

*ENVIRONMENTAL DECLARATION

(CALIFORNIA FISH AND GAME CODE SECTION 711.4)

LEAD AGENCY NAME AND ADDRESS

City of Dublin
Community Development Department
100 Civic Plaza
Dublin, CA 94568

FOR COUNTY CLERK USE ONLY

**ENDORSED
FILED
ALAMEDA COUNTY**

JUN 23 2022

MELISSA WILK, County Clerk
By M. S/L Deputy

FILE NO: 22-227

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT: (PLEASE MARK ONLY ONE CLASSIFICATION)

1. NOTICE OF EXEMPTION / STATEMENT OF EXEMPTION

A - STATUTORILY OR CATEGORICALLY EXEMPT

\$ 50.00 - COUNTY CLERK HANDLING FEE

2. NOTICE OF DETERMINATION (NOD)

A - NEGATIVE DECLARATION (OR MITIGATED NEG. DEC.)

\$ 2,548.00 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

B - ENVIRONMENTAL IMPACT REPORT (EIR)

\$ 3,539.25 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

3. OTHER: _____

*****A COPY OF THIS FORM MUST BE COMPLETED AND SUBMITTED WITH EACH COPY OF AN ENVIRONMENTAL DECLARATION BEING FILED WITH THE ALAMEDA COUNTY CLERK.*****

BY MAIL FILINGS:

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND TWO (2) SELF-ADDRESSED ENVELOPES.

IN PERSON FILINGS:

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND ONE (1) SELF-ADDRESSED ENVELOPES.

ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING.

FEES ARE EFFECTIVE JANUARY 1, 2022

MAKE CHECKS PAYABLE TO: ALAMEDA COUNTY CLERK



ENDORSED
FILED
ALAMEDA COUNTY

JUN 23 2022

MELISSA WILK, County Clerk
By M. Wilk Deputy

Notice of Determination (NOD)

Date	June 22, 2022
To	Alameda County Clerk Office of Planning and Research (State Clearinghouse)
Project Title	Dublin Senior Living Project
Project Application Number	PLPA-2021-00042
Project Location	The project site is located at 5751 Arnold Road (APN# 986-0014-013-00) in the City of Dublin, CA
Project Applicant	South Bay Partners, LLC
State Clearinghouse Number	91103064
Contact	Gaspare Annibale Associate Planner City of Dublin Community Development Department 100 Civic Plaza Dublin, CA 94568 Phone: 925/833-6610 gaspare.annibale@dublin.ca.gov

Project Description

On June 7, 2022, the City Council introduced an Ordinance amending the Zoning Map and approving a Planned Development zoning district with a related Stage 1 and Stage 2 Development Plan and adopted a Resolution approving a Site Development Review Permit for the Dublin Senior Living Project. The proposed project would develop a two-story, approximately 155,517-square-foot community care facility with 174-beds for assisted living and memory care and associated site, frontage and landscape improvements. On June 21, 2022, the City Council adopted Ordinance No. 08-22 approving the Planned Development zoning district with a related Stage 1 and Stage 2 Development Plan.

Development of the project site was previously addressed in the General Plan Amendment and Eastern Dublin Specific Plan Environmental Impact Report (1993 GPA/SP EIR) for which the City Council certified an Environmental Impact Report and an Addendum on August 22, 1994. Consistent with the requirements of the California Environmental Quality Act (CEQA) including Section 21166 and related CEQA Guidelines Sections 15162 and 15163, the City prepared an Initial Study to determine whether additional environmental review was required for the proposed Dublin Senior Living project. Pursuant to CEQA Guidelines Section 15164, the City

determined that no subsequent or supplemental EIR or Negative Declaration is required for the proposed project and an Addendum to the 1993 GPA/SP EIR is the appropriate CEQA review, as there were no new potentially significant impacts associated with the project. The City further determined that the 1993 GPA/SP EIR adequately addressed the potential environmental impacts of the Dublin Senior Living Project as there are no significant project changes, new information, or change in circumstances that result in a new or substantial increase in severity of a significant impact from those identified in the 1993 GPA/SP EIR. Therefore, no standards for requiring supplemental environmental review or documentation under CEQA are met and none are required for the project.

NOTICE IS HEREBY GIVEN that the City of Dublin, acting as the Lead Agency, is filing a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The City of Dublin approved the above-described project on June 21, 2022, and has made the following determinations:

Select one	<input type="checkbox"/>	The project will have a significant effect on the environment.
	<input checked="" type="checkbox"/>	The project will NOT have a significant effect on the environment.
Select one	<input checked="" type="checkbox"/>	An Environmental Impact Report was previously prepared and certified for this project pursuant to the provisions of CEQA.
	<input type="checkbox"/>	A Negative Declaration was adopted for this project pursuant to the provisions of CEQA.
	<input type="checkbox"/>	A Mitigated Negative Declaration was adopted for this project pursuant to the provisions of CEQA.
Select one	<input checked="" type="checkbox"/>	Mitigation measures were made a condition of the approval of the project.
	<input type="checkbox"/>	Mitigation measures were NOT made a condition of the approval of the project.
Select one	<input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was adopted for this project.
	<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
Select one	<input type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project.
	<input checked="" type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project.

City of Dublin

Notice of Determination

Page 3

Select one	<input type="checkbox"/>	Findings were made pursuant to the provisions of CEQA Guidelines section 15091.
	<input checked="" type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA Guidelines section 15091.

This is to certify that the 1993 GPA/SP EIR, CEQA Addendum and record of project approval is available to general public at:

City of Dublin
Community Development Department
100 Civic Plaza
Dublin, CA 94568

Also available on the City's website:

<https://dublin-development.icitywork.com/>

CITY OF DUBLIN

Gaspare Annibale

Gaspare Annibale, Associate Planner

***ENVIRONMENTAL DECLARATION
(CALIF. FISH AND GAME CODE SEC. 711.4)**

COUNTY CLERK
ALAMEDA COUNTY

NAME AND ADDRESS OF APPLICANT OR LEAD AGENCY:

CITY OF DUBLIN PLANNING DEPARTMENT

100 CIVIC PLAZA

DUBLIN, CA 94568

FOR COURT USE ONLY

05/11/93 H1

27793*H

000115P

ENVIRNPT 875.00

SUBTTL 875.00

TTLANT 875.00

CHECK 875.00

CHANGE 0.00

FILING NO.

277-93

3446A

14:29

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:

CLERKS
USE ONLY

1. A - NOTICE OF EXEMPTION/STATEMENT OF EXEMPTION - STATUTORILY OR CATEGORICALLY EXEMPT
\$25.00 (Twenty-five Dollars) - CLERK'S FEE PLU 117
- B - DE MINIMUS IMPACT - CERTIFICATE OF FEE EXEMPTION REQUIRED
\$25.00 (Twenty-five Dollars) - CLERK'S FEE PLU 117
2. A - NOTICE OF DETERMINATION - NEGATIVE DECLARATION - FEE REQUIRED
\$1,250.00 (Twelve Hundred Fifty Dollars) - STATE FILING FEE
\$25.00 (Twenty-five Dollars) - CLERK'S FEE PLU 116
- B - ENVIRONMENTAL IMPACT REPORT
\$850.00 (Eight Hundred Fifty Dollars) - STATE FILING FEE
\$25.00 (Twenty-five Dollars) - CLERK'S FEE
PA 87-031 Eastern Dublin Environmental Impact Report, General Plan Amendment and Specific Plan PLU 115
3. OTHER (Specify) _____
\$25.00 (Twenty-five Dollars) - CLERK'S FEE PLU 117

*THIS FORM MUST BE COMPLETED AND SUBMITTED WITH ALL ENVIRONMENTAL DOCUMENTS FILED WITH THE ALAMEDA COUNTY CLERK'S OFFICE.

FOUR COPIES OF ALL NECESSARY DOCUMENTATION ARE REQUIRED FOR FILING PURPOSES.

APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING AN ENVIRONMENTAL DOCUMENT WITH THE ALAMEDA COUNTY CLERK'S OFFICE.

MAKE CHECK PAYABLE TO: ALAMEDA COUNTY CLERK

Rev. 1/15/91-1056C

1611



CITY OF DUBLIN

P.O. Box 2340, Dublin, California 94568

City Office, 100 Civic Plaza, Dublin, California 94568

NOTICE OF DETERMINATION REGARDING ENVIRONMENTAL IMPACT REPORT

INDEXED
FILED
ALAMEDA COUNTY

MAY 11 1993

(Pursuant to City of Dublin Environmental Guidelines, Section 3.2(g);
California Administrative Code, Section 15094)

TO: ALAMEDA COUNTY CLERK
1225 Fallon Road, Suite
Oakland, CA 946

FROM: RONALD S. OVERHOLT, Exec. Off./Clerk
City of Dublin Planning
100 Civic Plaza
Dublin, CA 94568

Project Title: PA 87-031 Eastern Dublin Environmental Impact Report (EIR), General
Plan Amendment (GPA), and Specific Plan (SP).

State Clearinghouse Number: 91103064

Contact Person: Dennis Carrington, Sr. Planner; City of Dublin

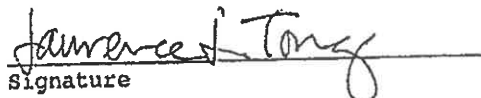
Project Location: North of I-580, East of Camp Parks, RFTA, South of Contra Costa
County line, and west of ridgeline separating Doolan and Cullier Canyons.

Project Description: This project consists of approximately 14,000 dwelling units
and 10.9 million square feet of commercial uses on approximately 4200 acres and is
referred to as the Eastern Dublin Environmental Impact Report (EIR), General Plan
Amendment (GPA), Specific Plan (SP), and related project implementation including a
property tax exchange agreement, amendment to the Sphere of Influence, and annexation
to the City of Dublin and the Dublin San Ramon Services District (DSRSD).

This is to advise that on May 10, 1993, the City Council approved the above described
project and made the following determinations regarding the above described project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to
the provisions of CEQA. The EIR and record of project approval may be examined
at the City Offices located at 100 Civic Plaza, Dublin, CA 94568.
3. Mitigation measures were made a condition of the approval of the project.
4. Findings were made pursuant to Section 3.4 of the City of Dublin
Environmental Guidelines.
5. A Statement of Overriding Considerations were adopted for this project.

Date: May 11, 1993


Signature

Laurence L. Tong, Planning Director
Printed Name/Title

Administration (510) 833-8850 • City Council (510) 833-6605 • Finance (510) 833-6640 • Building Inspection (510) 833-6620
Code Enforcement (510) 833-6620 • Engineering (510) 833-6630 • Planning (510) 833-6610
Police (510) 833-6670 • Public Works (510) 833-6630 • Recreation (510) 833-6645

1612



State of California - Department of Fish and Wildlife
**2022 ENVIRONMENTAL DOCUMENT FILING FEE
 CASH RECEIPT**
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

AC RECEIPT #: 3279187

RECEIPT NUMBER:
 01-06/23/2022-227
 STATE CLEARINGHOUSE NUMBER (If applicable)
 91103064

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY DUBLIN	LEAD AGENCY EMAIL	DATE 06/23/2022
COUNTY/STATE AGENCY OF FILING ALAMEDA	DOCUMENT NUMBER 22 - 227	
PROJECT TITLE DUBLIN SENIOR LIVING PROJECT		

PROJECT APPLICANT NAME GASPARE ANNIBALE	PROJECT APPLICANT EMAIL	PHONE NUMBER (925) 833-6610
PROJECT APPLICANT ADDRESS 100 CIVIC PLAZA	CITY DUBLIN	STATE CA
		ZIP CODE 94568

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|----------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,539.25 | \$ | 3,539.25 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,589.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE M. SINGH, DEPUTY CLERK
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