

NOTICE OF PREPARATION
of a Draft Environmental Impact Report for the
Station East Residential/Mixed Use Project

DATE: March 10, 2020

TO: State Clearinghouse
Responsible Agencies
Trustee Agencies
Federal Agencies
Interested Parties

PROJECT TITLE: Station East Residential/Mixed Use Project

NOP COMMENT PERIOD: March 10 - April 9, 2020

LOCATION: Project site is bound by Decoto Road to the north, 7th Street to the east, Bradford Way to the south, and the Union Pacific Railroad Niles Subdivision rail line to the west. See Figure 1 (attached).

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Integral Communities, the project applicant, is proposing the Station East Residential/Mixed Use Project (project), an infill project involving the redevelopment of an approximately 26.5-acre site (project site) in the City of Union City, Alameda County, California. As Lead Agency under the California Environmental Quality Act (CEQA), the City of Union City has determined that the project may have a significant effect on the environment and that an Environmental Impact Report (EIR) will be prepared to evaluate these potential effects.

This Notice of Preparation (NOP) solicits guidance from regulatory agencies about the scope and content of environmental information to be included in the EIR related to the agencies' statutory responsibilities. The agencies will use the City's EIR when considering their permits or other approvals related to the project. The NOP also provides an opportunity

for interested parties to inform the City of the environmental issues they would like addressed in the EIR.

Project Description

The project site (Assessor's Parcel Numbers 87-21-5-2; 87-21-13-1; 87-21-13-2; 87-23-12; 87-23-10; and Parcel 2A of Lot Line Adjustment 03-2019 [including 87-21-4-2 (portion), 87-23-13, and 87-23-14 (portion)]¹) is currently occupied by existing and vacant industrial uses (totaling approximately 86,500 square feet [sf]), surface parking lots, and disked fields. The project proposes the demolition of the existing buildings and surface parking lots, and the development of up to 30,770 sf of commercial space and up to 964 new residential units (apartments, condominiums, and town-house style condominiums), for a total development of approximately 1.8 million sf. As shown in the conceptual site plan attached as Figure 2 to this NOP, the project site would include eleven planning areas. Proposed buildings to be developed at the project site would be between three and six stories in height. Primary vehicular access to the project site would be via Decoto Road on the west side of the project site, 7th Street on the north side of the project site, and Bradford Way and Zwissig Way on the east side of the project site. The project proposes approximately 5 acres of public and private open space that would include community parks, passive open space, urban plazas, and private amenity space for residents. Pedestrian, bicycle, and additional vehicular access would be provided throughout the project site. The proposed project would include the following new streets within the project site: M Street, 8th Street and 9th Street in the east-west direction and K Street and L Street in the north-south direction. Each planning area would include parking sufficient to serve the proposed development and all public streets would include on-street parking. Construction of the proposed project would begin in mid-2021 and occur in two phases over approximately five years, with anticipated completion in late 2025.

The project site is identified in the 2040 Union City General Plan as Station East Mixed Use (SEMU). The project site is currently zoned Research and Development Campus (RDC). The applicant has applied for the following entitlements:

- General Plan Amendment to update land use targets for the Station East area and reduce minimum density to 25 units per acre provided a certain average density is maintained;

¹ Please note that the applicant recently completed a lot line adjustment to modify some parcels to better align with the project boundary. These are denoted with the term "portion." The Assessor's Office has yet to assign new assessor parcel numbers for these lots.

- Creation of a new zoning district for consistency with the General Plan designation of Station East Mixed Use and a zoning map amendment to apply this new zoning district to the project site;
- Update to DIPSA Specific Plan (referred to as the Station District Specific Plan) to reflect new land uses, circulation, design attributes, etc.;
- Tentative Parcel Map to facilitate block configuration and creation of condominiums and townhomes;
- Site Development Review approval for building and site design; and
- Development Agreement.

Probable Environmental Effects and Scope of the EIR

The EIR for the Station East Residential/Mixed Use Project will describe existing environmental resources and current conditions at the project site and surrounding area. The EIR will evaluate the environmental impacts of implementing the project and will identify feasible mitigation measures that may lessen or avoid such impacts. The EIR is intended to be a project-level document. The analysis will focus on the reasonably foreseeable direct and indirect physical environmental effects that could result from implementation of the project.

Each of the following CEQA environmental issue areas will be addressed in the EIR: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water, Quality, Land Use and Planning, Mineral Resources, Noise and Vibration, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, Transportation and Traffic, and Wildfire. There is reasonable potential that the project would result in less-than-significant environmental effects related to Aesthetics, Agriculture and Forestry Resources, Mineral Resources, and Wildfire; thus, it is anticipated that these topics will be discussed in the "Less than Significant Impacts" chapter in the EIR.



NOP Comment Period: In accordance with the time limits identified in State law, please respond to this NOP with your comments on the scope and content of the EIR at the earliest possible date, but **not later than 5:00 p.m. on April 9, 2020**. Please include the name of the contact person for your agency or organization (if applicable) and submit written comments to:

Carmela Campbell, AICP
Economic and Community Development Director
City of Union City
34009 Alvarado-Niles Road
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Scoping Meeting: To facilitate responses to the NOP, the City will hold a scoping meeting on Monday, March 23, 2020, at 7:00 p.m. at Studio 11, 34626 11th Street, Union City, CA 94587.

Attachments

1. Figure 1: Project Location
2. Figure 2: Proposed Project Conceptual Site Plan

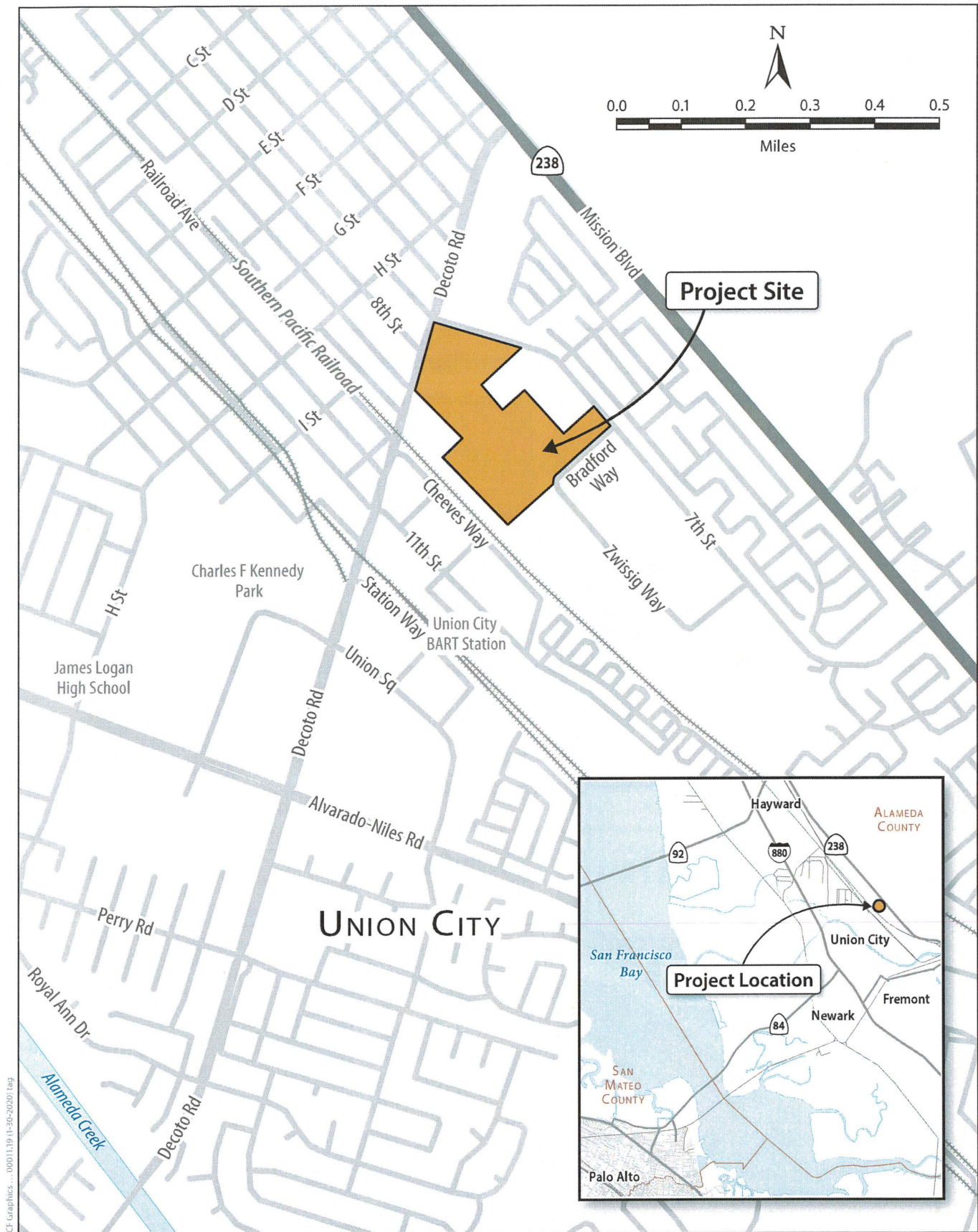


Figure 1
Project Location

