

# \*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 08 2022

MELISSA WILK, County Clerk  
By \_\_\_\_\_ Deputy

FILE NO: 22-207

## 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)

[X] A - NEGATIVE DECLARATION (OR MITIGATED NEG. DEC.) *Fee Previous Paid*

\$ 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



DUBLIN  
CALIFORNIA

ENDORSED  
FILED  
ALAMEDA COUNTY

JUN 08 2022

MELISSA WILK, County Clerk  
By \_\_\_\_\_ Deputy

### Notice of Determination (NOD)

Date	June 8, 2022
To	Office of Planning and Research Alameda County Clerk
Project Title	Inspiration Drive Memory Care and Assisted Living Project
Project Application Number	PLPA-2020-00044 & PLPA-2020-00045
Project Location	The project site is located at 7500 Inspiration Drive in the City of Dublin, Alameda County, California. The site consists of four parcels, totaling 50.6 acres (Assessor Parcel Number [APN] 941-0022-003, 941-0022-004, 941-0022-005 and 941-0022-006), which are part of the larger Valley Christian Center (VCC) site.
Project Applicant	Steven Ring Fulcrum Real Estate Development 475 Gate 5 Road, Suite 316 Sausalito, CA 94965
State Clearinghouse Number	2021110251
Contact	Amy Million Principal Planner City of Dublin Community Development Department 100 Civic Plaza Dublin, CA 94568 Phone: 925/833-6610 <a href="mailto:amy.million@dublin.ca.us">amy.million@dublin.ca.us</a>

#### Project Description

On June 7, 2022, the City of Dublin City Council adopted Ordinance No. 05-22 amending the Zoning Map and approving a Planned Development Zoning District with a Stage 1 and Stage 2 Development Plan for the Inspiration Drive Memory Care Project and adopted Ordinance No. 06-22 approving an amendment to Planned Development Ordinance No. 07-03 for the Valley Christian Center.

On June 7, 2022, the City of Dublin City Council also adopted Ordinance No. 07-22 amending the Zoning Map and approving a Planned Development Zoning District with a Stage 1 and Stage 2 Development Plan for the Inspiration Drive Assisted Living 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 21108 or 21152 of the Public Resources Code. The

Supplemental Mitigated Negative Declaration is a supplement to the Valley Christian Center Expansion Program Environmental Impact Report (SCH #2002012070) previously certified by the City on May 20, 2003. The Supplemental Mitigated Negative Declaration also considers information and analysis in the 2018 Supplemental IS/MND prepared for the property. The City of Dublin adopted Ordinance No. 05-22 amending the Zoning Map and approving a Planned Development Zoning District with a Stage 1 and Stage 2 Development Plan for the Inspiration Drive Memory Care Project, adopted Ordinance No. 06-22 approving an amendment to Planned Development Ordinance No. 07-03 for the Valley Christian Center and adopted Ordinance No. 07-22 amending the Zoning Map and approving a Planned Development Zoning District with a Stage 1 and Stage 2 Development Plan for the Inspiration Drive Assisted Living Project and has made the following determinations regarding the above-described project:

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.
	<input type="checkbox"/>	An Environmental Impact Report was 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.
Select one	<input checked="" type="checkbox"/>	A Supplemental 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
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 Supplemental Mitigated Negative Declaration and record of the 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



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Amy Million, Principal Planner



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

Print

StartOver

Save

AC RECEIPT #: 3259800

RECEIPT NUMBER:

01-05/18/2022-172

STATE CLEARINGHOUSE NUMBER (If applicable)

2021110251

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF DUBLIN COMMUNITY DEVELOPMENT DEPARTMENT

LEAD AGENCY EMAIL

DATE

05/18/2022

COUNTY/STATE AGENCY OF FILING

ALAMEDA

DOCUMENT NUMBER  
22 - 172

PROJECT TITLE

INSPIRATION DRIVE MEMORY CARE AND ASSISTED LIVING PROJECT

PROJECT APPLICANT NAME <b>AMY MILLION</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER (925) 833-6610
PROJECT APPLICANT ADDRESS <b>100 CIVIC PLAZA</b>	CITY <b>DUBLIN</b>	STATE <b>CA</b> ZIP CODE <b>94568</b>
PROJECT APPLICANT (Check appropriate box)		
<input checked="" type="checkbox"/> Local Public Agency	<input type="checkbox"/> School District	<input type="checkbox"/> Other Special District
<input type="checkbox"/> State Agency	<input type="checkbox"/> Private Entity	

CHECK APPLICABLE FEES:

- |   |            |             |
|---|------------|-------------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$3,539.25 | \$ 0.00     |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                        | \$2,548.00 | \$ 2,548.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ 0.00     |

- Exempt from fee  
 Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

- 
- |   |          |          |
|---|----------|----------|
| <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 \$ 2,598.00

SIGNATURE

X C. Lake

AGENCY OF FILING PRINTED NAME AND TITLE

C. LAKE, DEPUTY CLERK

# \*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

MAY 18 2022

MELISSA WILK County Clerk  
By *Lake* Deputy

FILE NO:

*22-172*

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MAKE CHECKS PAYABLE TO: ALAMEDA COUNTY CLERK



ENDORSED  
FILED  
ALAMEDA COUNTY

MAY 18 2022

MELISSA WILK, County Clerk  
By claire Deputy

## Notice of Determination (NOD)

Date	May 18, 2022
To	Office of Planning and Research Alameda County Clerk
Project Title	Inspiration Drive Memory Care and Assisted Living Project
Project Application Number	PLPA-2020-00044 & PLPA-2020-00045
Project Location	The project site is located at 7500 Inspiration Drive in the City of Dublin, Alameda County, California. The site consists of four parcels, totaling 50.6 acres (Assessor Parcel Number [APN] 941-0022-003, 941-0022-004, 941-0022-005 and 941-0022-006), which are part of the larger Valley Christian Center (VCC) site.
Project Applicant	Steven Ring Fulcrum Real Estate Development 475 Gate 5 Road, Suite 316 Sausalito, CA 94965
State Clearinghouse Number	2021110251
Contact	Amy Million Principal Planner City of Dublin Community Development Department 100 Civic Plaza Dublin, CA 94568 Phone: 925/833-6610 <a href="mailto:amy.million@dublin.ca.us">amy.million@dublin.ca.us</a>

### Project Description

On May 17, 2022, the City of Dublin City Council approved a Site Development Review Permit and Street Vacation for the Inspiration Drive Memory Care Project to develop a 55-bed memory care facility with associated landscaping, parking, and utility improvements.

On May 17, 2022, the City of Dublin City Council approved a Site Development Review Permit, and Tentative Parcel Map No. 11241 for the Inspiration Drive Assisted Living Project to develop an 84-bed assisted living facility with associated landscaping, parking, and utility improvements.

**NOTICE IS HEREBY GIVEN** that the City of Dublin, acting as the Lead Agency, is filing a Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code. The Supplemental Mitigated Negative Declaration is a supplement to the Valley Christian Center Expansion Program Environmental Impact Report (SCH #2002012070) previously certified by

the City on May 20, 2003. The Supplemental Mitigated Negative Declaration also considers information and analysis in the 2018 Supplemental IS/MND prepared for the property. The City of Dublin approved the Site Development Review Permit and Street Vacation on May 17, 2022, for the Inspiration Drive Memory Care Project and approved the Site Development Review Permit and Tentative Parcel Map No. 11241 for the Inspiration Drive Assisted Living Project and has made the following determinations regarding the above-described project:

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 type="checkbox"/> An Environmental Impact Report was 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 checked="" type="checkbox"/> A Supplemental 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
Select one	<input type="checkbox"/> Findings were made pursuant to the provisions of CEQA Guidelines section 15091.
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This is to certify that the Supplemental Mitigated Negative Declaration and record of the 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

Amy  
Amy Million, Principal Planner



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

Print

StartOver

Save

AC RECEIPT #: 3271050

RECEIPT NUMBER:

01-06/08/2022-207

STATE CLEARINGHOUSE NUMBER (*If applicable*)

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**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY

CITY OF DUBLIN COMMUNITY DEVELOPMENT DEPARTMENT

LEAD AGENCY EMAIL

DATE

06/08/2022

COUNTY/STATE AGENCY OF FILING

ALAMEDA

DOCUMENT NUMBER

22 - 207

PROJECT TITLE

INSPIRATION DRIVE MEMORY CARE AND ASSISTED LIVING PROJECT

PROJECT APPLICANT NAME

AMY MILLION

PROJECT APPLICANT EMAIL

PHONE NUMBER  
(925) 833-6610

PROJECT APPLICANT ADDRESS

100 CIVIC PLAZA

CITY

STATE

ZIP CODE

DUBLIN

CA

94568

PROJECT APPLICANT (*Check appropriate box*)

Local Public Agency

School District

Other Special District

State Agency

Private Entity

**CHECK APPLICABLE FEES:**

- |   |            |         |
|---|------------|---------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$3,539.25 | \$ 0.00 |
| <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 |

Exempt from fee

Notice of Exemption (attach)

CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)

- 
- |   |          |         |
|---|----------|---------|
| <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 \$ 50.00

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

S. HUANG, DEPUTY CLERK