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: Seven Hills Estates Subdivision Project

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: Union City (*City*) Alameda (*County*)

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

The applicant, Venkateswara Vaddineni, is proposing to subdivide a 6.01-acre vacant hillside property in the City of Union City (Alameda County) into six residential lots and develop each lot with a custom single-family home. The project site (Assessor's Parcel Number 87-34-2-7) is located at the northeastern edge of the City of Union City at the southern terminus of Florence Street, about 300 feet east of Riviera Drive. Access to the site is provided via Appian Way and State Highway 238 (Mission Boulevard). Regional access is provided by Interstate 880, located approximately 3 miles to the southwest.

A new private street would extend into the lower portion of the hillside site from existing Florence Street, which currently doglegs to the southwest into Seven Hills Park; the park abuts the southwesterly edge of the project site. The project would subdivide the currently vacant hilly 261,585-square-foot property into six lots ranging in size from 14,363 square feet to 53,820 square feet. The proposed homes would range in size from 3,872 square feet to 5,787 square feet of living space, not including the garages, and would provide three to five bedrooms. A portion of the undeveloped slopes above the homes would be maintained as a fire buffer area that would be maintained by a Homeowners Association (HOA) that would be formed after the final subdivision map is recorded.

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, 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 impacts on special-status plant species would be mitigated by spring blooming surveys and implementation of mitigation approved by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS), as applicable, if such species are found on the site. Potential impacts to nesting birds would be mitigated by pre-construction surveys and protection of any identified nests during construction. Potential impacts to Alameda whipsnake would be mitigated by a pre-construction survey and obtaining regulatory permits. Potential construction impacts on cultural resources would be mitigated by standard measures stipulated in Section 15064.5 of the CEQA Guidelines. Potential siltation impacts on adjoining properties during construction would be mitigated by erection of a silt barrier fence. Potential impacts to paleontological resources would be mitigated by oversight by a paleontologist. Potential construction noise impacts would be mitigated by limitations on construction hours and compliance with General Plan policies pertaining to construction noise.

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