



## Notice of Availability of a Draft Environmental Impact Report

<b>Date</b>	July 2, 2018
<b>To</b>	Public Agencies and Interested Parties
<b>Project Title</b>	<b>At Dublin</b>
<b>Project Application Number</b>	PLPA2017-00061
<b>Project Location</b>	The project site is located at north of Interstate 580 and between Tassajara Road and Brannigan Street (APN#s 985-0051-004, 985-0051-005, 985-0051-006, 985-0052-024, and 985-0052-025) in the City of Dublin, CA.
<b>Project Applicant</b>	Shea Properties, in partnership with SCS Development Company
<b>State Clearinghouse Number</b>	2018012027
<b>Public Review Period</b>	July 6, 2018 through August 20, 2018
<b>Contact – For questions or submitting comments.</b>	City of Dublin, Community Development Department 100 Civic Plaza Dublin, CA 94568 Attn: Amy Million, Principal Planner Phone: 925/833-6610; Email: <a href="mailto:amy.million@dublin.ca.gov">amy.million@dublin.ca.gov</a>

In accordance with the California Environmental Quality Act (CEQA) and the Dublin CEQA Guidelines & Procedures, the City of Dublin, as Lead Agency, completed a Draft Environmental Impact Report (Draft EIR) for the project described below. An EIR serves to inform decision-makers and the public of a project's potential environmental impacts. A link to the Draft EIR for the At Dublin project is provided below.

The Draft EIR is being made available to the public in accordance with the California Environmental Quality Act for a 45-day comment period. Written comments on the Draft EIR may be submitted to the mailing or email address listed above. All comments must be received no later than 5:00 PM on **August 20, 2018**. The City will provide written responses to all comments received by the end of the public review period. Comments and responses will be included in the Final EIR and provided to the City of Dublin City Council for their consideration.

## Project Description

The project applicant (Shea Properties) is proposing a General Plan and Eastern Dublin Specific Plan amendment and a Planned Development Rezone 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 proposed land uses, from the south to the north are: General Commercial; Mixed Use; Medium-High Density Residential; and Medium Density Residential.

**Commercial Land Use:** The project includes up to 454,500 square feet of commercial uses. These commercial uses are envisioned south of Dublin Boulevard and just north of Dublin Boulevard.

**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), adjacent to Brannigan Street and Dublin Boulevard. The apartments would be integrated with commercial retail space on the ground floor. The area located to the west of the apartment building, adjacent to Tassajara Road and Dublin Boulevard, would accommodate a mix of retail, restaurant and entertainment commercial uses.

**Residential Land Uses:** The project consists of up to 680 residential units on the project site including those units in the Mixed-Use land use designation. These units would be a mix of attached townhomes, apartments and detached single-family homes located south of Central Parkway extending to the north side of Gleason Drive.

## Required Permits and Approvals

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

- EIR Certification
- General Plan Amendment
- Eastern Dublin Specific Plan Amendment
- Planned Development Rezone with Stage 1 and Stage 2 Development Plans
- Site Development Review
- Vesting Tentative Map
- Master Sign Program/Site Development Review

## Potentially Significant Environmental Impacts

The Draft EIR identifies significant and potentially significant impacts for the project. With the implementation of the proposed mitigation measures, no significant impacts related to aesthetics, air quality, biological resources, cultural resources, geology, and noise would result with implementation of the proposed project. Impacts related to transportation would remain significant and unavoidable, since the mitigation measures identified in the DEIR would not

reduce these impacts to a less-than-significant level. The project site is not listed on any of the lists of hazardous materials sites enumerated under Section 65962.5 of the Government Code.

## Public Review and Comment

The Draft EIR can be accessed via the Internet by clicking on the At Dublin project link at:

<https://dublin-development.icitywork.com/>

Copies of the Draft EIR and all documents referenced in the Draft EIR are also available during normal business hours at:

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

Dublin Library  
200 Civic Plaza  
Dublin, CA 94568

## Public Hearing

The Planning Commission will hold a public hearing to review the project and EIR and make recommendations to City Council. The City Council will hold a public hearing to consider the project entitlements; at the public hearing, the City Council will also consider certification of the EIR. Notice of the time and date of the public hearings will be provided at a later date

## CITY OF DUBLIN



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