



Notice of Availability of a Draft Environmental Impact Report

Date	July 20, 2022
To	Public Agencies and Interested Parties
Project Title	SCS Dublin
Project Application Number	PLPA-2022-00005
Project Location	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.
Project Applicant	SCS Development Company
State Clearinghouse Number	2022040022
Public Review Period	July 22, 2022, through September 6, 2022
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; E-mail: amy.million@dublin.ca.gov

In accordance with the California Environmental Quality Act (CEQA) and the Dublin CEQA Guidelines and Procedures, the City of Dublin, as Lead Agency, has 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 SCS Dublin project is provided below.

The Draft EIR is being made available to the public in accordance with CEQA for a 45-day review period. Written comments on the Draft EIR may be submitted to the mailing or e-mail address listed above. All comments must be received no later than 5:00 PM on **September 6, 2022**. The City will provide written responses to all comments received prior to the end of the public review period. Comments and responses will be included in the Final EIR and provided to the City of Dublin Planning Commission and City Council for their consideration.

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 project proposes to develop 76.2 acres with a combination of commercial/retail and residential uses, including two types of retail experiences. The first is a more neighborhood main street experience. This area can accommodate up to 40,000 square feet of small retail shops along an extended Finnan Way, which would then connect to the Shops at Waterford. The second is envisioned to be a more regional retail experience, focused on entertainment uses, south of Dublin Boulevard. This area is proposed for up to 225,000 square feet of uses. In total, the proposed project includes development of up to 265,000 square feet of commercial/retail uses.

A variety of housing types are proposed by the applicant, including affordable housing, and housing for entry level buyers, with up to 550 market rate units plus up to 100 affordable units.

To accommodate the project, the applicant proposes to amend the City of Dublin General Plan and Eastern Dublin Specific Plan (EDSP) land use designations, organized into four primary Planning Areas (PAs). The proposed new General Plan and EDSP land use designations are: General Commercial, Medium Density Residential, Medium-High Density Residential, Parks/Public Recreation and Public/Semi-Public as further described below.

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 23.2 acres within Planning Area 1 (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 Finnan 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. Of this, an approximately 80,000-square-foot entertainment driving range is envisioned (based on the applicant's preliminary discussions with Topgolf, a private sports entertainment company). 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 the extension of Finnan Way, which would then connect to the Shops at Waterford. Up to 40 residential units would be located above or behind the retail shops along Finnan Way.

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 density is 6.1 to 14.0 units per gross acre. Housing within the Medium-Density Residential designation would consist of up to 150 residential units.

Medium/High-Density Residential is proposed for approximately 21.1 acres in PA-2 and PA-3. The permitted density is 14.1 to 25.0 units per gross acre. Housing within the Medium/High-Density Residential designation 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: 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 plan/pollinator meadows) and complement 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 Plan)
- Development Agreement

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

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

Potentially Significant Environmental Impacts

The Draft EIR identifies potentially significant impacts for the project. With the implementation of the proposed mitigation measures, project impacts related to aesthetics, biological resources, cultural resources, geology, and noise would be reduced to less than significant. However, project impacts related to air quality and transportation would be significant and

unavoidable, since the mitigation measures identified in the Draft EIR 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 SCS Dublin project link at:

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

The Draft EIR can also be accessed during normal business hours at:

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

Public Hearing

The Planning Commission will hold a public hearing to consider 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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