



Notice of Availability (NOA) of a Draft Environmental Impact Report

Date	August 21, 2023
To	All Interested Agencies, Organizations and Persons
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. The project site is not listed on a hazardous site pursuant to Government Code Section 65962.5.
Project Applicant	Dublin Boulevard Owner, LP
State Clearinghouse Number	2023050372
Public Review Period	August 21, 2023 through October 5, 2023
Contact – For questions or submitting comments.	Anne Hersch Assistant Community Development Department Director City of Dublin Community Development Department 100 Civic Plaza Dublin, CA 94568 Phone: 925/833-6610 Anne.Hersch@dublin.ca.gov

In accordance with the California Environmental Quality Act (CEQA) and the Dublin CEQA Guidelines & Procedures, the City of Dublin, as Lead Agency, completed a Draft Environmental Impact Report (Draft EIR) for the project described below. The Draft EIR is being made available to the public in accordance with the California Environmental Quality Act for a 45-day comment period. Written comments on the Draft EIR may be submitted to the mailing or email address listed above. All comments must be received no later than 5:00 PM on **October 5, 2023**. The City will provide written responses to all comments received by the end of the public review period. Comments and responses will be included in the Final EIR and provided to the City of Dublin City Council for their consideration.

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.

Potentially Significant Environmental Impacts

Impacts related to the following resource topics were found to be potentially significant: 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 were found to be potentially significant. Because the proposed Project would result in the demolition of the existing Hexcel Corporation R&D facility, which is a historical resource for the purposes of CEQA, the Project would have a significant and unavoidable impact on a historical resource. All other impacts are reduced to less than significant with implementation of mitigation measures specified in the Draft EIR.

Public Review and Comment

Copies of the Draft EIR and all documents referenced in the Draft EIR are available during normal business hours at:

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

Dublin Library
200 Civic Plaza
Dublin, CA 94568

The Draft EIR can also be accessed via the Internet at:

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

Public Hearing

The City Council will hold a public hearing to consider the project for approval; at the public hearing, the City Council will also consider certification of the EIR. Notice of the time and date of the public hearing will be provided at a later date.

CITY OF DUBLIN



Anne Hersch

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