

Hexcel Redevelopment Project

Environmental Impact Report

Project Summary

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.

Alternatives

- No Project Alternative (existing conditions, no change)
- Alternative 1: Reduced Grading Alternative

The alternatives discussion of this Environmental Impact Report (EIR) was prepared in accordance with Section 15126(d) of the California Environmental Quality Act (CEQA) Guidelines and focuses on alternatives that are capable of eliminating or reducing significant adverse effects associated with the proposed project while feasibly attaining most of the basic objectives.

This EIR identifies the No Project Alternative as the “environmentally superior” alternative, because it would eliminate the significant and unavoidable impacts to the Project site’s historic resource, and would also eliminate less than significant (or less than significant with mitigation) impacts on other resource topics. While the No Project Alternative would eliminate the significant adverse effect of the proposed Project, it would not achieve the Project objectives.

When the No Project Alternative is the environmentally superior alternative, CEQA requires that an additional alternative be identified. In this case, Alternative 1 (Reduced Grading) would be the environmentally superior alternative, because it would accomplish most of the Project’s objectives while reducing potential impacts to buried archeological and paleontological resources as described in the Alternatives section.

Issues of Concern

The main issue of concern regarding the proposed Project is the demolition of the site’s historic resource, which is the existing building. This issue is fully addressed in the Environmental Analysis of this EIR. [Table 1: Summary of Impacts and Mitigation](#) below summarizes potentially significant environmental impacts of the proposed project. The table includes a list of impacts and mitigation measures identified in this EIR. The table lists impacts and mitigation measures in two major

categories: significant impacts that would remain significant even with mitigation (significant and unavoidable), and potentially significant impacts that could be mitigated to a less than significant level. Mitigation measures descriptions provided in Table 1 are abbreviated; for the complete description of these mitigation measures, please refer to their associated sections in this EIR. Refer to the Initial Study in Appendix A for further discussion of impacts that would have no impact or be less than significant without mitigation.

Table 1: Summary of Impacts and Mitigation

Impact	Mitigation	Level of Significance After Mitigation
<p>Impact AQ-1: The proposed Project could be inconsistent with BAAQMD’s Basic Construction Mitigation during demolition and construction.</p>	<p>Mitigation Measure AQ-1. Implement Basic Construction Emission Control Practices: The construction contractor shall comply with the following BAAQMD Basic Construction Measures, as applicable, for reducing construction emissions of uncontrolled fugitive dust (PM₁₀ and PM_{2.5}). See Section 1 for complete description.</p>	<p>Less Than Significant with Mitigation</p>
<p>Impact AQ -2: The proposed Project could result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under an applicable federal or state ambient air quality standard during construction and operation.</p>	<p>See Mitigation Measure AQ-1 in Impact AQ-1 above. See Section 1 for complete description.</p>	<p>Less Than Significant with Mitigation</p>
<p>Impact BIO-1: The proposed Project could result in nest destruction and failure to nesting birds during construction activities.</p>	<p>Mitigation Measure BIO-1. Nesting Bird Avoidance Measures: To the extent practicable, construction activities and any tree trimming/removal shall be performed from September 16 through February 15 to avoid the general nesting period for birds. If construction or tree trimming/removal cannot be performed during this period, nesting bird surveys and active nest buffers. If the qualified biologist documents active nests within the survey area, an appropriate buffer between the nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. See Section 2 for complete description.</p>	<p>Less Than Significant with Mitigation</p>
<p>Impact BIO-2: The proposed Project could result in mortality to bats during construction activities.</p>	<p>Mitigation Measure BIO-2. Roosting Bat Surveys and Avoidance: The Project Applicant shall retain a qualified biologist to conduct a bat habitat assessment in all project areas that require tree removal. The qualified biologist shall identify and document the location of potentially suitable bat roosting habitat prior to construction activities. If no suitable bat habitat is observed, the biologist shall inform the Project Applicant, and no further considerations are required. If bat roosting habitat is observed, the location of such habitat areas shall be provided to the Project Applicant. See Section 3 for the complete description.</p>	<p>Less Than Significant with Mitigation</p>
<p>Impact CR-1: 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.</p>	<p>Mitigation Measure CUL-1: HABS Recordation: The Project applicant shall document the Hexcel Corporation R&D facility prior to demolition. See Section 3 for the complete description.</p> <p>Mitigation Measure CUL-2: Interpretive Displays: The Project applicant shall install permanent interpretive displays for public exhibition detailing the history and significance of the Hexcel Corporation R&D facility at the Project site. See Section 3 for the complete description.</p>	<p>Significant and Unavoidable</p>

Impact	Mitigation	Level of Significance After Mitigation
<p>Impact CR-2: The proposed Project could cause substantial adverse change in the significance of an archaeological resources during excavation activities.</p>	<p>Mitigation Measure CUL-3: Archaeological and Tribal Monitoring: A qualified archaeologist shall be retained by the applicant prior to implementing construction. See Section 3 for the complete description.</p> <p>Mitigation Measure CUL-4: Inadvertent Discovery Protocols: a number of protocols would be followed in the case of the discovery of archeological and tribal resources. See Section 3 for the complete description.</p>	<p>Less Than Significant with Mitigation</p>
<p>Impact EN-1: The proposed Project could consume energy in a wasteful or inefficient way.</p>	<p>See Mitigation Measure AQ-1 in Impact AQ-1 above.</p>	<p>Less Than Significant with Mitigation</p>
<p>Impact GEO-1: The proposed Project could accidentally cause damage to, or destruction of unique paleontological resources during earthmoving activities.</p>	<p>Mitigation Measure GEO-1. Avoid Impacts to Unique Paleontological Resources: To minimize the potential for destruction of or damage to previously unknown unique, scientifically important paleontological resources during earthmoving activities at the Project site, the Project applicant shall do the following:</p> <p>Prior to the start of earthmoving activities, retain either a qualified archaeologist or paleontologist to inform all construction personnel.</p> <p>If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work within 50 feet of the find and notify the Project applicant and the City. See Section 5 for the complete description.</p>	<p>Less Than Significant with Mitigation</p>
<p>Impact HAZMat-1: The proposed Project could expose people to contaminated soil or groundwater that exceed regulatory thresholds.</p>	<p>Mitigation Measure HAZMAT-1. Perform a Phase II Environmental Site Assessment: Prior to the start of earthmoving activities at the Project site, the Project applicant shall retain the services of a qualified remediation firm to perform a Phase II Environmental Site Assessment (ESA).</p> <p>If the results of laboratory analyses from the Phase II ESA demonstrate that constituents of concern are present at levels that exceed regulatory agency threshold levels, the Project applicant shall consult with ACDEH (and other regulatory agencies such as the SWRCB if necessary) regarding the necessary actions for remediation. See Section 6 for complete description.</p>	<p>Less Than Significant with Mitigation</p>
<p>Impact TR-1: The Project could disturb Native American human remains during excavation activities.</p>	<p>Mitigation Measure TR-1: Inadvertent/Unanticipated Tribal Cultural Resources Discovery Protocols: a number of protocols would be followed in the case of the discovery of tribal resources.</p> <p>See Mitigation Measures CUL-3 and CUL-4 in Impact CR-2 above.</p>	<p>Less Than Significant with Mitigation</p>

Notes:

ACDEH = Alameda County Department of Environmental Health, BAAQMD = Bay Area Air Quality Management District, City = City of Dublin, ESA = Environmental Site Assessment, PM₁₀ = PM equal to or less than 10 micrometers in diameter, PM_{2.5} = PM equal to or less than 2.5 micrometers in diameter, Project = The proposed actions that would involve replacing existing building with a new building and other site improvements, Project Applicant = Dublin Boulevard Owner, LP, Project site = 11711 Dublin Boulevard in the City of Dublin, Alameda County, California, SWRCB = California State Water Resources Control Board

Environmental Review Process

The City of Dublin (the City) is the lead agency responsible for administering the environmental review under CEQA. After preparing an Initial Study, the City has determined that an EIR must be prepared to evaluate potentially significant effects that could result from implementation of the proposed Project. A Notice of Preparation was prepared and a scoping period held from May 15, 2023 to Jun 15, 2023. The full CEQA Guidelines Appendix G checklist is provided in the Initial Study (see **Appendix A**).

CEQA requires that, before a project with potentially significant environmental effects may be approved, an EIR must be prepared that fully describes the environmental effects of the project, identifies mitigation measures to lessen or eliminate adverse impacts, and examines feasible alternatives to the project. The information contained in the EIR is to be reviewed and considered by the lead agency prior to the ultimate decision to approve, disapprove, or modify the proposed project.

Consistent with CEQA guidelines sections 15080 through 15097, the CEQA process has multiple phases, many of which require notification to the public and opportunity for public comments. The environmental review process for a focused EIR includes the following steps: publication of a notice of preparation (NOP) of an EIR and public scoping; publication of a Draft EIR for public review and comment; preparation and publication of responses to public and agency comments on the draft EIR; and certification of the final EIR. The EIR process provides an opportunity for the public to review and comment on the proposed Project's potential environmental effects and to further inform the environmental analysis. These steps are described in more detail in the following sections.

Notice of Preparation of an Environmental Impact Report and Scoping Period

An initial study is an analysis conducted by a lead agency to determine whether a project may have a significant effect on the environment and aids in determining what type of environmental document the lead agency is required to prepare. An initial study was prepared for the proposed Project (see **Appendix A**). It analyzed the environmental topics included in CEQA Guidelines Appendix G checklist to determine which topics would be less than significant. This EIR further evaluates environmental topics which would have significant impacts that could be mitigated to less-than-significant levels and other topics that would have significant and unavoidable impacts.

Consistent with the requirements of CEQA guidelines sections 15063 and 15082, the City has made a good-faith effort during the preparation of the Draft EIR to contact all responsible and trustee agencies; organizations and persons who may have an interest in the proposed Project; and all applicable government agencies, including the Governor's Office of Planning and Research, State Clearinghouse. This outreach effort included the circulation of a NOP on May 15, 2023, which began a 30-day comment period that ended on June 15, 2023. The NOP requested that agencies and interested parties comment on environmental issues that should be addressed in the Draft EIR. A copy of the NOP is provided in **Appendix B**.

The City sent out NOP and scoping period notices as follows:

1. Sent NOP via certified mail to the County clerk and public agencies on May 15, 2023.
2. Sent email blast to contacts on the City's universal mailing list on May 15, 2023.
3. Copy of NOP and noticing posted at Dublin Library and at the City Hall
4. Publication of NOP in the East Bay Times on May 17, 2023
5. Posting the NOP and noticing to the City website at <https://dublin-development.icitywork.com/>

The City held a virtual public scoping meeting on May 25, 2023, at 7:00 pm, with options for joining by phone or computer. The purpose of the scoping meeting was to inform the public about the proposed Project, explain the environmental review process, and provide an opportunity for the public to make

comments and express concerns related to the Project's environmental issues. No one called into the meeting and the meeting ended at 7:15 pm. Two comment letters were received during the public scoping period: one from the Native American Heritage Commission and one from the City of Pleasanton. Copies of these letters are contained in **Appendix B**.

Draft EIR and Public Review Period

This Draft EIR is available for a 45-day public review period as indicated on the Public Notice of Availability of this document, which ends on **October 5, 2023**. The purpose of public review of the EIR is to receive comments on the adequacy of the document in addressing adverse physical effects of the Project. This Draft EIR is being circulated to relevant local, regional and/or state agencies, and to interested organizations and individuals who may wish to review and comment on the report.

During the public review period, written comments on the adequacy of the Draft EIR may be submitted to the City of Dublin at the following address:

Gaspare Annibale, Associate Planner & Anne Hersch, Assistant Community Development Director
City of Dublin
Community Development Department
100 Civic Plaza
Dublin, CA 94568

Written comments may also be submitted via email to Gaspare.Annibale@dublin.ca.gov and Anne.Hersch@dublin.ca.gov with "Hexcel Redevelopment Project Draft EIR" noted in the subject line.

Final EIR and Responses to Comment

Responses to all substantive comments received on the adequacy of the Draft EIR and submitted within the specified review period will be prepared and included in the Responses to Comments/Final EIR, including any revisions to the EIR required in response to the comments. If the City decides to approve the Project, the City must first certify the Final EIR and adopt a Mitigation Monitoring and Reporting Program for mitigation measures identified in the EIR, in accordance with the requirements of California Public Resources Code (PRC) Section 21001.

Mitigation Monitoring and Reporting Program

At the time of Project approval, CEQA and the CEQA guidelines require agencies to adopt a mitigation monitoring and reporting program and to make that program a condition of project approval, to mitigate or avoid significant impacts on the environment (CEQA section 21081.6; CEQA guidelines section 15097). Mitigation measures that have been recommended in this EIR to reduce the environmental impacts of the proposed Project in relation to the above topics will be included in the Mitigation Monitoring and Reporting Plan (MMRP) that the City of Dublin will prepare and adopt (pursuant to the CEQA Guidelines Section 15097) if the City determines that the proposed Project or one of the proposed alternatives should be approved.

Scope of EIR

Topics Addressed in this EIR

Pursuant to section 15143 of the state CEQA guidelines, a lead agency may focus an EIR's discussion on specific issue areas where significant impacts on the environment may occur: "[e]ffects dismissed in an Initial Study as clearly insignificant and unlikely to occur need not be discussed further in the EIR unless the Lead Agency subsequently receives information inconsistent with the finding in the Initial Study. A copy of the Initial Study may be attached to the EIR to provide the basis for limiting the impacts discussed." The initial study for the proposed Project is included in **Appendix A** of this Draft EIR.

Pursuant to CEQA guidelines section 15063(c)(3), and based on its review of existing information and the initial study completed for the proposed Project, the City determined that the proposed Project would have significant or potentially significant impacts in the following resource areas that require further analysis and are therefore discussed in this Draft EIR:

- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Hazards and Hazardous Materials
- Tribal Cultural Resources

Topics Not Addressed in Detail in this EIR Based on Preparation of the Initial Study

The information and analysis presented in the Initial Study provides substantial evidence for the conclusion, for all the issues listed below (i.e., those not addressed in detail in this EIR), that: 1) CEQA standards triggering preparation of further environmental review do not exist for those issues; and 2) impacts under these topics would have no impact or be less than significant. Topics not addressed in this EIR in detail are listed below by impact determination category identified in Appendix G, the Environmental Checklist Form. These topics are, however, analyzed for full disclosure of the environmental determination, in the Initial Study, included within **Appendix A** of this EIR. In addition to the list below, impacts from the CEQA checklist that have a less than significant impact related to air quality, biological resources, energy, geology and soils, and hazards and hazardous materials are also included in the Initial Study.

- Aesthetics
- Agricultural and Forestry Resources
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Transportation
- Utilities and Service Systems
- Wildfire