



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

**DATE:** November 6, 2020

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

**PROJECT TITLE:** Station East Residential/Mixed Use Project

**PUBLIC REVIEW COMMENT PERIOD:** November 6 - December 21, 2020

**LOCATION:** Project site is bound by Decoto Road to the north, 7<sup>th</sup> Street to the east, Bradford Way to the south, and the Union Pacific Railroad Niles Subdivision rail line to the west.

**LEAD AGENCY CONTACT:** Carmela Campbell, AICP  
Economic and Community Development Director  
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Notice is hereby given that the City of Union City Planning Division has prepared a Draft Environmental Impact Report (Draft EIR) for the Station East Residential/Mixed Use Project. This Draft EIR is now available for public review and comment. The Draft EIR may be accessed on the City's website under Planning Documents (direct link here: <https://www.unioncity.org/347/Planning-Documents>). Copies of the Draft EIR and all documents incorporated by reference in the Draft EIR are available for review by appointment at the Planning Division at 34009 Alvarado-Niles Road. Due to the COVID-19 Pandemic, the Planning Division is not open to members of the public, except by appointment. If you would like to review a physical copy of the Draft EIR, please call the Planning Division at 510-675-5319 to make arrangements to review the document.

## Project Location

The project site is in the southeast corner of the developed portion Union City. The six-parcel, approximately 26.5-acre project site is bound by Decoto Road to the north, 7<sup>th</sup> Street to the east, and Bradford Way and several industrial uses to the south. The project site is adjacent to the Niles subdivision UPRR tracks along the western perimeter. Just beyond the railroad tracks are several residential developments and the Union City BART station.

The project site (assessor's parcel numbers [APNs] 87-21-5-2, 87-21-13-1, 87-21-13-2, 87-23-12, 87-23-10, and 87-23-13-2) is currently occupied by existing and vacant industrial uses (totaling 86,500 square feet [sf], or 2.0 acres); surface parking lots, asphalt or concrete storage lots, a roadway, and railroad spur improvements (6.4 acres); and vacant unpaved areas, including agricultural, annual grassland, landscaped, and ruderal areas (18.1 acres). The location of the project site is shown in the attached Figure 1.

The project site is part of the Decoto Industrial Park Study Area Specific Plan (DIPSA Specific Plan) area. The project site is also located in a Priority Development Area (PDA). PDAs are existing neighborhoods within the vicinity of frequent transit and in an area planned for future housing and job growth; they are a key regional strategy for the Metropolitan Transportation Commission (MTC) and Association of Bay Area Government's (ABAG) Plan Bay Area to develop the region in a sustainable manner.

## Project Description

The project proposes the demolition of the existing buildings and surface parking lots and development of up to approximately 1.8 million sf, including up to 974 new residential units (apartments, condominiums, and townhome-style condominiums, referred to in the Draft EIR as townhomes) and approximately 30,800 sf of commercial space. The project site would include 11 planning areas (PAs) with 33 residential buildings and one community building. Most of the 34 proposed buildings would be between three and five stories tall. Vehicular access to the project site would be via Decoto Road on the north side of the project site, 7<sup>th</sup> Street on the east side of the project site, and Bradford Way and Zwissig Way on the south side of the project site. One linear paseo (Paseo C) would extend through the southern portion of the project site in the east–west direction. Three community parks, one tot lot, and one outdoor amphitheater would be located throughout the project site. In addition, urban plazas would be located near the proposed commercial uses in PA 1. Pedestrian, bicycle, and vehicular access would be provided throughout the project site. The proposed project conceptual site plan is shown in the attached Figure 2. The proposed project would include approximately 1,791 parking spaces for vehicles (including 190 on-street surface stalls) and 458 parking spaces for bicycles, both long term (i.e., bike storage



facilities) and short term (i.e., bicycle racks), and other vehicle, pedestrian, and bicyclist improvements. Construction of the proposed project would begin in mid-2021 and occur in two phases over approximately 4.5 years, with anticipated completion in late 2025.

## Environmental Impacts

The Draft EIR identifies that the proposed project would not result in any significant and unavoidable project-level impacts. All potentially significant environmental effects of the project would be reduced to less-than-significant levels through implementation of either existing regulatory requirements or mitigation measures as recommended in the Draft EIR.

## Public Review Comment Period

The City of Union City is soliciting comments regarding the analysis contained in the Draft EIR. **All comments must be received by the City of Union City Planning Division no later than 5:00 PM on December 21, 2020.** Written comments on the Draft EIR may be sent via U.S. mail and addressed to:

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

Comments may also be sent via email to: [StationDistrict@unioncity.org](mailto:StationDistrict@unioncity.org)

For comments sent via email, please include “EIR Comments: Station East Residential/Mixed Use Project” in the subject line and the name and physical address of the commenter in the body of the email. All comments on environmental issues received during the public comment period will be considered and addressed in the Final EIR, which is anticipated to be available for public review around February 2021.



## Public Review Schedule:

Public Release of Draft EIR	November 6, 2020
Planning Commission Public Review Hearing, via Teleconference:	November 19, 2020 beginning at 7:00 PM or later
In Person Participation Prohibited due to Public Health Emergency. Comments may be submitted in writing prior to the hearing or at the hearing consistent with the Teleconference Guidelines.	
Instructions on how to virtually attend the meeting and provide your comments can be found at <a href="https://www.unioncity.org/199/City-Meetings-Video">https://www.unioncity.org/199/City-Meetings-Video</a>	
45 Day Review Period End Date	December 21, 2020
For additional information, please contact Carmela Campbell, Economic and Community Development Director at (510) 675-5316.	

## Attachments

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