

Notice of Determination

Appendix D

To:

Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: Alameda
 Address: 1106 Madison Street
Oakland, CA 94607

From:

Public Agency: City of Dublin Comm. Dev. Dept
 Address: 100 Civic Plaza
Dublin, CA 94568
 Contact: Crystal De Castro, Senior Planner
 Phone: 925.833.6610

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

 State Clearinghouse Number (if submitted to State Clearinghouse): 1991103064 (Eastern Dublin EIR)

 Project Title: Dublin Fallon 580 Project (PLPA-2023-00033)

 Project Applicant: GH PACVEST, LLC 2800 Post Oak Blvd., Suite 5115 Houston, TX 77056

 Project Location (include county): APNs 905-0001-006-03; 985-0027-002; 985-0027-005; 985-0027-004

Project Description:

See attached sheet

This is to advise that the City of Dublin has approved the above
 (Lead Agency or Responsible Agency)

described project on August 20, 2024 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Dublin, Comm. Dev. Dept. 100 Civic Plaza Dublin, CA 94568

Signature (Public Agency): Crystal De Castro Title: Senior Planner

Date: August 21, 2024 Date Received for filing at OPR: _____

Notice of Determination (Additional Page)

Project Title: Dublin Fallon 580 Project (PLPA-2023-00033)

SCH#: 1991103064 (Eastern Dublin EIR – certified on May 10, 1993); **SCH#** 2001052114 (East Dublin Properties Stage 1 Development Plan and Annexation SEIR – certified on April 2, 2002); and **SCH#** 2005062010 (Fallon Village Development Project SEIR – certified on December 6, 2005)

Project Description:

On August 20, 2024, the Dublin City Council approved Planned Development Zoning Stage 1 Development Plan Amendment, Stage 2 Development Plan for the residential uses, and a Development Agreement for the Dublin Fallon 580 Project. The project includes the subdivision of the 192-acre site into 11 parcels to accommodate proposed residential, commercial/office, open space, and parks/public-recreation development. The project would allow up to 238 units within 13.7 acres designated Medium-High Density Residential, approximately 3,299,670 square feet of commercial use on 126.3 acres designated General Commercial /Commercial Office, a Community Park on 7.2 acres, Open Space on 2.28 acres, and Nature Park on 42.6 acres. Requested approvals include a General Plan and EDSP Amendment, Planned Development Zoning Stage 1 Development Plan Amendment, Stage 2 Development Plan for the residential use, Vesting Tentative Tract Map 8663, 8666, and 8667, and a Development Agreement.

CEQA Determination:

The project is located within the Eastern Dublin Specific Plan and Fallon Village area. Prior California Environmental Quality Act (CEQA) analysis for the project area includes: 1) the Eastern Dublin General Plan and Specific Plan EIR (State Clearinghouse number 1991103064 certified by City Council Resolution No. 51-93 dated May 10, 1993); 2) the East Dublin Properties Stage 1 Development Plan and Annexation Supplemental EIR (State Clearinghouse number 2001052114 certified by City Council Resolution No. 40-02 dated April 2, 2002); and 3) the Fallon Village Supplemental EIR (State Clearinghouse number 2005062010 certified by City Council Resolution No. 222-05 dated December 6, 2005). Collectively, these three environmental review documents are referred to as the “EDSP EIRs.” Pursuant to CEQA Guidelines Section 15164, the General Plan/Eastern Dublin Specific Plan Amendment, amendment to the Planned Development Zoning Stage 1 Development Plan and Planned Development Zoning Stage 2 Development Plan Vesting Tentative Parcel Maps, for this project are within the scope of the project analyzed in the EDSP EIRs and no further CEQA review or document is required.