



Notice of Intent (NOI) to Adopt a Supplemental Mitigated Negative Declaration

Date	December 8, 2017
To	Office of Planning and Research Alameda County Clerk
Project Title	Zeiss Innovation Center
Project Application Number	PLPA-2017-00025
Project Location	The project site is located at the northeast corner of Dublin Boulevard/Arnold Road (APN 986-0014-010-00) in the City of Dublin, CA in Alameda County.
Project Applicant	Dr. Matthias Ismael Carl Zeiss, Inc. 5160 Hacienda Drive Dublin, CA 94568
Public Review Period	December 13, 2017 to January 12, 2018
Contact for submitting comments and for questions.	Martha Battaglia Associate Planner City of Dublin Community Development Department 100 Civic Plaza Dublin, CA 94568 Phone: 925-833-6610 martha.battaglia@dublin.ca.gov

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code §21000 et seq.), the CEQA Guidelines (Title 14 Code of Regulations Section 15000 et seq.), and the Dublin CEQA Guidelines & Procedures, the City as Lead Agency prepared an Initial Study for the above-named project to determine if supplemental environmental review is required for the Project under Public Resources Code section 21166 and CEQA Guidelines Section 15162. The following prior CEQA environmental analysis has been approved for urban development on the project site: (1) the Environmental Impact Report for the Eastern Dublin General Plan Amendment and Specific Plan (Eastern Dublin EIR, SCH #91103064) certified in 1993 (Eastern Dublin EIR); and (2) an Initial Study/Mitigated Negative Declaration (IS/MND) in 2003. Based on the Initial Study, the City prepared a Supplemental Mitigated Negative Declaration because only substantial changes in the conditions analyzed in the Eastern Dublin EIR and IS/MND relate to

biological resources located on the Project site (wetlands and protected plant species). The project has the potential for significant environmental impacts on these biological resources, but mitigation measures have been identified to reduce those impacts below a level of significance. Other than biological resources, there are no new or substantially more severe significant impacts of the project beyond those identified in the Eastern Dublin EIR and IS/MND, as documented in the Initial Study.

Project Description

Carl Zeiss, Inc. (ZEISS) has applied for a Planned Development Zoning with a related Stage 1 and Stage 2 Development Plan and a Site Development Review (SDR) Permit for the Zeiss Innovation Center (the proposed project).

The proposed project would be developed in two phases. Phase 1 would consist of a three-story, 208,650 gross square feet (GSF) Research and Development (R&D) building with an entry plaza and 663 surface parking spaces. Phase 2 would consist of an additional five-story, 224,440 GSF R&D building with 167 surface parking spaces, and a five story, 1,229-space parking garage.

At build-out, the proposed project would include two low-to-mid-rise (three-story and five-story) R&D buildings totaling 433,090 GSF used for research, development and testing, light assembly and dry laboratories, and supporting office spaces. Other internal uses would include conference rooms, an employee cafeteria, and a demonstration center/showroom on the ground floor. Parking would include one parking garage with 1,229 spaces and 167 surface parking spaces, for a total of 1,396 spaces.

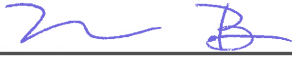
The proposed project is consistent with the current General Plan and Eastern Dublin Specific Plan Land Use Designation of Campus Office.

Public Review and Comment

The Supplemental Mitigated Negative Declaration, including its supporting Initial Study, is being circulated for public review and comment. Copies of the Supplemental Mitigated Negative Declaration, the Initial Study, and all documents referenced in the Supplemental Mitigated Negative Declaration are available for review at the contact address above during normal business hours or on the City of Dublin website at www.dublin.ca.gov/dev.

Please submit any comments you have on the Supplemental Mitigated Negative Declaration to the contact person and address above, **no later than 5:00 pm on January 12, 2018**. The Supplemental Mitigated Negative Declaration, along with any comments received prior to the close of the public review period, will be considered by the City in conjunction with consideration of the project for approval.

CITY OF DUBLIN



Martha Battaglia
Associate Planner

Enclosures: Draft Supplemental Mitigated Negative Declaration including supporting Initial Study