Print Form

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 #: _____

Project Title: MidPen Affordable Housing Project (Lazuli Landing)

Lead Agency: City of Union City

Contact Name: Carmela Campbell, Economic and Community Development Director

Email: CarmelaC@UnionCity.org Phone Number: (510) 675-5316

Project Location: 33403-33459 Mission Boulevard, Union City, CA 94587 Alameda
City *County*

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

The applicant, MidPen Housing Corporation ("MidPen"), is proposing to develop a vacant City-owned block adjacent to Mission Boulevard (State Highway 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 who would serve project residents as well as the larger community.

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

The Initial Study identifies potentially significant impacts on air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, hydrology and water quality, and noise. Construction impacts on air quality would be mitigated by standard dust control measures, exhaust reduction measures, and compliance with regulations on architectural coatings. Potential health risk impacts to sensitive receptors would be mitigated by installation of enhanced air filtration systems. Potential impacts to burrowing owls would be mitigated by pre-construction surveys and passive relocation if action burrows are found. Potential construction impacts on cultural resources would be mitigated by standard measures stipulated in Section 15064.5 of the CEQA Guidelines. Potential impacts to paleontological resources would be mitigated by oversight by a paleontologist. Potential impacts from exposure to hazardous materials would be mitigated by implementation of a Health and Safety Plan and a Site Management Plan. Potential construction impacts on water quality would be mitigated by standard Best Management Practices for controlling erosion and sedimentation. Potential operational impacts on water quality would be mitigated by implementation of a Stormwater Control Plan in accordance with National Pollutant Discharge Elimination System (NPDES) requirements. Potential operational impacts on water quality would be mitigated by providing appropriate treatment of garage wash water. Potential construction noise impacts would be mitigated by erection of sound walls and monitoring by a qualified acoustical consultant, who would identify any additional mitigation measures needed to achieve acceptable noise levels. Potential operational noise impacts would be mitigated by installation of sound-rated doors and windows, as determined by a qualified acoustical consultant.

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

None.

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

San Francisco Bay Regional Water Quality Control Board