



Notice of Preparation

Date	March 30, 2022
To	Public Agencies and Interested Parties
Project Title	SCS Dublin
Project Application Number	PLPA-2022-00005
Project Location	The project site is located north of Interstate 580 between Tassajara Road and Brannigan Street, extending north of Gleason Drive (APN#s 985-0051-004, 985-0051-005, 985-0051-006, 985-0052-024, and 985-0052-025) in the City of Dublin, Alameda County, CA.
Project Description	The project description is included in the attached materials.
Project Applicant	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 a 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, May 2, 2022**; 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 Wednesday April 13, 2022. The scoping meeting will be held remotely via Zoom Video Communications. You may join the scoping meeting

through the following link:

<https://dublinca.zoom.us/j/84803874461?pwd=WWFibHR5bnFaTFJBNXFIZFFwZG0rQT09>

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.

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 and Tribal Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Energy, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise and Vibration, Population and Housing, Public Services, Recreation, Utilities and Service Systems, and Transportation. 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, Mineral Resources, and Wildfire.

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). A subsequent planning effort for the property – the At Dublin project – was reviewed and analyzed in 2019 but was not approved by the City. The City is preparing an EIR for the SCS Dublin Project, which proposes General Plan and Specific Plan Amendments, a Planned Development Rezone with related Stage 1 and Stage 2 Development Plan, and a Development Agreement, and includes an increase in residential 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: SCS Dublin Project Description

SCS Dublin Project Description

Project Location

As shown in [Figure 1: Project Location](#), the 73.8-acre project site is in the City of Dublin, Alameda County, north of Interstate 580 between Tassajara Road and Brannigan Street, extending north of Gleason Drive. 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).

Figure 1: Project Location



Source: Kimley-Horn, 2022

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

The existing General Plan land use designation in the southern and western portions of the project site is 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

The SCS Dublin Project proposes to amend the General Plan and Eastern Dublin Specific Plan to accommodate a mixed-use development including a pedestrian focused commercial/entertainment district, central town square, visible and functional grand paseo/green space and a diversity of housing types and densities, including a dedicated affordable housing site. The proposed project implements the Preferred Plan for the SCS Property approved by City Council on February 15, 2022, which stemmed from an extensive City-led Community Outreach process to engage the community on appropriate land uses for the property.

The SCS Dublin Project, which is based on the Preferred Plan, includes the following concepts:

Integrate Paseo and Town Square Concepts

A town square concept is proposed to anchor the shops and restaurants on Finnian Way. The town square is located on the grand paseo opening views to Mt. Diablo. In order to accommodate a variety of activities (e.g., recreation, public gardening, and native plan/pollinator meadows) and compliment adjacent land uses, the width of the grand paseo varies from 25 feet to 110 feet.

Improve Visibility and Access to the Paseo

A new north/south street located between Brannigan Street and Tassajara Road is proposed along the east side of the grand paseo creating greater access and activity to the public open space. The paseo widens towards Tassajara Road inviting pedestrians and bikes off the major arterial onto the paseo. Generous bike and pedestrian paths connect Gleason Drive to Dublin Boulevard.

Diversify Housing Types

Housing throughout the site is varied with entry-level housing, affordable housing, and family housing, all of which may accommodate senior residents. Types range from

traditional single-family homes, courtyard homes, townhomes, and affordable apartments.

Dedicated Affordable Housing Site

The proposed project includes a parcel to be dedicated for construction of affordable housing. The site location, at the prominent corner of Tassajara Road and Dublin Boulevard, will serve as a gateway to the larger neighborhood. The site is large enough to permit a variety of affordable housing solutions, allowing the design and amount of affordable housing to be tailored to the community’s needs. The number of units could vary substantially to respond to those needs and available funding sources.

Pedestrian-Focused Entertainment District

The entertainment district south of Dublin Boulevard is set around a large pedestrian plaza (roughly 120 feet by 300 feet) creating a regional dining and family entertainment destination.

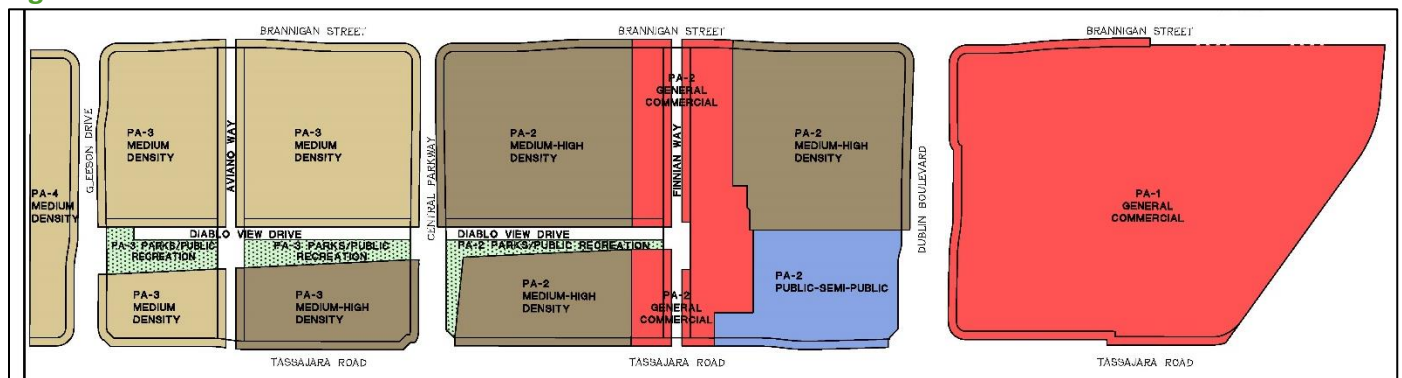
Table 1: SCS Dublin Land Use Summary provides a summary of the proposed land use designations and acreages. Refer also to Figure 2: SCS Dublin Land Use Plan.

Table 1: SCS Dublin Land Use Summary

Land Use Designations	Gross Acres	Res. Units	Du/Acre	Floor Area Ratio	Commercial sq. ft.
General Commercial	29.4	40	--	.19-.38	265,000
Medium-Density Residential	17	150	8.8	--	--
Medium-High Density	21.1	360	17.1	--	--
Public/Semi-Public	3.8	100	23.6	--	--
Parks/Public Recreation	2.5	--	--	--	--
Total	73.8	650	--	--	265,000

Source: City of Dublin, 2022

Figure 2: SCS Dublin Land Use Plan



Source: SCS Development, 2022

The SCS Dublin Project includes the land uses as described below, according to the respective proposed General Plan and Eastern Dublin Specific Plan land use designations.

General Commercial

General Commercial is proposed on approximately 29.4 gross acres on the property with up to 265,000 square feet of commercial uses. This includes approximately 23.4 acres within Planning Area (PA) 1, south of Dublin Boulevard and north of Interstate 580 and approximately 5.8 acres in PA-2, north of Dublin Boulevard, along the proposed Finnian Way extension. The permitted floor area ratio (FAR) for General Commercial is .20 to .60.

PA-1 is proposed as an Entertainment District with a combination regional- and community-serving retail, service, and office uses, restaurants, family entertainment uses, and outdoor plazas for a total of 225,000 square feet of commercial uses. PA-1 may also include a 140-room hotel.

The General Commercial area of PA-2 focuses on the neighborhood main street experience anchored by a town square. This area would accommodate up to 40,000 square feet of small retail shops, small office spaces, and specialty restaurants along an extended Finnian Way spine, which would then connect to the Shops at Waterford. Up to 40 residential units are located above or behind the retail uses along Finnian Way.

Medium Density Residential

Medium-Density Residential is proposed for approximately 17 acres on the northerly portion of the project site within PA 3 and PA 4. The permitted units per gross residential acre are 6.1 to 14.0. Housing within the Medium Density Residential designations would consist of up to 150 residential units.

Medium-High Density Residential

Medium-High Density Residential is proposed for approximately 21.1 acres in PA-2 and PA-3. The permitted units per gross residential acre are 14.1-25.0. Housing within the Medium High Density Residential designation in PA-2 and PA-3 would consist of up to 360 residential units.

Public/Semi-Public

Approximately 3.8 gross acres in PA-2 north of Dublin Boulevard on the Tassajara Road frontage is proposed for Public/Semi-Public uses. Public/Semi-Public allows for a combination of public facility and semi-public facility land uses including the development of housing when it is developed by a non-profit entity and serves to meet affordable housing needs of an underserved economic segment of the community. Affordable housing within the Public/Semi-Public designation would consist of up to 100 residential units.

Parks/Public Recreation and Open Space

The Parks/Public Recreation designation is proposed for approximately 2.5-gross acres and includes publicly owned parks and recreation facilities to accommodate the proposed grand paseo. In order to accommodate a variety of activities (e.g., recreation, public gardening, and native plant/pollinator meadows) and compliment adjacent land uses, the width of the grand paseo varies from 25 feet to 110 feet.

Required Permits and Approvals

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

- General Plan Amendment
- Specific Plan Amendment
- Planned Development Rezone (Stage 1 and Stage 2 Development Plans)
- Development Agreement

Future permits and approvals from the City of Dublin required for the proposed project include:

- Vesting Tentative Tract Map
- Site Development Review Permits
- Grading and Improvement Plans
- Building Permits (Ministerial)
- Infrastructure Master Plan
- Master Sign Program/Site Development Review Permit

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. 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 ▪ GHG Emissions ▪ Geology & Soils ▪ Hazards & Hazardous Materials ▪ Hydrology & Water Quality ▪ Land Use & Planning ▪ Noise & Vibration ▪ Population & Housing ▪ Public Services, Utilities, & Service Systems ▪ Transportation ▪ Energy Conservation 	<ul style="list-style-type: none"> ▪ Agricultural & Forestry Resources ▪ Mineral Resources ▪ Wildfire

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.

Wildfire

The project location is in an urban setting and not susceptible to wildfire risk. The site is not located in a State Responsibility Area or located on lands classified as a very high fire hazard severity zone.