DUBLIN
CALIFORNIA

ENDORSED
FILED
ALAMEDA COUNTY
JUL 24 2026
MELISSA WILK, County Clerk
By _____ Deputy

# Notice of Determination (NOD)

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| **Date** | July 22, 2026 |
| **To** | Alameda County Clerk<br>Office of Planning and Research (State Clearinghouse) |
| **Project Title** | **The Dublin Centre (SCS Dublin)** |
| **Project Application Number** | PLPA-004414-2026 |
| **Project Location** | The project site includes the development of approximately 76.2acres generally bounded by Tassajara Road, Gleason Drive, Brannigan Street and Dublin Boulevard in the City of Dublin, CA (APN's – 985-0051-006, 985-0052-024, 985-0052-025, 985-0051-004 and 985-0051-005) |
| **Project Applicant** | Landsea Homes of California, LLC (dBA Risewell Homes) |
| **State Clearinghouse Number** | 2022040022 |
| **Contact** | Radha Hayagreev<br>Principal Planner<br>City of Dublin<br>Community Development Department<br>100 Civic Plaza<br>Dublin, CA 94568<br>Phone: 925/833-6610<br>Radha.hayagreev@dublin.ca.gov |

## Project Description

On July 21, 2026, City Council approved the First Amendment to the Development Agreement for the Dublin Centre Project (formerly SCS Dublin). The amendment modifies the previously agreed timeline for sub-phasing residential and retail/commercial development, so the residential portions are not fully developed before the retail/commercial portions. No more than 250 building permits may be issued before construction begins on five non-residential buildings in the Finnian Way commercial area.

The Dublin Centre project includes the development of up to 500 residential units, up to 100 affordable units and up to 265,000 square feet of retail commercial development. The Applicant is developing the 54-acre portion of the Dublin Centre project north Dublin Boulevard, identified by Assessor Parcel Numbers 985-0051-006, 985-0052-024, and 985-0052-025. The Development Agreement encompasses the entirety of the 76.2-acre; however, in accordance with Section 9.2.1 of the Development Agreement, a partial assignment was executed in May 2024 for the Development Agreement, which excluded Landsea Homes from

the obligations set forth in Section 8.1 Northside Drive and 8.2. Brannigan Street Extension. SCS Property retains those obligations.

The City prepared a Draft Environmental Impact Report (EIR) for the Project, including the Development Agreement, and certified it on November 15, 2022 (Resolution No. 135-22). Approval of the amendment to the Development Agreement will not create any site-specific operations giving rise to environmental effects different from those examined by the EIR or requiring the preparation of an Initial Study. Consequently, pursuant to CEQA Guidelines Section 15162, the project impacts are covered by the SCS Dublin EIR and no further environmental review is required for this project. The amendment to the Development Agreement is subject to the previously adopted mitigation measures and MMRP 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 21108 or 21152 of the Public Resources Code. The

City of Dublin approved of the above-described project on July 21, 2026 and has made the following determinations regarding the above described project:

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| ☒ | The project will have a significant effect on the environment. |
| ☐ | The project will NOT have a significant effect on the environment. |
| ☒ | An Environmental Impact Report (EIR) was prepared and certified for this project pursuant to the provisions of the California Environmental Quality Act (CEQA). |
| ☐ | A Negative Declaration was adopted for this project pursuant to the provisions of CEQA. |
| ☐ | A Mitigated Negative Declaration was adopted for this project pursuant to the provisions of CEQA. |
| ☒ | Mitigation measures were previously made a condition of the approval of the project. |
| ☐ | Mitigation measures were NOT made a condition of the approval of the project. |
| ☒ | A Mitigation Monitoring or Reporting Plan was previously adopted for this project. |
| ☐ | A Mitigation Monitoring or Reporting Plan was NOT adopted for this project. |

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| ☒ | A Statement of Overriding Considerations was previously adopted for this project. |
| ☐ | A Statement of Overriding Considerations was NOT adopted for this project |
| ☒ | Findings were made pursuant to the provisions of CEQA Guidelines Section 15091. |
| ☐ | Findings were NOT made pursuant to the provisions of CEQA Guidelines Section 15091. |

This is to certify that the record of project approval, and the previously certified Environmental Impact Report, is available to general public at:

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

CITY OF DUBLIN

Radha Hayagreev
Principal Planner