

2020039032

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 #

Project Title: Station East Residential/Mixed Use Project

Lead Agency: City of Union City

Contact Person: Carmela Campbell, AICP

Mailing Address: 34009 Alvarado-Niles Road

Phone: (510) 675-5316

City: Union City

Zip: 94587

County: Alameda County

Project Location: County: Alameda County

City/Nearest Community: Union City

Cross Streets: Decoto Road and Seventh Street

Zip Code: 94587

Longitude/Latitude (degrees, minutes and seconds): 37 ° 35 ' 43.16 " N / 122 ° 0 ' 56.40 " W Total Acres: 26.5

Assessor's Parcel No.: Multiple (see attachment)

Section: S5

Twp.: T4S

Range: R1W

Base: Mt. Diablo

Within 2 Miles: State Hwy #: SR 238, I-880

Waterways: Alameda Creek, Quarry Lakes Regional Recreation Area

Airports: N/A

Railways: Union Pacific Railroad Niles Subdivision line, BART

Schools: Guy Emanuele Elem; Searles Elem; James Logan HS

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

☐ FONSI

Governor's Office of Planning & Research

Local Action Type:☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexion☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: Specific Plan update; DA, etc.**Development Type:**☒ Residential: Units 964 Acres☐ Office: Sq.ft. Acres Employees☒ Commercial: Sq.ft. 30,770 Acres Employees☐ Industrial: Sq.ft. Acres Employees☐ Educational: Acres Employees☒ Recreational: 5 acres of public and private open space☐ 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☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Energy/GHG/Wildfire**Present Land Use/Zoning/General Plan Designation:**

GP Designation: Station East Mixed Use (SEMU); Zoning: Research and Development Campus (RDC)

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

The project site 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. 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 Zwiwig 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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 checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input checked="" type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>4</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>2</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input checked="" 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 checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input checked="" type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>3</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date March 10, 2020 Ending Date April 9, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>ICF</u>	Applicant: <u>Kevin Fryer, Integral Communities</u>
Address: <u>201 Mission Street, Suite 1500</u>	Address: <u>2235 Encinitas Boulevard, #216</u>
City/State/Zip: <u>San Francisco, CA, 94105</u>	City/State/Zip: <u>Encinitas, CA, 92024</u>
Contact: <u>Jessica Viramontes</u>	Phone: <u>(925) 899-5065</u>
Phone: <u>(415) 677-7108</u>	

Signature of Lead Agency Representative: _____

Date: 3/4/20

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