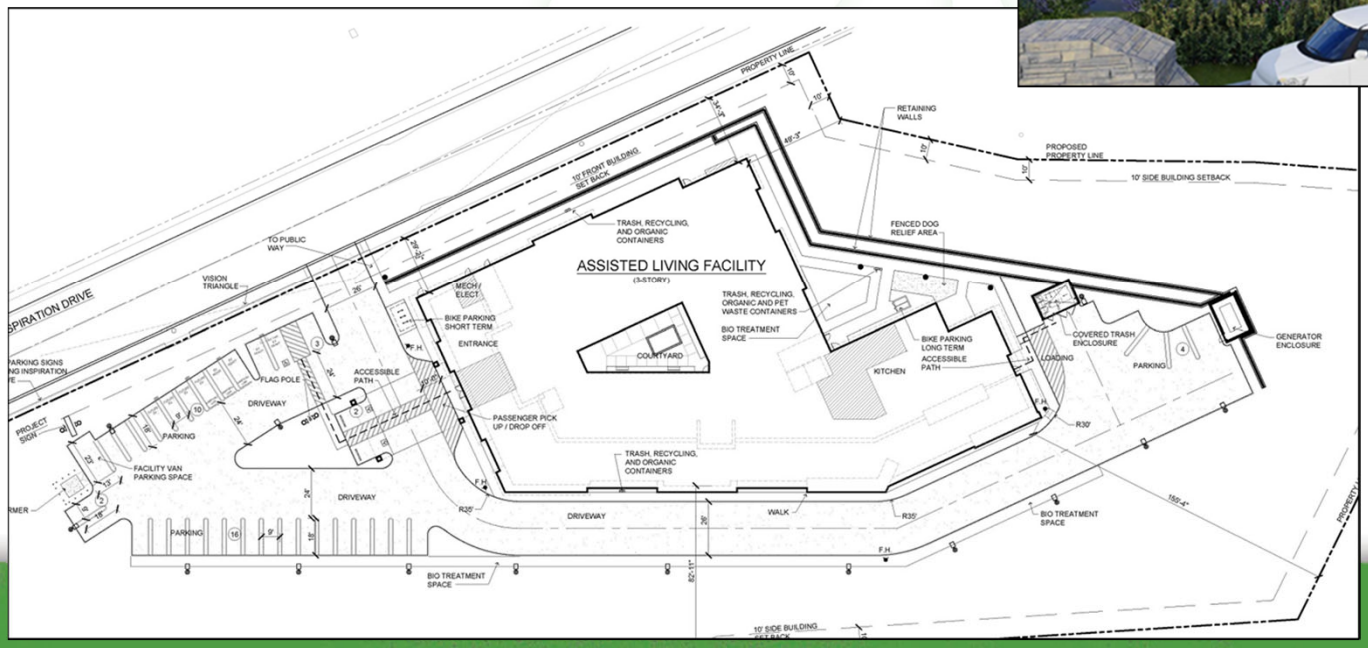


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# Assisted Living Facility – Parcel 3

- General Plan Amendment
- Planned Development Stage 1/2
- Site Development Review Permit
- Tentative Parcel Map
- Development Agreement



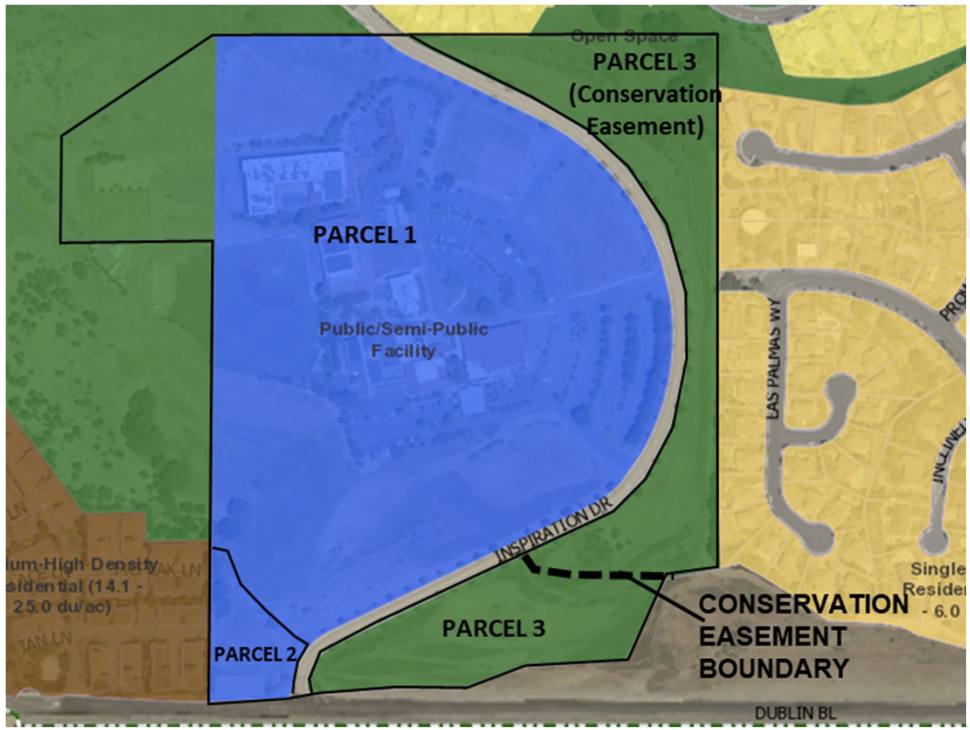




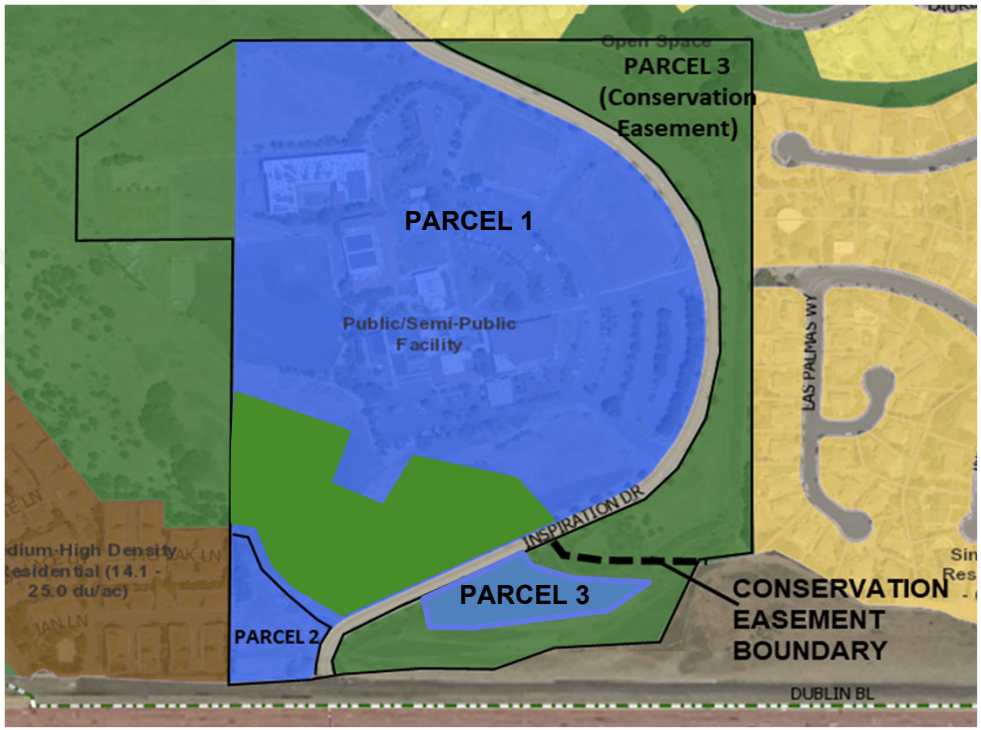

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# General Plan Amendment

## EXISTING




## PROPOSED

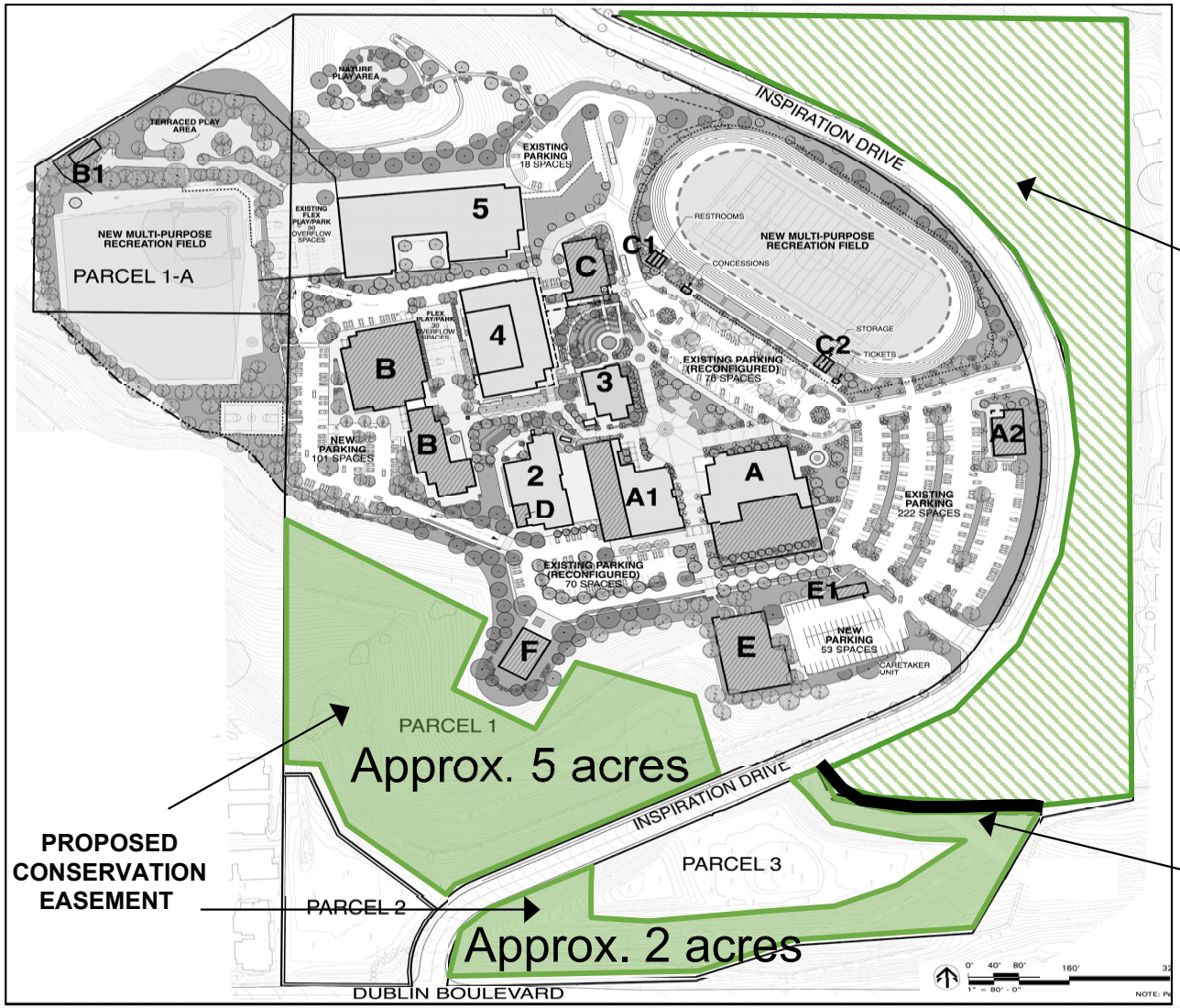



- Change Approx. 2 acres of Open Space to Public/Semi-Public
- Change Approx. 5 acres of Public/Semi-Public to Open Space



DUBLIN

# Conservation Easements






DUBLIN

# Development Agreement

- Contribution of $250,000 to the City for the design and construction of bocce ball facilities at the Dublin Senior Center
- Contribution of $20,000 for 10 new laptop computers for use by attendees at the Dublin Senior Center
- 5-year Initial Term
  - Option Extension(s)

# Story Poles- Memory Care



Inspiration Drive looking west



Inspiration Drive looking south

# Story Poles- Assisted Living

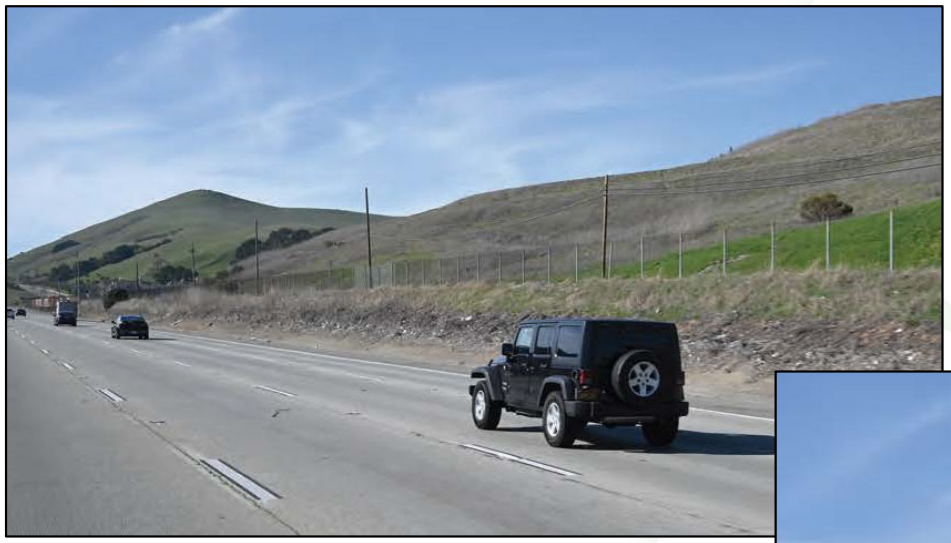


Interior looking west



Inspiration Drive looking south

# Photo Simulations



I-580 looking northwest



# Photo Simulations



I-580 looking northeast

