

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019029013

Project Title: Horner Street Mixed-Use Project

Lead Agency: City of Union City

Contact Name: Avalon Schultz

Email: AvalonS@UnionCity.Org

Phone Number: 510-675-5321

Project Location: Union City

City

Alameda

County

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality - (1) Construction activities could generate fugitive dust and exhaust, Mitigation - implement best management practices required by BAAQMD; (2) project could impact sensitive receptors due to construction TACs, Mitigation - require Tier 2 engines.

Biological Resources - (1) Construction activities could impact nesting or migratory birds, Mitigation - preconstruction surveys; (2) loss of 5 protected trees on-site, Mitigation - replace consistent with City code; (3) Construction related tree impacts, Mitigation - implement measures in tree protection plan.

Cultural Resources - (1) accidental discovery of buried prehistoric or historic resources, Standard Measure - stop work, contact Director of Community Development, (2) accidental discovery of human remains, Standard Measure - stop work, contact Coroner or NAHC.

Geology & Soils - (1) site exposed to future seismic events, Standard Measure - build to project specific geotech report.

Hazardous Materials - (1) potential for ACM/LBP to harm construction workers, Mitigation - conform with state and federal laws regarding ACM/LBP; (2) potential for contaminated soil on-site, Mitigation - prepare Phase II ESA.

Hydrology & Water Quality - (1) impacts to water quality during construction, Mitigation - comply with City Grading Ordinance and implement appropriate measures

Noise - (1) construction noise impacts, Standard Permit Condition - comply with City Noise Ordinance

Traffic - (1) inadequate intersection site distance, Mitigation - modifications to curb extensions to improve sight distance and increase storage space between stop bar and project driveway; (2) insufficient pedestrian facilities, Mitigation - striped sidewalks.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

On October 5, 2018, the City circulated the Initial Study and Draft Mitigated Negative Declaration for a 20-day public review period that ended on November 5, 2018. Based on written comments received from the Alameda County Water District and feedback from the Planning Commission and public at a November 1, 2018 Study Session regarding the project, the City has decided to recirculate the Initial Study and Draft Mitigated Negative Declaration to disclose new information pertaining to potential hazardous materials conditions that may be present on the site.

Provide a list of the responsible or trustee agencies for the project.

Depending on the Phase II soil/groundwater investigation, the project may require oversight by Alameda County Water District, or potentially the SF Bay Regional Water Quality Control Board or the Department of Toxic Substances Control, in the event site conditions warranted oversight responsibility by one of those state agencies.