

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING

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Carmela Campbell, Economic Community and
Development Director
City of Union City Economic & Community
Development Department
34009 Alvarado-Niles Road
Union City, CA 94587

**MidPen Affordable Housing Project (Lazuli Landing) – Mitigated Negative
Declaration (MND)**

Dear Carmela Campbell:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the MidPen Affordable Housing Project (Lazuli Landing). We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the October 2019 MND.

Project Understanding

The applicant, MidPen Housing Corporation (MidPen), is proposing to develop a vacant City-owned block adjacent to Mission Boulevard (State Route 238) in the north-central portion of the City of Union City with an affordable housing development consisting of 80 apartment rental units and one manager unit housed within two four-story buildings connected by walkways that would occupy the entire block. The mixed-use project would also include 8,091 square feet of ground-floor office space within one of the buildings that would house two social service agencies that would serve project residents as well as the larger community. The project is adjacent to State Route (SR) 238.

Construction-Related Impacts

During construction, pedestrian access through the construction zone of this project must be in accordance with ADA guidelines.

Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to SR-238.

Lead Agency

As the Lead Agency, the City of Union City is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN). The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Encroachment Permit

Page 18 states that an encroachment permit from Caltrans would be required for work within Caltrans' Right-of-Way (ROW) on Mission Boulevard. This work includes upgrading the existing handicap ramps at the corners of Mission Boulevard and D and E streets, installation of new fire hydrants, replacement of existing sidewalk, and trenching. Additionally, if utilities are impacted by the project within the ROW, provide site plans that show the location of existing and/or proposed utilities.

All curb ramps and pedestrian facilities located within the limits of this project must be brought up to current ADA standards. Please note that all work within Caltrans' ROW must be in accordance with standards from Caltrans' Highway Design Manual, Standard Plans, and Standard Specifications.

To obtain an encroachment permit, a completed encroachment permit application, environmental documentation, six (6) sets of plans clearly indicating the State ROW, and six (6) copies of signed, dated and stamped (include stamp expiration date) traffic control plans must be submitted to: Office of Encroachment Permits, California DOT, District 4, P.O. Box 23660, Oakland, CA 94623-0660. To download the permit application and obtain more information, visit <https://dot.ca.gov/programs/traffic-operations/ep/applications>.

Hazardous Waste

The environmental screening levels for contaminants have recently been made more stringent by the Water Board. The MND alludes to these changes but does not reference the current standards. Please note that the site management

Carmela Campbell, Economic Community and Development Director

November 25, 2019

Page 3

plan (referenced in Mitigation Measure HM-1) that is proposed to be developed will need to take these changes into consideration and will have to work with the Department of Toxic Substances Control and the Water Board to show abundance of caution in its proposal to develop this parcel.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Andrew Chan at 510-622-5433 or andrew.chan@dot.ca.gov.

Sincerely,



Mark Leong
District Branch Chief
Local Development - Intergovernmental Review

c: State Clearinghouse