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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: Union City Raising Cane's

Lead Agency: City of Union City

Contact Name: Mayank Patel, Senior Planner

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Project Location: 31900 Dyer Street, Union City, Alameda County
City *County*

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

The Union City Raising Cane's Project (project) would include the demolition of an existing approximately 6,833-square-foot (sf) permanently closed TGI Fridays restaurant and associated infrastructure and the construction of an approximately 3,556-sf Raising Cane's restaurant, including an external corral, and dual drive-through lanes. The project would also feature site improvements including the addition of overhead canopies, a new waste enclosure, and a total of 45 on-site parking spaces. The proposed project would also require the following General Plan and Zoning text amendments. A minor conforming General Plan amendment is required to change the applicable commercial development type sub-area from CUL-SRSC to CUL-CC, as depicted in Figure SA-12.2 of the General Plan. A General Plan text amendment is also required to reduce the minimum floor area ratio (FAR) standard applicable to the CRR designation to accommodate the project's FAR. The project site is within the CUL District. A Zoning Map Amendment is not required; however, Zoning text amendments are proposed to be included concurrently with the project entitlements to clarify and update the sub-area descriptions within UCMC Chapter 18.39 to ensure the zoning ordinance is consistent with the proposed General Plan Amendment and accurately reflects the updated sub-area descriptions.

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/Mitigated Negative Declaration identifies potentially significant impacts on air quality, biological resources, cultural resources, geology/soils, hydrology and water quality, and tribal cultural resources. Construction impacts on air quality would be mitigated by implementation of the Bay Area Air District's Basic Construction Mitigation Measures. Potential impacts to nesting and migratory birds would be mitigated by pre-construction surveys and implementation of buffers if active nests are found. Potential construction impacts on cultural resources would be mitigated by standard measures stipulated in Section 15064.5 of the CEQA Guidelines. Potential construction impacts on hydrology and water quality would be mitigated by preparation and implementation of a dewatering plan. Potential construction impacts on Tribal cultural resources would be mitigated by Tribal oversight if cultural resources of Native American origin are identified during grading or excavation.

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

The project does not have any known significant areas of controversy.

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

N/A