



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 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.

Table 1: At Dublin Land Use Summary

General Plan Land Use Designations	Gross Acres	Res. Units	Du/Acre	Floor Area Ratio	Commercial sq. ft.
General Commercial	23.2	--	--	.4	370,000
Mixed-Use	16.1	300	--	.7	84,500
Medium-High Density Residential	14.1	200	14.2		
Medium-Density Residential	23.5	180	7.7	--	--
Total	76.9	680	--	--	454,500

Source: City of Dublin, 2018.

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

- 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.

Included for Detailed EIR Analysis (Potentially Significant)	Excluded from Detailed EIR Analysis (Insignificant)
<ul style="list-style-type: none"> ▪ Aesthetics ▪ Air Quality ▪ Biological Resources ▪ Cultural & Tribal Resources ▪ Energy ▪ Geology & Soils ▪ GHG Emissions & Energy Conservation ▪ Hazards & Hazardous Materials ▪ Hydrology & Water Quality ▪ Land Use & Planning ▪ Noise and Vibration ▪ Population & Housing ▪ Public Services, Utilities, & Service Systems ▪ Transportation & Circulation 	<ul style="list-style-type: none"> ▪ Agricultural and Forestry Resources ▪ Mineral Resources

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.

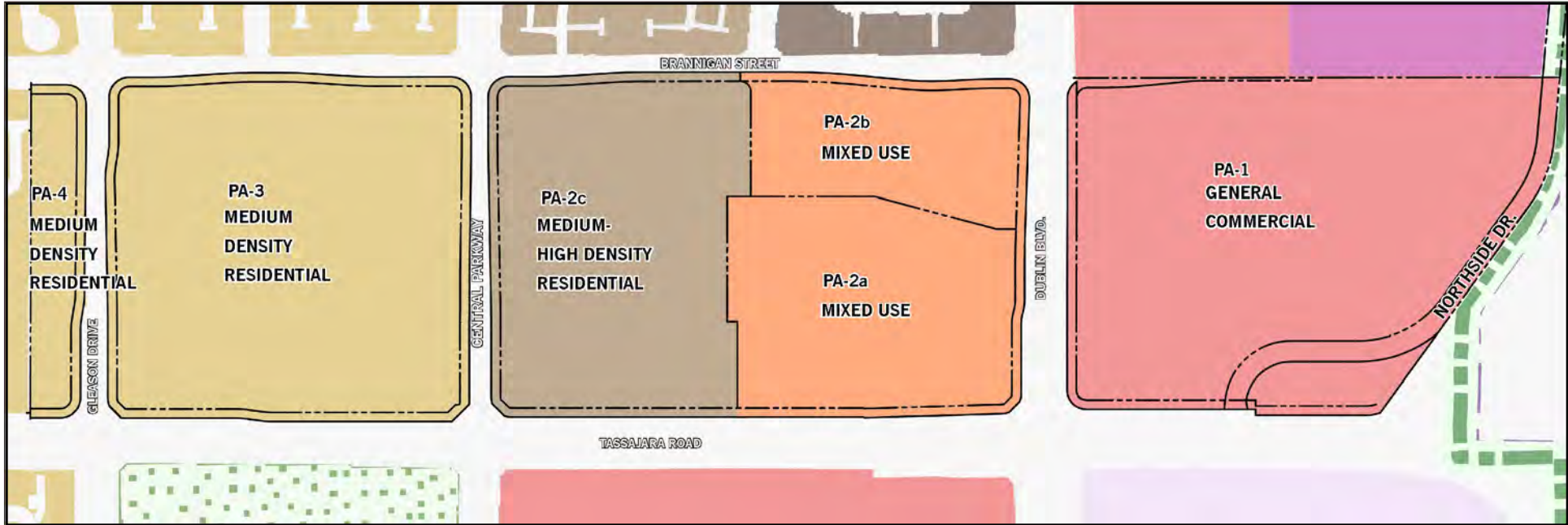
Mineral Resources

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

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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.



Source: Shea Properties, 2018

Figure 2: At Dublin General Plan Land Use Designations

At Dublin



Not to scale

Kimley»Horn

Expect More. Experience Better.



Source: Shea Properties, 2018

Figure 3: Illustrative Site Plan
At Dublin



Not to scale