



Notice of Preparation of an Environmental Impact Report

Date	May 15, 2023
To	Responsible and Trustee Agencies (<i>see Distribution List, attached</i>) Office of Planning and Research
Project Title	Hexcel Redevelopment Project
Project Application Number	PLPA-2022-00038
Project Location	The project site is located at 11711 Dublin Boulevard (APN# 941-1560-009-01 and 941-1560-003-04) in the City of Dublin, CA.
Project Applicant	Dublin Boulevard Owner, LP
Contact – For questions or submitting comments.	Gaspare Annibale Associate Planner City of Dublin Community Development Department 100 Civic Plaza Dublin, CA 94568 Phone: 925/833-6610 Gaspare.Annibale@dublin.ca.gov

The City of Dublin will be the Lead Agency and will prepare a focused environmental impact report (EIR) for the project identified above. We are requesting 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 June 15; however, we would appreciate an earlier response, if possible. Please identify a contact person, and send your response to the contact name above.

Project Description

Dublin Boulevard Owner, LP is proposing to construct a new 125,304 square foot building on the 8.81-acre project site located at 11711 Dublin Boulevard in the City of Dublin, Alameda County, California. The project site is composed of two parcels (Assessor Parcel Numbers [APN] 941-1560-009-01 [Parcel 1] and 941-1560-003-04 [Parcel 2]) with an existing 62,715 square foot building on Parcel 1. The existing Hexcel research and development (R&D) building would be demolished and replaced with the proposed building. The proposed building would cater to future tenants in the R&D and life sciences field. Other site improvements would include landscaping; parking; a fire access road; circulation improvements for truck access and loading and unloading materials; utilities; pavement and grading to treat site drainage.

The City would require the applicant to obtain the following approvals and permits: approval of a Planned Development Rezone with a related Stage 1 and Stage 2 Development Plan; Site Development Review Permit; Heritage Tree Removal Permit; and demolition, building, grading, and encroachment permits.

CEQA Procedural Matters

1. A copy of the Initial Study is is not attached.
2. The proposed project is is not considered a project of statewide, regional, or area wide significance.
3. The proposed 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 **May 25, 2023 at 7:00 PM via Zoom:**
<https://dublinca.zoom.us/j/82819595305?pwd=enBvczd4WDE4cFhCQ2hvQndSMWZ3QT09>

Probable Environmental Effects

The Draft EIR for the proposed 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.

The City has prepared a draft Initial Study, and City staff have determined that the project may have potentially significant effects on the environment in several resource areas. Impacts related to the following resource topics were found to be potentially significant but could be reduced to Less than Significant with Mitigation: Air Quality, Biological Resources, Energy, Geology and Soils, and Hazards and Hazardous Materials. Due to the age and history of the building to be demolished, and the proximity of the adjacent cemetery, initial research indicates that impacts relating to Cultural Resources and Tribal Cultural Resources could be potentially significant and further analysis is required to determine if these impacts could be mitigated to a less than significant level or if they would be significant and unavoidable. In accordance with Section 15063(c)(3) of the CEQA Guidelines, the City intends to focus the EIR on Cultural Resources, Tribal Cultural Resources, and those resource topics that can be reduced to Less than Significant with Mitigation only and rely on the analysis within the Initial Study for all other environmental topics.

CITY OF DUBLIN

Gaspare Annibale

Gaspare Annibale
Associate Planner