



Notice of Preparation and Notice of Public Scoping Meeting IKEA Retail Center Project

Date: Thursday, August 17, 2017
To: Public Agencies and Interested Parties
From: Amy Million, Principal Planner, City of Dublin
Subject: Notice of Preparation of a Supplemental Environmental Impact Report and Notice of Public Scoping Meeting for the IKEA Retail Center Project

The City of Dublin will be the Lead Agency and will prepare a Supplemental Environmental Impact Report (SEIR) for the project identified herein. The project description, location, and probable environmental effects of the IKEA Retail Center Project are described in the attached materials. The SEIR will “tier off” of the Eastern Dublin Specific Plan EIR and evaluate the proposed project in light of the conclusions of that previous EIR.

The City of Dublin is soliciting comments from public agencies, organizations, and members of the public regarding the scope and content of the SEIR, and the environmental issues and alternatives to be addressed in the SEIR. Public agencies may need to use the EIR when considering permitting or other approvals that are germane to the agencies’ responsibilities in connection with the projects.

Because of time limits mandated by state law, public agencies must submit any comments in response to this notice at the earliest possible date but not later than 30 days after receipt of this notice. The City also will accept comments from other interested parties regarding this notice during this time period. Accordingly, please provide your written response to either the email or the physical address shown below by **5:00 p.m., Monday, September 18, 2017**. If you wish to be placed on the notification list for this project, or if you have any questions or need additional information, please contact the person below.

City of Dublin Community Development Department
100 Civic Plaza
Dublin, CA, 94568
Attn: Amy Million, Principal Planner

Phone: (925) 833-6610, Fax: (925) 833-6628, email: amy.million@dublin.ca.gov

Public Scoping Meeting

A public scoping meeting will be held at **6:00 p.m. on Thursday, September 7, 2017** at the Dublin Civic Center “Regional Meeting Room”, 100 Civic Plaza, Dublin, CA 94568. At this meeting, public agencies, organizations, and members of the public will be able to review the proposed project and provide comments on the scope of the environmental review process.

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IKEA RETAIL CENTER PROJECT

1.1 - Project Location

The project site is located at 5344 and 5411 Martinelli Way in the City of Dublin, Alameda County, California (Exhibit 1). The 27.446 gross-acre project site is bounded by Arnold Road (west), Martinelli Way (north), Hacienda Drive (east), and Interstate 580 (south); refer to Exhibit 2. The project site is located on the Dublin, California, United States Geological Survey 7.5-minute topographic quadrangle map, Township 3 South, Range 1 East, Section 5 (Latitude 37°42'10" North; Longitude 121°53'27" West).

1.2 - Existing Conditions

1.2.1 - Land Use Activities

The project site contains mostly unimproved, undeveloped land. The project site was previously cleared and graded, and is regularly disked for weed abatement purposes. A fence surrounds the project site. The elevation ranges from approximately 350 feet in the north to approximately 340 feet in the south.

An unoccupied, single-story building is located in the northern portion of the project site on an asphalt pad. An asphalt driveway connects the building pad to a driveway on Martinelli Way. Ornamental landscaping is located around the building.

A single-story masonry block utility building is located in the southeast corner of the site along Arnold Road. This building is owned and operated by Dublin-San Ramon Services District.

The site contains areas where soil has been stockpiled. One of the stockpiles (Stockpile No. 2) contains approximately 500 cubic yards of soil that contains polycyclic aromatic hydrocarbons, diesel and oil range petroleum hydrocarbons, and polychlorinated biphenyls that must be removed prior to development activities. The other stockpiles have been tested for hazardous materials and determined to be within acceptable levels for commercial development.

The project site contains 1.92 acres of seasonal wetland depressions likely to be regulated by the San Francisco Bay Regional Water Quality Control Board (RWQCB) as Water of the State. These wetlands were determined to be isolated and are therefore assumed to be non-jurisdictional under Federal Clean Water Act Section 404.

Vehicular access to the project site is currently available through three driveway stub-outs on Martinelli Way and three driveway stub-outs on Arnold Road. The middle driveway on Martinelli Way (which connects to the unoccupied building) is signalized and aligned with the main entrance to Persimmon Place retail center on the opposite side of the roadway. The project site is precluded from taking vehicular access on Hacienda Drive pursuant to a "No Access" easement.

An asphalt pedestrian path is located along the project frontages with Arnold Road and Martinelli Way. A concrete sidewalk is located along the Hacienda Drive frontage.

A storm drainage easement is located along the project frontage with Arnold Road and I-580. A water line easement is located along the project frontage with Arnold Road. A Pacific Gas and Electric Company (PG&E) easement is located along the project frontage with I-580. Several utility boxes and vaults are located within the easements along the I-580 frontage. In addition, a portion of the site has been designated for designation (to the City) for the future extension to the Bay Area Rapid Transit line along the project's I-580 frontage.

1.2.2 - Land Use Designations

The project site is designated "General Commercial" by the City of Dublin General Plan and the Eastern Dublin Specific Plan. The site is currently zoned Planned Development PD Ordinance 34-08. The project site is located within the Hacienda Gateway planning subarea of the Eastern Dublin Specific Plan.

1.3 - Project Background

1.3.1 - Project Site

The project site was originally part of the Parks Reserve Forces Training Area (known locally as "Camp Parks"), a United States Army Reserve installation that opened in 1943. The project site was located in a portion of the base that--at various times-- contained a gatehouse, guest reception lounge, an athletic field, and athletic field house, fuel depot, railroad spurs, and a warehouse receiving area. In the late 1960s, a portion of Camp Parks that included the project site was transferred to the County of Alameda for civilian use.

In the mid-1990s, the military buildings were demolished and the site was cleared. An underground storage tank (UST) associated with the past military uses was removed in 2008. The project site was graded several times between 2007 and 2009. The property owner has been pursuing soil, soil gas, and groundwater remediation efforts under the auspices of the Alameda County Health Care Services Agency, which has included removal of contaminated soil and pumping of contaminated groundwater. On October 30, 2014, Alameda County Health Care Services Agency issued a notice of "Potential Case Closure" that noted that the agency would consider closure of the case once the last soil stockpile is removed from the project site. No updated documentation of site remediation has been presented.

1.3.2 - Eastern Dublin Specific Plan

The Eastern Dublin Specific Plan serves as the zoning ordinance for approximately 4,200 acres in the eastern portion of the City of Dublin. Much of this acreage included former portions of Camp Parks that have been transferred to civilian use, including the project site. The Specific Plan (and associated General Plan Amendment) was adopted in 1993 and has been amended several times, most recently in 2014. The Specific Plan is organized into 10 chapters that set forth policy recommendations, design concepts, and implementation measures. The first three chapters are primarily descriptive, summarizing the Plan, the planning context, and the existing setting. The policies, standards, guidelines, and implementation measures that regulate future development are presented in subsequent chapters.

The project's potential impacts are being reviewed to determine if mitigation measures from the East Dublin Specific Plan EIR apply and would adequately reduce impacts.

1.4 - Project Characteristics

1.4.1 - Project Summary

The project is proposing the development of approximately 432,099 square feet of commercial uses on 27.45 acres. The project would be anchored by an IKEA store of approximately 339,099 square feet and feature up to 93,000 square feet of lifestyle retail-restaurant uses. Table 1 summarizes the project and Exhibit 3 depicts the conceptual site plan.

Table 1: IKEA Retail Center Project Summary

Use	Acreage	Square Feet	Characteristics
Major 1 (IKEA)	13.65	339,099	2 stories
Lifestyle retail-restaurant	13.66	8,000	Freestanding restaurant
		85,000	Multiple buildings
<i>Subtotal</i>	27.45	93,000	—
Dedication for Rail Line (BART)	(0.16)	—	—
Total	27.31	432,099	—

Source: GreenbergFarrow, 2017.

Major 1 - IKEA

The IKEA store would consist of a two-story building located over a two-level parking structure¹. The building would be set against the Arnold Road frontage and face Hacienda Drive. The building would stand 61 feet above finished grade. The principal loading docks would be located in the rear of the building facing Arnold Road. A recycling and refuse collection area, trash compactor, and emergency diesel generator would also be located in the rear of the store. A two-bay loading dock for home deliveries would be located on the south side of the building facing I-580.

The building design reflects a contemporary theme incorporating blue and yellow². The building facades would be broken up by geometry, and building materials such as composite metal panels, steel elements and clear anodized glass, aluminum, and storefront glazing at the entrance. Covered walkways would be incorporated along the front of the building.

Operational CharacteristicsThe IKEA store is expected to be open for business 7 days a week from 10:00 a.m. to 9:00 p.m. Longer operational hours may be applicable during holidays or to accommodate future operational needs/market conditions.

The project is anticipated to employ 150 employees per shift for a total of approximately 350 employees.

¹ This store prototype has been used in Colorado and South Florida.

² Blue and yellow are the national colors of Sweden and the corporate colors of IKEA

Approximately five to seven trucks (including 53-foot tractor-trailer combination units) daily.

Lifestyle Retail-Restaurant Center

The eastern portion of the site (would support a retail center consisting of up to 93,000 square feet of lifestyle retail-restaurant center uses. An 8,000 square-foot restaurant pad would be located at the intersection of Martinelli Way / Hacienda Drive. Multiple buildings totaling 85,000 square feet that would be organized around a pedestrian plaza would be located directly opposite the IKEA store entrance.

Site Access and Parking

Vehicular Access

The proposed project would result in modifications to access of the site as follows:

- Martinelli Way: The signalized full entry along Martinelli Way would remain in-place and the main entry is proposed to be designated as “IKEA Place.” The existing west driveway stub-out would be eliminated. The existing east driveway stub-out would serve as a right-in, right-out access point.
- IKEA Place: IKEA Place would serve as a north-south internal street within the project and provide access to the IKEA parking structure and the lifestyle retail-restaurant center surface parking.
- Arnold Road: The median in Arnold Road that restricts movements at the driveway located in the approximate center of the site of the site would be modified to provide full access to the IKEA parking structure. Additionally, a right-out ramp from the IKEA parking structure would connect to northbound Arnold Road. The existing Arnold Road “T”-intersection near I-580 would be converted to a cul-de-sac.
- East-West Internal Road: would extend from Arnold Road east into the project site along the southern perimeter and connect to both the IKEA parking structure and IKEA Place.

Parking

The IKEA store would provide 1,026 parking spaces a two-level below-store structure. Access to the parking structure would be taken from either entrances/exits at the north and south ends. The lifestyle retail-restaurant uses would provide 568 surface parking spaces.

1.5 - Proposed Approvals

The proposed project requires the following discretionary approvals from the City of Dublin:

- EIR Certification.
- Lot Line Adjustment or Lot Merger. A Lot Line Adjustment or Lot Merger would shift and eliminate lots lines so that the only two parcels remain; one for the IKEA site and second parcel for the Retail Center. This may also be done as part of the Vesting Tentative and Final Map.
- Vesting Tentative and Final Map. A Vesting Tentative Parcel Map with multiple Final Maps would subdivide the IKEA parcel into four smaller parcels. The future owner of the Retail Center may also seek a Vesting Tentative Parcel Map in the future.
- Site Development Review. A Site Development Review would describe the specific design color, materials, parking and access, and landscaping for the project.

- Master Sign Program/Site Development Review. A Master Sign Program/Site Development Review for the entire project is required to ensure effective and attractive signage through the project.
- Development Agreements. The Eastern Dublin Specific Plan requires that developers enter into development agreements prior to development of a property. It is anticipated that two separate development agreements may be required, one for the IKEA store and one for the Retail Center. The development agreements would serve to “lock in” approved development on the project site for a number of years.

In addition, the proposed project would require ministerial approvals including, but not limited to, grading, site work, and building permits.

1.6 - Environmental Review

1.6.1 - Potential Environmental Effects

The EIR will evaluate whether the proposed project may potentially result in one or more significant environmental effects, which will be evaluated in the relevant EIR sections listed below.

- Air Quality/Greenhouse Gas Emissions
- Biological Resources
- Hazards and Hazardous Materials
- Noise
- Transportation
- Urban Decay
- Utilities

1.6.2 - Effects Found Not To Be Significant

Unless specific comments are received during the NOP public comment period that indicate a potential for the project to result in significant impacts, the following issues will be addressed in the Effects Found Not To Be Significant section of the EIR.

Aesthetics, Light, and Glare

The project site contains undeveloped, disturbed land that previously supported military uses associated with Camp Parks. The project site has been graded several times since 2007 in preparation for reuse. Both the City of Dublin General Plan and Eastern Dublin Specific Plan contemplate the development of commercial uses on the project site. Project buildings would be limited to two stories and setback a minimum of 120 feet from the I-580 right-of-way. Although the project site is adjacent to I-580—a General Plan-designated “Scenic Route” —it complies with policies that require new development to employ high quality design and preserve at least 50 percent of views of the Visually Sensitive Ridglands designated by the General Plan (via the low building heights and setbacks).

Agriculture and Forest Resources

The project site does not support agricultural operations. The California Department of Conservation Farmland Mapping and Monitoring Program maps the project site as “Other Land,” which is a non-agricultural designation. Additionally, the site does not contain timberland or other forest resources. This condition precludes the possibility of adverse impacts to agricultural or forest resources.

Cultural Resources

The project site previously supported military uses associated with Camp Parks; however, all buildings were removed in the mid-1990s. The project site has been graded several times since 2007 in preparation for reuse. Thus, the likelihood of undiscovered historic resources, archaeological resources, paleontological resources, or burial sites being present within the project site is very low.

Geology, Soils, and Seismicity

There are no active earthquake faults within or near the project site. The project site contains flat relief and is not susceptible to landslides. The project site previously supported military uses associated with Camp Parks; however, all buildings were removed in the mid-1990s. The project site has been graded several times since 2007 in preparation for reuse. As such, any potential issues with unstable geologic units or soils, or expansive soils were abated when those activities occur.

Hydrology and Water Quality

The Eastern Dublin EIR and applicable requirements for project-specific SWPPPs adequately address potential water quality impacts of the project. The Eastern Dublin Specific Plan also contains Policies 9-7 through 9-9 and Programs 9T through 9X that address the potential for erosion and changes in water quality, stormwater runoff, and storm drainage due to development of the project area. With the compulsory adherence to these requirements ensures that adverse impacts to hydrology and water quality would not occur.

Land Use

The project site is designated "General Commercial" by the City of Dublin General Plan and is zoned "General Commercial" by the Eastern Dublin Specific Plan. The proposed project's hotel, restaurant, and retail uses are allowable uses within both "General Commercial" land use designations. Thus, no conflicts with the General Plan or Specific Plan would occur. Additionally, the project site does not contain any occupied structures and does not serve as a linkage between established communities. Lastly, the East Alameda County Conservation Strategy is used as guidance for mitigating biological impacts associated with public projects, but is not an "adopted" plan for private projects and, therefore, does not require a consistency determination for the purposes of CEQA.

Mineral Resources

The project site does not support mineral extraction operations. Neither the State nor the City of Dublin designates the project site as a location of known mineral deposits. This condition precludes the possibility of a loss of mineral resources of statewide or local importance. This condition precludes the possibility of the loss of mineral resources of statewide or local importance. No impacts would occur.

Population and Housing

The project site does not contain any existing dwelling units and, therefore, none would be displaced by the development of the proposed project. The proposed project's commercial uses represent planned growth contemplated by the City of Dublin General Plan and are located within an area served by urban infrastructure and services. Moreover, such uses are "growth accommodating" as they are intended to

serve population growth that has already occurred in the region. As such, they would not be considered growth inducing. No impacts would occur.

Public Services

The project site is currently served by and would continue to be served by existing public services. The project site is located approximately 1.0 mile from Alameda County Fire Station No. 17. Using an average travel speed of 25 miles per hour, a fire engine responding to the project site from Station No. 17 would take 2 minutes, 30 seconds. This response time would be within acceptable standards, and, therefore, no new or expanded fire protection facilities would be required. The proposed project would incorporate safety and security measures including parking lot lighting, video surveillance, and loss prevention measures to deter and prevent criminal activity. These measures would minimize demand for police protection services. As such, the project would not result in a significant need for additional fire and police services, such that new facilities would be required. The project does not include residential development that would require additional public school, park or other public facility services. As such, significant impacts to public services would not occur.

Recreation

The project site does not contain any existing recreational facilities. The proposed project does not include traditional residential uses and, therefore, would not directly result in increased demand for recreational facilities to the point that physical deterioration would occur. Employees at the site could take advantage of the walking paths and access to the adjacent water quality basin, but use of City recreational facilities to the point of creating an environmental impact is not expected. No impacts would occur.

Tribal Cultural Resources

The project site previously supported military uses associated with Camp Parks; however, all buildings were removed in the mid-1990s. The project site has been graded several times since 2007 in preparation for reuse. The project site is not listed on a state or local historical register and tribal cultural resources have not been previously encountered on the project site. Thus, the likelihood of undiscovered tribal cultural resources being present within the project site is very low.

1.7 - Scoping Meeting

A public scoping meeting will be held at **6:00 p.m. on Thursday, September 7, 2017**, at the following location: Dublin Civic Center “Regional Meeting Room”, 100 Civic Plaza, Dublin, CA 94568

At this meeting, agencies, organizations, and members of the public will be able to review the proposed project and provide comments on the scope of the environmental review process.