Notice of Preparation and Notice of Public Scoping Meeting
At Dublin Project

Date January 17, 2018
To Public Agencies and Interested Parties
Project Title At Dublin
Project Application Number PLPA2017-00061
Project Location The project site is located at north of Interstate 580 and between Tassajara Road and Brannigan Street (APN#s 985-0051-005, 985-0051-006, 985-0052-024, and 985-0052-025) in the City of Dublin, CA.
Project Applicant Shea Properties, in partnership with SCS Development Company
Contact – For questions or submitting comments. City of Dublin, Community Development Department
100 Civic Plaza
Dublin, CA 94568
Attn: Amy Million, Principal Planner
Phone: 925/833-6610; Email: amy.million@dublin.ca.gov

The City of Dublin will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified above. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency’s statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR when considering your permit or other approval for the project.

The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment, to examine methods of reducing adverse impacts, and to consider alternatives to the project.

According to State law, the deadline for your response to this Notice of Preparation is 30 days after receipt of this notice, on or before **5:00 p.m. on Monday, February 19, 2018**; however, we would appreciate an earlier response, if possible. Please identify a contact person, and send your response to the contact name above.

Public Scoping Meeting
A public scoping meeting will be held at **6:00 p.m. on Tuesday, January 30, 2018**, 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.

A copy of the project description, location, and the potential environmental effects are described below.

**CEQA Procedural Matters**

1. A copy of the Initial Study ☐ is not ☒ attached.

2. The project is ☒ is not ☐ considered a project of statewide, regional, or area wide significance.

3. The project will ☒ will not ☐ affect highways or other facilities under the jurisdiction of the State Department of Transportation.

4. A scoping meeting will ☒ will not ☐ be held. The scoping meeting will be held on **January 30, 2018 at 6:00 p.m.** at the Dublin Civic Center, Regional Meeting Room, located at 100 Civic Plaza in Dublin.

**Probable Environmental Effects**

The Draft EIR for the project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; (d) effects found not to be significant; and (e) cumulative impacts.

Preliminary review by City staff determined that the project may have significant effects on the environment in several resource areas, which will be fully analyzed in the Draft EIR. Impacts related to the following resource topics were found to be potentially significant: Aesthetics, Air Quality, Biological Resources, Cultural & Tribal Resources, Geology and Soils, Greenhouse Gas Emissions, Energy, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise & Vibration, Population and Housing, Public Services, Recreation, Utilities and Service Systems, and Transportation and Circulation. The project is expected to have a less than significant impact on the following impact areas which will be excluded from detailed analysis in the EIR: Agricultural and Forestry Resources, and Mineral Resources.
Note that an EIR was previously certified for urban development on the project site – Eastern Dublin General Plan Amendment and Specific Plan (State Clearinghouse # 91103064). The City is preparing an EIR for the project because it requires General Plan and Specific Plan amendments, and includes an increase in residential designation acreage and residential units and a decrease in commercial square footage from that analyzed in the Eastern Dublin General Plan Amendment and Specific Plan EIR. However, some of the project impacts may be the same as or similar to those previously identified and analyzed in the Eastern Dublin General Plan Amendment and Specific Plan EIR.

CITY OF DUBLIN

Amy Million
Principal Planner

Enclosure: At Dublin Project Summary
At Dublin Project Summary

Project Location

As shown in Figure 1: Project Location, the 76.9-acre project site is in the City of Dublin, Alameda County, north of 1-580 and between Tassajara Road and Brannigan Street. The project site is located on the Livermore, California, United States Geological Survey 7.5-minute topographic quadrangle map Township 2S, Range 1E, and Section 33 (northern portion) and Township 3S, Range 1E, and Section 4 (southern portion).

Existing Setting

The project site is vacant land and is generally flat with a slight slope from a higher elevation at the northerly boundary to a slightly lower elevation towards the southerly boundary. At one time the property was used for agricultural purposes and has remained vacant (except for temporary seasonal uses) with low lying native and non-native grasses turned periodically for the purposes of weed abatement. A small group of trees and shrubs is located near the corner of Tassajara Road and Central Parkway. No grading for development purposes has occurred to date.

Existing Land Use Designations

Most of the project site is designated General Commercial with varying densities of residential along Brannigan Street and Gleason Drive. Existing General Plan Land Use Designations in the southern and western portions of the project site are designated General Commercial. The northern and eastern portions of the project site are designated Medium Density Residential, Public/Semi-Public, Medium/High Density Residential, and Neighborhood Commercial. Most of the site, excluding the most northerly portion, is located within the Airport Influence Area (AIA)/Overlay Zoning District. This area is designated as an area in which current or future airport-related noise, overflight, safety and/or airspace protection factors may affect land uses or necessitate restrictions on those uses. The AIA is a designation by the Alameda County Airport Land Use Commission.

The same portion of the project site within the AIA is also located within Land Use Compatibility Zone 7 of the Livermore Municipal Airport, as established in the Livermore Executive Airport Land Use Compatibility Plan.

Project Description

As shown in Table 1: At Dublin Land Use Summary, and Figure 2: At Dublin General Plan Land Use Designations, the proposed land uses, from the south to the north are: General Commercial; Mixed Use; Medium-High Density Residential; and Medium Density Residential.
As shown in Figure 3: Illustrative Site Plan, the project applicant (Shea Properties) is proposing to amend the General Plan and Eastern Dublin Specific Plan to accommodate a mixed-use development that would allow up to 454,500 square feet of commercial uses and up to 680 residential units. To accommodate the project, the applicant proposes to redistribute and simplify the six existing land use designations to four land use designations organized in large blocks.

**Commercial Land Use:** The project includes up to 454,500 square feet of commercial uses. These commercial uses are envisioned south of Dublin Boulevard in Planning Area (PA) -1 and north of Dublin Boulevard in PA-2a/b.

**Mixed-Use Land Use:** The Mixed-Use land use designation located north of Dublin Boulevard provides for both commercial and residential land uses. The proposal places higher density apartment units in this area (up to 300 units) identified as PA-2b. The apartments would be integrated with commercial retail space on the ground floor.

The area shown as PA-2a would accommodate a mix of retail, restaurant and entertainment commercial uses.

**Residential Land Use:** The project consists of up to 680 residential units on the project site including those units in the Mixed-Use land use designation. The residential density across the project site would be in the range of 6.1 to 25 dwelling units per acre. The units would be a mix of apartments, attached townhomes and detached single-family homes located north of Dublin Boulevard in PA-2b, PA-2c, PA-3 and PA-4. Affordable housing will be provided per the City’s Inclusionary Zoning Ordinance (Chapter 8.68).

**Required Permits and Approvals**

The proposed project contemplates the following permits and approvals from the City of Dublin:

- EIR Certification
- General Plan Amendment
- Specific Plan Amendment
- Planned Development Rezone (Stage 1 and Stage 2 Development Plans)
- Large Lot Tract Map

Source: City of Dublin, 2018.
- Site Development Review
- Vesting Tentative Parcel Map
- Grading and Improvement Plans
- Building Permits (Ministerial)
- Infrastructure Master Plan
- Master Sign Program/Site Development Review

Environmental Review

**Potential Environmental Effects**

The table below identifies those environmental issues that will be addressed fully in the EIR and those that will be determined to be insignificant, as shown in the table below. Lead Agency rationale for excluded resources is described below in Effects Found Not To Be Significant.

<table>
<thead>
<tr>
<th>Included for Detailed EIR Analysis (Potentially Significant)</th>
<th>Excluded from Detailed EIR Analysis (Insignificant)</th>
</tr>
</thead>
<tbody>
<tr>
<td>▪ Aesthetics</td>
<td>▪ Agricultural and Forestry Resources</td>
</tr>
<tr>
<td>▪ Air Quality</td>
<td>▪ Mineral Resources</td>
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<tr>
<td>▪ Biological Resources</td>
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<tr>
<td>▪ Cultural &amp; Tribal Resources</td>
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<td>▪ Energy</td>
<td></td>
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<td>▪ Geology &amp; Soils</td>
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<tr>
<td>▪ GHG Emissions &amp; Energy Conservation</td>
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<tr>
<td>▪ Hazards &amp; Hazardous Materials</td>
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<td>▪ Hydrology &amp; Water Quality</td>
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<tr>
<td>▪ Land Use &amp; Planning</td>
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<td>▪ Noise and Vibration</td>
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<tr>
<td>▪ Population &amp; Housing</td>
<td></td>
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<tr>
<td>▪ Public Services, Utilities, &amp; Service Systems</td>
<td></td>
</tr>
<tr>
<td>▪ Transportation &amp; Circulation</td>
<td></td>
</tr>
</tbody>
</table>

**Effects Found Not To Be Significant**

**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 “Urban and Built-Up 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.
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. No impacts would occur.

Scoping Meeting

A public scoping meeting will be held at 6:00 p.m. on Tuesday, January 30, 2018, 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.
Figure 1: Project Location
At Dublin
Figure 2: At Dublin General Plan Land Use Designations

At Dublin
Figure 3: Illustrative Site Plan
At Dublin

Source: Shea Properties, 2018
Notice of Preparation

January 19, 2018

To: Reviewing Agencies
Re: At Dublin Project
SCH# 2018012027

Attached for your review and comment is the Notice of Preparation (NOP) for the At Dublin Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Amy Million
City of Dublin
100 Civic Plaza
Dublin, CA 94568

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

RECEIVED
JAN 24 2018
DUBLIN PLANNING
**SCH#** 2018012027  
**Project Title** At Dublin Project  
**Lead Agency** Dublin, City of

**Type** NOP  
**Description** Notice of Preparation  
A mixed-use development of up to 454,500 sq. ft. of commercial uses and up to 680 residential units. To accommodate the project, the applicant proposes to amend the General Plan and Eastern Dublin Specific Plan to redistribute and simplify the six existing land use designations to four land use designations organized in large blocks.

**Lead Agency Contact**

<table>
<thead>
<tr>
<th>Name</th>
<th>Amy Million</th>
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</thead>
<tbody>
<tr>
<td>Agency</td>
<td>City of Dublin</td>
</tr>
<tr>
<td>Phone</td>
<td>925-833-6610</td>
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<tr>
<td>Email</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>100 Civic Plaza</td>
</tr>
<tr>
<td>City</td>
<td>Dublin</td>
</tr>
<tr>
<td>State</td>
<td>CA</td>
</tr>
<tr>
<td>Zip</td>
<td>94568</td>
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**Project Location**

<table>
<thead>
<tr>
<th>County</th>
<th>Alameda</th>
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<tbody>
<tr>
<td>City</td>
<td>Dublin</td>
</tr>
<tr>
<td>Region</td>
<td></td>
</tr>
<tr>
<td>Cross Streets</td>
<td>North of I-580 between Tassajara Road and Brannigan ST.</td>
</tr>
<tr>
<td>Lat / Long</td>
<td>37° 42' 27.8&quot; N / 121° 52' 12.8&quot; W</td>
</tr>
<tr>
<td>Parcel No.</td>
<td>985-0051-006, 985-0052-024/-025</td>
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<tr>
<td>Township</td>
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</table>

**Proximity to:**

<table>
<thead>
<tr>
<th>Highways</th>
<th>580</th>
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<tbody>
<tr>
<td>Airports</td>
<td>BART</td>
</tr>
<tr>
<td>Railways</td>
<td></td>
</tr>
<tr>
<td>Waterways</td>
<td>James Dougherty ES</td>
</tr>
<tr>
<td>Schools</td>
<td>Vacant / Planned Development PD Ordinance 104-94/Neighborhood Commercial, General Commercial, Medium High Density</td>
</tr>
</tbody>
</table>

**Project Issues**

Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Landuse; Cumulative Effects; Other Issues

**Reviewing Agencies**

Resources Agency; Department of Parks and Recreation; Department of Conservation; Cal Fire; Department of Water Resources; Department of Fish and Wildlife, Region 3; Office of Emergency Services, California; Department of Housing and Community Development; Native American Heritage Commission; Public Utilities Commission; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 4; State Water Resources Control Board, Division of Drinking Water; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 2

**Date Received** 01/19/2018  
**Start of Review** 01/19/2018  
**End of Review** 02/20/2018

Note: Blanks in data fields result from insufficient information provided by lead agency.
**Notice of Completion & Environmental Document Transmittal**

**Mail to:** State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044  
**(916) 445-0613**

**For Hand Delivery/Street Address:** 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2018012027**

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**Project Title:** At Dublin Project

**Lead Agency:** City of Dublin  
**Contact Person:** Amy Million  
**Phone:** 925-833-6810

**Mailing Address:** 100 Civic Plaza  
**City:** Dublin  
**Zip:** 94568  
**County:** Alameda

**Project Location:** County: Alameda  
**City/Nearest Community:** City of Dublin  
**Cross Streets:** North of I-580 and between Tassajara Road and Brannigan Street  
**Zip Code:** 94568

**Longitude/Latitude (degrees, minutes and seconds):** 37° 42' 27.8" N / 121° 52' 12.8" W  
**Total Acres:** Approx. 76.9

**Assessor's Parcel No.:** 985-0051-006, 985-0052-024/025  
**Section:**  
**Twp.:**  
**Range:**  
**Base:**

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**Within 2 Miles:** State Hwy #: 580  
**Waterways:** BART  
**Railways:**  
**Airports:**  
**Schools:** James Dougherty Elem

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**Document Type:**

- CEQA: 
  - NOP  
  - Early Cons  
  - Neg Dec (Prior SCH No.)

- Draft EIR

- Supplement/Subsequent EIR

- NEPA:  
  - NOI
  - Other:  
  - Joint Document

- Draft EIS

- Final Document

- Other:  
  - FONSI

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**Local Action Type:**

- General Plan Update
- General Plan Amendment
- General Plan Element
- Community Plan

- Specific Plan
- Master Plan
- Planned Unit Development
- Site Plan
- Rezone
- Prezone
- Use Permit
- Land Division (Subdivision, etc.)

- Annexation
- Development
- Coastal Permit
- Other: Specific Plan Act

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**Development Type:**

- Residential: Units 680  
- Acres
- Employees

- Office:  
  - Sq.ft.
  - Acres
  - Employees

- Commercial:  
  - Sq.ft.
  - Acres
  - Employees

- Industrial:  
  - Sq.ft.
  - Acres
  - Employees

- Educational:

- Recreational:

- Water Facilities: Type MGD

- Transportation:
- Type

- Mining:
- Type

- Power:
- Type

- Waste Treatment:
- Type MGD

- Hazardous Waste:
- Type

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**Project Issues Discussed in Document:**

- Aesthetic/Visual
- Agricultural Land
- Air Quality
- Archeological/Historical
- Biological Resources
- Coastal Zone
- Drainage/Abstraction
- Economic/Jobs

- Fiscal
- Flood Plain/Flooding
- Forest Land/Fire Hazard
- Geologic/Seismic
- Minerals
- Noise
- Population/Housing Balance
- Public Services/Facilities

- Recreation/Parks
- Schools/Universities
- Septic Systems
- Sewer Capacity
- Soil Erosion/Compaction/Grading
- Solid Waste
- Toxic/Hazardous
- Traffic/Circulation

- Vegetation
- Water Quality
- Water Supply/Groundwater
- Wetland/Riparian
- Growth Inducement
- Land Use
- Cumulative Effects
- Other: Energy

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**Present Land Use/Zoning/General Plan Designation:**

Vacant / Planned Development PD Ordinance 104-94/ Neighborhood Commercial, General Commercial, Medium High Density

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**Project Description:** (please use a separate page if necessary)

A mixed-use development of up to 454,500 square feet of commercial uses and up to 680 residential units. To accommodate the project, the applicant proposes to amend the General Plan and Eastern Dublin Specific Plan to redistribute and simplify the six existing land use designations to four land use designations organized in large blocks.

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**Note:** The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Revised 2010**
Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- [X] Air Resources Board
- [ ] Boating & Waterways, Department of
- [ ] California Emergency Management Agency
- [ ] California Highway Patrol
- [X] Caltrans District #4
- [ ] Caltrans Division of Aeronautics
- [ ] Caltrans Planning
- [ ] Central Valley Flood Protection Board
- [ ] Coachella Valley Mtns. Conservancy
- [ ] Coastal Commission
- [ ] Colorado River Board
- [ ] Conservation, Department of
- [ ] Corrections, Department of
- [ ] Delta Protection Commission
- [ ] Education, Department of
- [ ] Energy Commission
- [X] Fish & Game Region #3
- [ ] Food & Agriculture, Department of
- [ ] Forestry and Fire Protection, Department of
- [ ] General Services, Department of
- [ ] Health Services, Department of
- [X] Housing & Community Development
- [X] Native American Heritage Commission
- [ ] Office of Historic Preservation
- [ ] Office of Public School Construction
- [ ] Parks & Recreation, Department of
- [ ] Pesticide Regulation, Department of
- [ ] Public Utilities Commission
- [X] Regional WQCB #2
- [ ] Resources Agency
- [ ] Resources Recycling and Recovery, Department of
- [ ] S.F. Bay Conservation & Development Comm.
- [ ] San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- [ ] San Joaquin River Conservancy
- [ ] Santa Monica Mtns. Conservancy
- [ ] State Lands Commission
- [ ] SWRCB: Clean Water Grants
- [ ] SWRCB: Water Quality
- [ ] SWRCB: Water Rights
- [ ] Tahoe Regional Planning Agency
- [ ] Toxic Substances Control, Department of
- [ ] Water Resources, Department of
- [ ] Other:
- [ ] Other:

Local Public Review Period (to be filled in by lead agency)

Starting Date January 19, 2018
Ending Date February 19, 2018

Lead Agency (Complete if applicable):

Consulting Firm: Kimely Horn
Address: 4637 Chabot Drive, Suite 300
City/State/Zip: Pleasanton, CA 94588
Contact: Bill Wiseman
Phone: (831) 316-1430

Applicant: Shea Properties
Address: 130 Vantis, Suite 200
City/State/Zip: Aliso Viejo, CA 92656
Phone: 949-389-7286

Signature of Lead Agency Representative: [Signature]

Date: 1/16/18

NOP Distribution List

Resources Agency
- Resources Agency
  - Nadell Gayou
- Dept. of Boating & Waterways
  - Denise Peterson
- California Coastal Commission
  - Allyson Hilt
- Colorado River Board
  - Lisa Johansen
- Dept. of Conservation
  - Crina Chan
- Cal Fire
  - Dan Foster
- Central Valley Flood Protection Board
  - James Herota
- Office of Historic Preservation
  - Ron Parsons
- Dept of Parks & Recreation
  - Environmental Stewardship Section
  - S.F. Bay Conservation & Dev't Comm.
    - Steve Goldbeck
- Dept. of Water Resources
  - Resources Agency
    - Nadell Gayou

Fish and Game
- Dept. of Fish & Wildlife
  - Scott Flint
  - Environmental Services Division
- Fish & Wildlife Region 1
  - Curt Babcock
- Fish & Wildlife Region 1E
  - Laurie Harnsberger
- Fish & Wildlife Region 2
  - Jeff Drongesen
- Fish & Wildlife Region 3
  - Craig Weightman

County: Alameda

- Native American Heritage Comm.
  - Debbie Treadway
- Public Utilities Commission
  - Supervisor
- Santa Monica Bay Restoration
  - Guangyu Wang
- State Lands Commission
  - Jennifer Delong
- Tahoe Regional Planning Agency (TRPA)
  - Cherry Jacques

Cal State Transportation Agency CalSTA
- Caltrans - Division of Aeronautics
  - Philip Crimmings
- Caltrans - Planning
  - HQ LD-IGR
    - Christian Bushong
- California Highway Patrol
  - Suzann Ikeuchi
  - Office of Special Projects

Dept. of Transportation
- Caltrans, District 1
  - Rex Jackman
- Caltrans, District 2
  - Marcelino Gonzalez
- Caltrans, District 3
  - Eric Federicks - South
    - Susan Zanchi - North
- Caltrans, District 4
  - Patricia Maurice
- Caltrans, District 5
  - Larry Newland
- Caltrans, District 6
  - Michael Navarro
- Caltrans, District 7
  - Dianna Watson
- Caltrans, District 8
  - Mark Roberts

Regional Water Quality Control Board (RWQCB)
- RWQCB 1
  - Cathleen Hudson
  - North Coast Region (1)
- RWQCB 2
  - Environmental Document Coordinator
  - San Francisco Bay Region (2)
- RWQCB 3
  - Central Coast Region (3)
- RWQCB 4
  - Teresa Rodgers
  - Los Angeles Region (4)
- RWQCB 5S
  - Central Valley Region (5)
- RWQCB 5F
  - Central Valley Region (5)
  - Fresno Branch Office
- RWQCB 5R
  - Central Valley Region (5)
  - Redding Branch Office
- RWQCB 6
  - Lahontan Region (6)
- RWQCB 6V
  - Lahontan Region (6)
  - Victorville Branch Office
- RWQCB 7
  - Colorado River Basin Region (7)
- RWQCB 8
  - Santa Ana Region (8)
- RWQCB 9
  - San Diego Region (9)

Other

Independent Commissions Boards
- Delta Protection Commission
  - Erik Vink
- Delta Stewardship Council
  - Anthony Navasero
- California Energy Commission
  - Eric Knight

Department of Pesticide Regulation
- CEQA Coordinator

Last Updated 12/01/17
Hi Amy,

Since I could not be personally present at the meeting today, am sending this email opposing any further approval for housing unless there is an improvement in the city infrastructure; a second high school being the highest priority.

Am hoping that the city officials live up to the mission statement “
The City of Dublin promotes and supports a high quality of life, ensures a safe and secure environment, and fosters new opportunities.”

Regards
Sunil Dasanagadde
5057 Piper Glen Ter Dublin CA
January 31, 2018

Amy Million
City of Dublin
100 Civic Plaza
Dublin, CA 94568

RE: SCH#2018012027 At Dublin project, Count of Alameda

Dear Ms. Million,

The Native American Heritage Commission has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, “tribal cultural resources” (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015. If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). Both SB 18 and AB 52 have tribal consultation requirements. If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC’s recommendations for conducting cultural resources assessments. Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

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DUBLIN PLANNING
AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. **Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project**: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
   a. A brief description of the project.
   b. The lead agency contact information.
   c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
   d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).

2. **Begin Consultation Within 30 Days of Receiving a Tribe’s Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report**: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
   a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).

3. **Mandatory Topics of Consultation If Requested by a Tribe**: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
   a. Alternatives to the project.
   b. Recommended mitigation measures.
   c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).

4. **Discretionary Topics of Consultation**: The following topics are discretionary topics of consultation:
   a. Type of environmental review necessary.
   b. Significance of the tribal cultural resources.
   c. Significance of the project’s impacts on tribal cultural resources.
   d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).

5. **Confidentiality of Information Submitted by a Tribe During the Environmental Review Process**: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).

6. **Discussion of Impacts to Tribal Cultural Resources in the Environmental Document**: If a project may have a significant impact on a tribal cultural resource, the lead agency’s environmental document shall discuss both of the following:
   a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
   b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).
7. **Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
   a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
   b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).

8. **Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).

9. **Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).

10. **Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
    a. Avoidance and preservation of the resources in place, including, but not limited to:
       i. Planning and construction to avoid the resources and protect the cultural and natural context.
       ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
    b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
       i. Protecting the cultural character and integrity of the resource.
       ii. Protecting the traditional use of the resource.
       iii. Protecting the confidentiality of the resource.
    c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
    d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
    e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
    f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).

11. **Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
    a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
    b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
    c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf
SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).

2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.

3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).

4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
   a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
   b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/

**NAHC Recommendations for Cultural Resources Assessments**

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. **Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search.** The records search will determine:
   a. If part or all of the APE has been previously surveyed for cultural resources.
   b. If any known cultural resources have been already been recorded on or adjacent to the APE.
   c. If the probability is low, moderate, or high that cultural resources are located in the APE.
   d. If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
   a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
   a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project’s APE.
   b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
   a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
   b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
   c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions, please contact me at my email address: frank.lienert@nahc.ca.gov

Sincerely,

[Signature]

Frank Lienert
Associate Governmental Program Analyst

cc: State Clearinghouse
February 8, 2018

City of Dublin
Community Development Dept.
Attn: Amy Million
100 Civic Plaza
Dublin, CA. 94568

Dear Amy:

RE: Why we oppose the increase in residential unit for "At Dublin" project

Our understanding of this project is that it will be a high-end unique complex with medium-density residential area, shops, restaurants, hospital and other entertainment facilities, like Santana Row in San Jose.

The proposed increase in housing unit (from 268 to 700) will result in an imbalanced, non-functioning community and thereby a decrease in property value.

With the other housing projects along Dublin Boulevard, such as "Boulevard", there will be too many residential units, that will definitely cause water shortage when there is consecutive years of drought.

The city imbalance occurs when there are too many residential units as compared to too few schools, shops, restaurants, museums, hospitals, parks, etc. A city will not function properly without those necessities and entertainments. Tracy is a typical example of this imbalance, and that city is clearly becoming a slum. This also results in decrease in value of the residential properties which, we believe, none of Dublin residents desire.

We firmly believe that we represent the opinions of the entire Dublin residents, and strongly oppose irresponsibility and inconsiderateness of the owner of "At Dublin" site property. He or she must assume the firm responsibility for keeping City of Dublin well-balanced, functioning, pleasant, attractive and thereby appreciably valued city to live in, by keeping the original plans.

Sincerely,

Y. Keith & Naoko Takenakla
4638 Rimini Ct.
Dublin, CA. 94568
(Right across Brannigan Street from "At Dublin" Site)
Phone: 925-361-8338
E-Mail: keith@kt-triv.com
February 20, 2018

Amy Million
Planning Department
City of Dublin
100 Civic Plaza
Dublin, CA 94568

At Dublin Project—Notice of Preparation for draft Environmental Impact Report

Dear Ms. Million:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. In tandem with the Metropolitan Transportation Commission’s (MTC) Sustainable Communities Strategy (SCS), the Caltrans Strategic Management Plan 2015-2020 includes targets to reduce Vehicle Miles Travelled (VMT), in part, by tripling bicycle and doubling both pedestrian and transit travel by 2020. Our comments are based on the Notice of Preparation (NOP).

**Project Understanding**
The project applicant (Shea Properties) is proposing to amend the General Plan and Eastern Dublin Specific Plan to accommodate a mixed-use development that would allow up to 454,500 square feet of commercial uses and up to 680 residential units. To accommodate the project, the applicant proposes to redistribute and simplify the six existing land use designations to four land use designations organized in large blocks. The project is adjacent to the Interstate (I)-580/Santa Rita Road/Tassajara Road interchange.

**Eastern Dublin Specific Plan**
Please include a discussion of the project vis a vis the Eastern Dublin Specific Plan. The discussion should include the Specific Plan’s time horizon for build-out, and if it is consistent with the project’s schedule and scale. Also identify mitigation fees from the Specific Plan and evaluate their adequacy for the proposed project.

**Multimodal Planning**
From Caltrans’ *Smart Mobility 2010: A Call to Action for the New Decade*, the project site is identified as **Place Type 4: Suburban Communities** (Dedicated Use Areas) where location efficiency factors, such as community design, are weak and regional accessibility varies. Given half of the project is in the Town Center (Dublin), the City of Dublin should consider

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coordinating with the Association of Bay Area Governments to extend a Priority Development Area (PDA) into the entirety of the project site.

The project should ensure the necessary pedestrian, bicycle, and transit improvements consistent with PDA requirements and surrounding transportation connections are provided. Specifically, we recommend the developer work with the Livermore Amador Valley Transit Authority’s Wheel Bus to incorporate the BART connecting 30R bus service to the project (i.e. new bus stop, and a full subsidy for residents and employees). Lastly, please ensure adequate wayfinding signage to and from transit connections is provided.

**Vehicle Trip Reduction**

Given the project’s intensification of use, the low transportation efficiency factors of its place type and its characterization as a PDA, the project should include a Transportation Demand Management (TDM) Program to reduce VMT and greenhouse gas emissions. Such measures will be critical in order to facilitate efficient transportation access to and from the project location and reduce transportation impacts associated with the project. The measures listed below will promote smart mobility and reduce regional VMT.

- Project design to encourage walking, bicycling and transit access;
- Real-time transit information system;
- Transit fare incentives such as such as free or discounted transit passes on a continuing basis;
- Bundled annual transit passes;
- Transit, bicycle and trip planning resources such as a commute information kiosk;
- Secured bicycle storage facilities located conveniently near entrances to minimize determent of bicycle use due to weather conditions;
- Fix-it bicycle repair station(s);
- Showers, changing rooms and clothing lockers for employees that commute via active transportation;
- Ten percent vehicle parking reductions;
- Parking cash out programs for the commercial uses;
- Unbundled parking for the residential uses;
- Charging stations and designated parking spaces for electric vehicles;
- Carpool and clean-fuel parking spaces;
- Designated parking spaces for a car share program;
- Incorporate affordable housing into the project;
- Outdoor areas with patios, furniture, pedestrian pathways, picnic and recreational areas;
- Emergency Ride Home program;
- Transportation Demand Management coordinator;
- Participation/Formation in/of a Transportation Management Association (TMA) in partnership with other developments in the area; and
- Aggressive trip reduction targets with Lead Agency monitoring and enforcement.

Transportation Demand Management programs should be documented with annual monitoring reports by an onsite TDM coordinator to demonstrate effectiveness. If the project does not

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achieve the VMT reduction goals, the reports should also include next steps to take in order to achieve those targets. Also, reducing parking supply can encourage active forms of transportation, reduce regional VMT, and lessen future transportation impacts on I-580 and other nearby State facilities. These smart growth approaches are consistent with the MTC’s Regional Transportation Plan/SCS goals and would meet Caltrans Strategic Management Plan sustainability goals.

For additional TDM options, please refer to the Federal Highway Administration’s Integrating Demand Management into the Transportation Planning Process: A Desk Reference (Chapter 8). The reference is available online at:


Travel Demand Analysis
Please analyze VMT resulting from the proposed project. With the enactment of Senate Bill (SB) 743, Caltrans is focusing on transportation infrastructure that supports smart growth and efficient development to ensure alignment with State policies through the use of efficient development patterns, innovative travel demand reduction strategies, multimodal improvements, and VMT as the primary transportation impact metric. Please ensure that the travel demand analysis includes:

- A vicinity map, regional location map, and site plan clearly showing project access in relation to the STN. Ingress and egress for all project components should be clearly identified. Clearly identify the State right-of-way (ROW). Project driveways, local roads and intersections, car/bike parking, and transit facilities should be mapped.
- A VMT analysis pursuant to the City’s guidelines or, if the City has no guidelines, the Office of Planning and Research’s Draft Guidelines. Projects that result in automobile VMT per capita greater than 15% below existing (i.e. baseline) city-wide or regional values for similar land use types may indicate a significant impact. If necessary, mitigation for increasing VMT should be identified. Mitigation should support the use of transit and active transportation modes. Potential mitigation measures that include the requirements of other agencies such as Caltrans are fully enforceable through permit conditions, agreements, or other legally-binding instruments under the control of the City.
- A schematic illustration of walking, biking and auto conditions along the proposed roadway segment and nearby study area roadways. Potential issues for all road users should be identified and fully mitigated.
- The project’s primary and secondary effects on pedestrians, bicycles, disabled travelers and transit performance should be evaluated, including countermeasures and trade-offs resulting from mitigating VMT increases. Access to pedestrians, bicycle, and transit facilities must be maintained.

Transportation Impact Fees
Please identify project travel demand or VMT and estimate the costs of public transportation improvements necessitated by the proposed project; viable funding sources such as development and/or transportation impact fees should also be identified. We encourage a sufficient allocation of fair share contributions toward multi-modal and regional transit improvements to fully mitigate

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cumulative impacts to regional transportation. We also strongly support measures to increase sustainable mode shares, thereby reducing VMT.

**Lead Agency**
As the Lead Agency, the City of Dublin is responsible for all project mitigation, including any needed improvements to the STN. The project’s fair share contribution, financing, scheduling, implementation responsibilities and Lead Agency monitoring should be fully discussed for all proposed mitigation measures. Furthermore, this project meets the criteria to be deemed of statewide, regional, or areawide significance per CEQA Guidelines §15206. The draft Environmental Impact Report should be submitted to both MTC, ABAG and the Alameda County Transportation Commission for review and comment.

**Encroachment Permit**
Please be advised that any work or traffic control that encroaches onto the State ROW requires an Encroachment Permit that is issued by Caltrans. Traffic-related mitigation measures should be incorporated into the construction plans prior to the encroachment permit process. To apply, a completed Encroachment Permit application, the adopted environmental document, and five (5) sets of plans clearly indicating State ROW must be submitted to the address below. Traffic-related mitigation measures should be incorporated into the construction plans prior to the encroachment permit process.

David Salladay, District Office Chief  
Office of Permits, MS 5E  
California Department of Transportation, District 4  
P.O. Box 23660  
Oakland, CA 94623-0660

See the following website for more information:

http://www.dot.ca.gov/trafficops/ep/index.html

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Jannette Ramirez at (510) 286-5535 or jannette.ramirez@dot.ca.gov.

Sincerely,

[Signature]

PATRICIA MAURICE  
District Branch Chief  
Local Development - Intergovernmental Review

**c:** State Clearinghouse

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