

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH 2019029013

Project Title: Horner Street Mixed-Use Project

Lead Agency: City of Union City Contact Person: Avalon Schultz
Mailing Address: 34009 Alvarado-Niles Road Phone: 510-675-5321
City: Union City Zip: 94587 County: Alameda

Project Location: County: Alameda City/Nearest Community: City of Union City
Cross Streets: Watkins Street and Horner Street Zip Code: 94587
Longitude/Latitude (degrees, minutes and seconds): 37 ° 35 ' 43 " N / 122 ° 04 ' 25 " W Total Acres: 0.89
Assessor's Parcel No.: 483-0010-039 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: I-880 Waterways: Alameda Creek
Airports: N/A Railways: N/A Schools: Itliong-Vera Cruz Middle

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other: Governor's Office of Planning & Research

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone FEB 04 2019 [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [X] Land Division (Subdivision, etc.) [] Other:

Development Type:

[X] Residential: Units 25 Acres
[] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 6,943 Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [X] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [X] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Zoning - Specialty Commercial; GP Designation- Retail Commercial

Project Description: (please use a separate page if necessary)

The project proposes to construct a mixed-use development consisting of 25 multi-family residential units and approximately 6,943 square feet of ground-floor retail use. The three-story (approximately 40 feet) mixed-use building along Horner and Vallejo streets would consist of 19 residential stacked flats above the proposed ground-floor retail use. The stacked flats would be comprised of one- and two-bedroom units, ranging from 806 to 1,271 square feet. The ground-floor retail space would be divided between two commercial condo units. The mixed-used building would be a total of approximately 35,122 square feet. The project also proposes to construct six, three-story (approximately 35 feet) townhome units along Watkins Street. The townhome units would each consist of three-bedrooms and would be approximately 1,466 square feet in size.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 2 - 4 - 2019

SCH COMPLIANCE 3 - 5 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
X CDFW # 3
Cal Fire
X Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
X DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
X SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 2
X Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019029013

Please forward late comments directly to the Lead Agency

AQMD/APCD 2

(Resources: 2 / 9)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #2 _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date February 4, 2019 Ending Date March 5, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>David J. Powers & Associates</u>	Applicant: <u>Richard Hunt, AIA</u>
Address: <u>1611 Telegraph Avenue Suite 1002</u>	Address: <u>444 Speak Street, Suite 105</u>
City/State/Zip: <u>Oakland, CA 94612</u>	City/State/Zip: <u>San Francisco, CA 94105</u>
Contact: <u>Tali Ashurov</u>	Phone: <u>415-512-1300</u>
Phone: <u>510-458-3041</u>	

Signature of Lead Agency Representative:  Date: 1/31/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.