



NOTICE OF AVAILABILITY

DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE NEW COMPREHENSIVE DUBLIN HIGH SCHOOL PROJECT IN DUBLIN, CALIFORNIA

Date: June 19, 2020

To: State Clearinghouse
Governor's Office of Planning and
Research
Alameda County Clerk
Responsible and Trustee Agencies
Interested Individuals and Organizations

From: Chris Stevens
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Background Information: The Dublin Unified School District (District) is the Lead Agency and has prepared a Draft Environmental Impact Report (Draft EIR) for the New Comprehensive Dublin High School Project (proposed project), pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Section 21000, et seq.), and the State CEQA Guidelines (California Code of Regulations (CCR), Title 14, Chapter 3, Section 15000, et seq.).

Pursuant to Public Resources Code Section 21080(d)(1) and CEQA Guidelines Section 15063.2, the District determined that the proposed project could result in potentially significant environmental impacts and that an EIR would be required. In compliance with Public Resources Code Section 21080.4, the District circulated the Notice of Preparation (NOP) of an EIR for the proposed project to the Office of Planning and Research State Clearinghouse and interested agencies and persons on October 1, 2019, for a 30-day review period. A public Scoping Meeting was held on October 10, 2019 at 6:00 p.m. in the Fallon Middle School library located at 3601 Kohnen Way in the City of Dublin. The NOP and scoping process solicited comments from responsible and trustee agencies, as well as the public, regarding the scope of the Draft EIR. Appendix A of this Draft EIR contains the NOP, as well as the comments received by the District in response to the NOP.

The Draft EIR will be available for review by the public, interested parties, agencies, and organizations for the CEQA mandated 45-day comment period starting on June 19, 2020 and ending **no later than 5:00 p.m. on August 3, 2020**. During the comment period, the public is invited to submit written comments via mail or e-mail on the Draft EIR to the Dublin Unified School District. Written comments (electronic communication preferred) should be submitted to:

Chris Stevens, Chief Facilities Operations Officer, Dublin Unified School District, 7471 Larkdale Avenue, Dublin, CA 94568; or by email to dusdceqa@dublinusd.org.

All comments submitted by email should contain the reference line "New Comprehensive High School Project in Dublin, California."

Written and/or verbal comments on the Draft EIR will also be accepted during the public comment period at a public hearing held at the District Board of Trustees' meeting, which will be legally noticed and is

tentatively scheduled for July 21, 2020, at 5:30 p.m. While this meeting will be held at the District Office located at 7471 Larkdale Avenue, due to current circumstances related to the spread of COVID-19 and the need to ensure the health and safety of the Board members, staff, and the public as a whole, physical attendance at the public hearing cannot currently be accommodated. The meeting will be held by live-stream at the following link: <https://sites.google.com/dublinusd.org/dublinusdtv>.

Comments may be submitted and read aloud during the public comment period of the meeting in accordance with the Public Comment Procedure outlined in the District's published agenda for the July 21, 2020 Board meeting, which can be accessed through the District's website 72 hours before the meeting: www.dublinusd.org.

The Draft EIR is available for review on the District's website: www.dublinusd.org.

A hard copy of the PEA and supporting documents may also be viewed by appointment only at the District Office located at the address provided above. Please call Chris Stevens at (925) 557-0109 to schedule set up an appointment.

Project Location: The proposed school site is a 23.46-acre vacant property located at the southeast corner of Central Parkway and Chancery Lane in the City of Dublin, Alameda County, California (Assessor's Parcel Numbers [APNs] 985-78-2, -3, -4, -5, -6 and -7). The site also includes the areas that make up 0.71 acres of the total 23.46 acres and are identified as part of South Grafton Street and East Finnian Way on Assessor's Map 985 in between APNs 985-78-5, -6. And -7. The City of Dublin is surrounded by San Ramon and unincorporated Contra Costa County to the north, unincorporated Alameda County to the east and west, and Pleasanton and Livermore to the south and southeast, respectively. Regional access to the site is primarily via north-south running Tassajara Road from Interstate 580, located about 0.5 miles west of the site, and east-west running Dublin Boulevard, in the City of Dublin.

Project Description: The need for the proposed project is based on population growth and increased residential and commercial development in the City of Dublin, which has caused the District's school facilities to exceed capacity. The proposed comprehensive high school would be the District's third high school, and second comprehensive high school in the City of Dublin. The proposed school would consist of classrooms, education and administration-related indoor spaces, as well as outdoor physical education, instructional and recreational components. It would include 559 onsite surface parking spaces and internal drop-off and passing lanes designed for onsite traffic flow and reduced queuing at school entrances. Construction of the proposed project would occur on a total of approximately 23.46 acres. The new comprehensive high school is planned to ultimately accommodate approximately 2,545 students and will be built in two phases (Phase I and Phase II). Project phases would include:

- Phase I: Will accommodate 1,308 students, and will consist of the construction of a 30,110 square foot administration building and kitchen, a 13,811 square foot student union, a 21,004 square foot library, a 31,898 square foot gymnasium, a 17,597 square foot locker room, a 79,673 square foot academy, 18,563 square feet of Visual and Performing Arts Guidance (VAPA) classrooms, a 55,493 square foot all-weather track with drainage, a 96,837 square foot synthetic field with drainage, four overhead field lights, eight tennis courts consisting of 60,719 square feet, and a 135 stall parking garage consisting of 65,529 square feet.
- Phase II: Will accommodate the remaining 1,237 students, and will consist of a second 79,630 square foot academy, a 31,131 square foot theatre, a 831 square foot orchestra pit, a 4,800 square feet maintenance building for the pool, a 1,768 square foot maintenance building, 3,439 square

feet of concessions/restrooms, a 34,506 square foot aquatic complex, and 12,733 square feet of 4,000 seat bleachers.

Significant Environmental Effects Anticipated: The proposed project would result in significant impacts related to aesthetics, air quality and greenhouse gas emissions, biological resources, cultural resources, energy, geology and soils, hazards and hazardous resources, land use and planning, noise and vibration, tribal cultural resources, and transportation and circulation. All impacts would be reduced to a less-than-significant level with the implementation of identified mitigation measures with the exception of certain impacts related to aesthetics, greenhouse gas emissions, and noise, which would result in significant and unavoidable impacts.

This Draft EIR has been prepared pursuant to and in conformance with CEQA and the State CEQA Guidelines to disclose the environmental impacts associated with the proposed project.