

EXHIBIT A

**City of Union City**  
**General Plan Annual Progress Report**  
**2020-2022**

**Reviewed by:**

City of Union City Planning Commission on March 2, 2023

City of Union City Council on March 28, 2023.

**Submitted by:**

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## **Introduction and Purpose**

California Government Code Section 65400 mandates local planning agencies to: *“Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open- space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.”* An annual report must be prepared and approved by the City of Union City Council and submitted to the State of California Office of Planning and Research and Department of Housing and Community Development (HCD), by April 1st of each year.

The purpose of this report is to meet the requirements of State law, as well as to inform the Planning Commission, City Council, and the community regarding the status of implementation of the General Plan. Since many of the factors and issues that the General Plan addresses change from year to year, an annual review and reporting of implementation will help ensure the City is moving forward to achieve the Plan’s vision.

This report covers the reporting period from January 1, 2020 – December 31, 2022.

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# General Plan Background

## Consistency with State General Plan Guidelines

The General Plan was prepared using the State's General Plan Guidelines (Government Code 65040.2). The last comprehensive update approved by the City Council on December 10, 2019. The document contains goals and policies upon which the City Council, Planning Commission, and City staff will base their decisions. The general plan lays out a plan for "for the physical development of the city and any land outside its boundaries that bears relation to its planning" (California Government Code Section 65300). The horizon year for Union City's General Plan is 2040.

The 2040 General Plan was shaped over a four-year period by an extensive public outreach process that included over 65 meetings with residents, business owners, commissions, committees, and decision-makers. The 2040 General Plan describes the community's vision, and contains the goals, policies, and implementation programs to achieve that vision. California State Law requires every city and county to adopt a general plan that serves as the jurisdiction's "constitution" or "blueprint" for development. All specific plans, subdivisions, public works projects, and zoning decisions must be consistent with a local jurisdiction's general plan. It also provides guidance on how other City ordinances, plans, and programs should be updated to implement the City's General Plan policies.

Government Code section 65302 requires general plans to include 7 elements which are listed below along with the corresponding Union City General Plan element in parenthesis:

- Land use Element (Chapter 3 - Land Use Element);
- Circulation Element (Chapter 5 – Mobility Element);
- Conservation Element (Chapter 8 - Resource Conservation);
- Open Space Element (Chapter 8 - Resource Conservation);
- Noise Element (Chapter 6 – Safety Element);
- Safety Element (Chapter 6 – Safety Element);
- Environmental justice (Chapter 2 - Health and Quality of Life); and
- Housing Element (under a separate cover from the General Plan).

The General Plan also includes five optional elements: Economic Development (Chapter 1), Health and Quality of Life (Chapter 2), Community Design (Chapter 4), Public Facilities and Services (Chapter 7), and Special Areas (Chapter 11).

Specific implementation programs are contained in each element and summarized in Chapter 10, "Specific Implementation Programs" for ease of review. The following sections provide an overview of each element and progress towards implementing its various actions.

## Status of the General Plan Implementation Progress

The City is exiting an extraordinary few years of impacts on City operations. In September 2019, the City suffered a ransomware cyberattack that crippled computer systems citywide, which has taken several years to recover from. In March 2020, the COVID 19 pandemic required the City to overhaul its customer service model to protect the health and safety of employees and the public at large and pivot it's work program to support local residents and business owners with a variety of new COVID 19 related recovery programs. With that said, the City has done a good job of implementing various General Plan Implementation programs since approval of the plan in December 2019.

The following discussion summarizes the implementation progress of the various elements of the General Plan during calendar years 2020-2022.

### Economic Development

The Economic Development Element is an optional element allowed by State Law. A framework is provided by the Economic Development Element for establishing long-term economic and fiscal stability, while increasing economic opportunity and prosperity for residents and businesses. The Element reflects the City's aspirations to be a key contributor to the Bay Area economy.

General Plan goals:

- GOAL ED-1 Ensure Union City's fiscal solvency by encouraging economic development activities that generate sales tax, property tax, and other revenues that help sustain municipal services.
- GOAL ED-2 To attract businesses that diversify the local economy, provide high-paying jobs for Union City residents, and increase City revenues.
- GOAL ED-3 Support the retention and expansion of Union City's businesses to ensure they remain a vital part of the City's economic base.
- GOAL ED-4 Provide desirable amenities and create places that attract businesses to locate in Union City.
- GOAL ED-5 To reinvigorate business parks with a diverse mix of business sectors and job intensive uses that create attractive and vibrant employment centers.
- GOAL ED-6 To encourage Union City's shopping districts to redevelop, intensify, and adapt to changing retail trends as necessary to create retail destinations, better serve community needs, and remain competitive within the region.

- GOAL ED-7 To create a supportive environment in which local businesses can prosper.
- GOAL ED-8 To support job training and education programs to prepare Union City residents for high quality jobs.
- GOAL ED-9 To encourage environmental sustainability within the business community.

Progress of Implementation by Program:

Program	<b>ED - 1. A Economic Development Strategic Plan.</b> The City shall review and update the Economic Development Strategic Plan every five years or as market conditions change. The Plan shall identify short- and mid-term goals and strategies to diversify and expand Union City’s economy. The Economic Development Strategic Plan shall be the City’s primary tool for implementing economic development-related policies of the General Plan.
Implements Policy	EDSP implements all Economic Development Element policies.
Responsible Department	Economic and Community Development Department, and Economic Development Advisory Team (EDAT)
Time Frame	FY 19/20 and every five years or as market conditions change.
Status	An update to the Economic Development Strategic Plan will began in Spring 2023.

Program	<b>ED - 1. B Industrial Land Conversion Decision Matrix.</b> The City shall develop a decision matrix to evaluate any proposed rezoning of industrial or commercial lands to alternate uses. The matrix shall include scoring criteria to help decision makers evaluate the potential impacts of the proposed conversion. The evaluation shall not apply to sites identified as part of the Housing Element.
Implements Policy	ED-1.3, 1.4 Economic and Community Development Department,

Responsible Department	Economic Development Advisory Team (EDAT)
Time Frame	FY 23/24
Status	A formal decision matrix has not been completed.

Program	<b>ED - 2. A Targeted Business Attraction Strategy.</b> The City shall review and update the list of targeted industries at least every five years, based on market research and analysis, and develop marketing strategies that target investors and businesses with a focus in the targeted industries.
Implements Policy	ED-2.1, 2.2
Responsible Department	City Manager's Office, Economic and Community Development Department, Economic Development Advisory Team (EDAT)
Time Frame	Ongoing
Program	In 2022, the City was part of local and regional efforts, including work by the East Bay Economic Development Alliance, to understand business sectors and industry growth in combination with an evaluation of an assessment of current real estate inventories. Labor supply to support growth in specific industries was also considered.

Program	<b>ED - 2. B Website and Marketing Materials.</b> The City shall actively maintain and improve the City's Economic Development webpages and marketing materials to provide investors and businesses with information needed to encourage them to locate in Union City.
Implements Policy	ED-2.1, 2.2, 2.4, 2.8, 7.6
Responsible Department	City Manager's Office, Economic and Community Development Department

Time Frame	
Status	Economic Development staff periodically reviews the City's website to ensure information is accurate. It is anticipated when the new Economic Development Specialist position is brought on-board that staff will do a comprehensive update.

Program	<b>ED - 2. C Commercial/Industrial Sector and Real Estate Indicators Program.</b> The City shall develop and maintain a commercial/industrial sector database by industry type, and match business prospects with real estate vacancies or key development opportunities.
Implements Policy	ED-2.8
Responsible Department	City Manager's Office, Economic and Community Development Department, Administrative Services Department (Management Information Systems)
Time Frame	Ongoing
Status	The City's HDLPrime business license database system maintains commercial/industrial information including SIC Codes and/or NAICS Codes that identify industry types, which is used by several City departments, including ECD.

Program	<b>ED - 4. A High-Speed Internet Program.</b> The City shall strive to implement Wi-Fi and/or access to high-speed internet with other city facilities.
Implements Policy	ED-4.1 Economic and Community Development Department,
Responsible Department	Public Works Department
Time Frame	Ongoing

Status	Implementation of high-speed internet is currently underway in the Station District. To implement Wi-Fi and high-speed internet at employment centers, the city has contracted Advanced Mobility Group (AMG). AMG offers transportation engineering services for planning and implementation of advanced transportation technologies. AMG is performing a study of available city conduit connecting intersections throughout the City. The conduits can be used to lay city fiber for high-speed connectivity. Completion of the draft study is anticipated by April 2023.
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Program	<b>ED - 5. A Warehouse Transformation Strategy.</b> The City shall develop strategies to support the conversion of warehouse uses to flex space for manufacturing and research and development, Class A office space, and generally a more diverse mix of commercial and industrial uses.
Implements Policy	ED-1.1, 2.7, 5.1, 5.2, 5.3
Responsible Department	City Manager’s Office, Economic and Community Development Department, Economic Development Advisory Team (EDAT)
Time Frame	FY 20/21
Status	With input from the Economic Development Advisory Team and City Council, City staff has explored strategies to limit and/or reduce the impacts of warehouse uses. Such strategies include business license fee updates, updates to the Zoning Ordinance to include standards for flex building, and inventory analysis to understand the value of building types to support the needs of businesses. New performance and design standards for flex-industrial uses will be reviewed by the Planning Commission and City Council in Spring 2023.

Program	<b>ED - 6. A Retail Performance Monitoring.</b> The City shall periodically evaluate the performance of the city’s shopping centers. The City shall support property owners and brokers leasing efforts by matching
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	business prospects with real estate vacancies or development opportunities. The City shall conduct outreach efforts with owners and brokers of underperforming retail centers to discuss options for rehabilitation, modernization, or intensification of the centers; possible changes in retail mix; or conversion to non-retail uses.
Implements Policy	ED-6.3, 6.4, 6.6, 6.7
Responsible Department	City Manager's Office, The Economic and Community Development Department
Time Frame	Ongoing
Status	Sales tax and vacancy data is monitored on a quarterly basis, which assists staff in evaluating the performance of the City's shopping centers. A recent focus has been on the City's regional shopping center, Union Landing, with in-depth analyses of trade area data. A study was prepared, which formed the basis of a comprehensive update to the Union Landing zoning regulations. The zoning amendments were also informed by feedback from stakeholders, including Union Landing property owners and brokers. The amendments were adopted in summer 2021 (Ordinance No. 887-21).

Program	<b>ED - 7. A Business Outreach Program.</b> The City shall continue to reach out to Union City businesses to learn about new industries and technologies, discuss specific needs of local businesses, identify business expansion opportunities, and determine if City policies and regulations are reflective of changing and emerging business needs.
Implements Policy	ED-7.1
Responsible Department	City Manager's Office, Economic and Community Development Department
Time Frame	Ongoing

Status	<p>The Covid-19 pandemic response required focus on business recovery strategies, outreach, and information sharing. Staff continues to serve as a business concierge as businesses consider expansion to fully utilize space currently vacant or underutilized. Businesses are challenged by low vacancy rates in the city and the region along with labor shortages.</p>
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Program	<p><b>ED - 9. A Green Business Support.</b> The City shall encourage participation in the Alameda County Green Business Program by including program information in business license applications, hosting outreach events, and coordinating with the Chamber of Commerce. The City shall recognize green businesses in the community through actions such as listing green businesses on the City website, hosting recognition ceremonies for businesses that achieve certified green business status, and providing award certificates.</p>
Implements Policy	ED-9.1, 9.2
Responsible Department	Economic and Community Development Department
Time Frame	Ongoing
Status	<p>Union City continues as an active participant in the Alameda County Green Business Program. As of July 1, 2022, there are eight businesses in the city with Green Business certification. The businesses are listed at <a href="https://greenbusinessca.org/AlamedaCounty">https://greenbusinessca.org/AlamedaCounty</a>. The Union City webpage for the program is: <a href="https://www.unioncity.org/331/Green-Business-Program">https://www.unioncity.org/331/Green-Business-Program</a>.</p>

## Health and Quality of Life (Environmental Justice)

A healthy community promotes a positive physical, social, and economic environment that supports the overall well-being of its residents. While other parts of the General Plan also touch on aspects of health and quality of life, the purpose of the Health and Quality of Life Element is to promote a healthy lifestyle and improve residents' quality of life by ensuring access to parks and recreation, healthy foods, health care facilities, as well as resources and programming that enrich people's lives. The mandated environmental justice element is contained in the City's Health and Quality of Life element.

General Plan goals:

- GOAL HQL-1 Ensure all residents have access to healthy foods.
- GOAL HQL-2 Maintain, expand, and improve Union City's parks and recreation facilities to meet existing and future needs.
- GOAL HQL-3 Ensure that recreation, arts, culture, and other community programs reflect the diverse needs of the community and are available to all residents.
- GOAL HQL-4 Facilitate the provision of social services for all Union City residents.
- GOAL HQL-5 Facilitate the provision of accessible, affordable, and appropriate health care to all Union City residents.
- GOAL HQL-5 Facilitate the provision of accessible, affordable, and appropriate health care to all Union City residents.
- GOAL HQL-7 To ensure residents are given opportunities to participate in the land use planning and decision-making process through clear communication of information and engagement opportunities.
- GOAL HQL-8 The City shall celebrate its diversity and work towards creating a community where residents feel safe and are free of prejudice and discrimination.
- GOAL HQL-9 Ensure all members of the community have equal access to a clean and healthy environment.

Progress of Implementation by Program:

Program	<b>HQL-1. A Amend Zoning Ordinance for Health Foods.</b> The City shall review and amend its Zoning Ordinance, as appropriate, to
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	increase opportunities for healthy foods, including healthy food retail outlets, community gardens, farmers markets, backyard gardens. The City shall also consider adopting limitations on fast food outlets near schools.
Implements Policy	HQL-1.1, 1.2
Responsible Department	Economic and Community Development Department
Time Frame	FY 20/21
Status	Community gardens are permitted by right in the Civic Facilities (CF) zoning district. Through Ordinance 903-22, adopted November 2022, the City added farmer's markets as a conditional use in the new Marketplace Mixed Use, and Village Mixed Use zoning districts. Farmers' markets are also conditionally permitted in the Station Mixed Use Commercial and Neighborhood Commercial zoning districts.

Program	<p><b>HQL-2. A Parks and Recreation Master Plan.</b> The City shall periodically update the Parks and Recreation Master Plan to address a variety of issues related to the City’s parks and recreational facilities, including but not limited to:</p> <ul style="list-style-type: none"> <li>• An inventory of potential sites for future parks or recreational opportunities, which includes a high-level feasibility assessment that takes into consideration a variety of factors including, but not limited to, configuration, location, access, current use, availability, and ownership. The assessment shall also provide feedback on the types of parks or recreational facilities most appropriate for the site. The inventory of potential sites shall include, but is not limited to, the Turk Island landfill site, lands owned by Masonic Homes located east of Mission Boulevard, a portion of the Gateway Site identified in the Land Use Element for new residential housing and a park, and open space lands west of Union City Boulevard.</li> </ul>
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	<ul style="list-style-type: none"> <li>• An assessment of existing parks and recreational facilities to determine what improvements or renovations are needed to address the diverse needs of existing and future users. This shall include developing guidelines that recognize the life span of various park components and a timeline for replacement.</li> </ul>
Implements Policy	HQL-2.1, 2.4, 2.7, 2.8, 2.13
Responsible Department	Community and Recreation Services, Economic and Community Development Department, Public Works Department
Time Frame	FY 20/21, and periodically thereafter, dependent upon budget availability
Status	<p>As a precursor to updating the Parks and Recreation Master Plan, the City has identified parks in need of renovation on a case-by-case basis as funding becomes available. As part of the analysis, Old Alvarado/Cesar Chavez Parks was identified as a priority for various improvements. That project is currently underway. In addition, new parks are identified through the City's Development Review process when new development is proposed.</p> <p>There is no identified start date for the Park and Recreation Master Plan update.</p>

Program	<p><b>HQL-2. B Update Park Facilities Fee.</b> The City shall update the Park Facilities Fee to better reflect current costs and needs. Any future nexus study conducted to justify a revised park impact fee should also consider the feasibility of expanding it to apply to commercial and industrial development. Adoption of a nonresidential fee should be contingent upon a market study indicating the amount of the fee that would be feasible without affecting the City's economic development goals.</p>
Implements Policy	HQL-2.3, 2.4

Responsible Department	Finance Department, Community and Recreation Services, Economic and Community Development Department
Time Frame	FY 20/21
Status	An impact fee study is underway for to update all City development impact fees, including the Park Facilities Fee.

Program	<b>HQL-2. Joint Use Agreements with NHUSD.</b> The City shall work collaboratively to update joint use agreements with the New Haven Unified School District to maximize public access to school recreational facilities and grounds during non-school hours. The City shall emphasize agreements that: (a) provide access to facilities which are currently lacking in existing City parks; and (b) benefit areas that currently lack neighborhood or community parks.
Implements Policy	HQL-2.9
Responsible Department	Community and Recreation Services, Economic and Community Development Department
Time Frame	Ongoing
Status	On December 6, 2022, the City Council (Resolution No. 6048-22) approved a land exchange agreement, a master joint use agreement and joint use agreements for Pioneer Park, Shorty Garcia Park, James Logan Tennis Center, Dan Oden Swim Complex with New Haven Unified School District.

Program	<b>HQL-2. D Landscape and Lighting District Parcel Tax.</b> Evaluate updating the Landscape and Lighting District parcel tax and focus on park maintenance.
Implements Policy	HQL-2.12

Responsible Department	Public Works Department
Time Frame	FY 22-23
Status	Updates to the Landscape and Lighting District (LLAD) Parcel Tax require voter approval. To date, there has not been support to update this tax.

Program	<b>HQL-3. A Community and Recreation Services Activity Guide.</b> The City shall prepare and distribute an Activity Guide of Community and Recreation Services.
Implements Policy	HQL-3.6
Responsible Department	Community and Recreation Services, Economic and Community, Development Department, City Manager's Office
Time Frame	
Status	The Community and Recreation Services regularly updates events and activity schedules on its website and sends out an Activity Guide three times per year. The Winter/Spring 2023 Activity Guide was released in November/December 2022.

Program	<b>HQL-4. A Maintain List of Social and Community Services.</b> The City shall periodically update the City's website to maintain a current list of local social and community services.
Implements Policy	HQL-4.1, 4.2, 4.3, 4.4, 4.5, 4.6
Responsible Department	Community and Recreation Services, Economic and Community Development Department, City Manager's Office
Time Frame	Ongoing
Status	Refer to HQL-3. A.

Program	<b>HQL-4. B Public Service Grants.</b> The City shall continually apply for grant funding and distribute these funds on a bi-annual basis as part of the City's budgeting process.
Implements Policy	HQL-4.9
Responsible Department	Ongoing
Time Frame	Economic and Community Development Department
Status	The City allocates the maximum 20 percent of its federal Community Development Block Grant funding to public service providers. The City has a bi-annual Public Service grant application process, to coincide with the City's bi-annual budget. This application process will open in March 2022.

Program	<b>HQL-4. C Public Service Needs Assessment and Funding Strategy.</b> The City shall periodically update the Public Services Needs Assessment and Funding Strategy Report to establish funding priorities for the Public Service Grants Program.
Implements Policy	HQL-4.9
Responsible Department	Economic and Community Development Department, City Council
Time Frame	FY 20/21, and every five years thereafter
Status	An update to the Needs Assessment is currently underway. It is anticipated that the assessment will be brought to the City Council in Spring 2023 for review.

Program	<b>HQL-6. A Guide to Senior Services.</b> The City shall prepare and distribute a Union City Resource Guide for Seniors.
Implements Policy	HQL-6.1, 6.2, 6.6
Responsible Department	Community and Recreation Services
Time Frame	FY 20/21 and annually thereafter
Status	The Ralph and Mary Ruggieri Senior Center hosts activities for seniors in the community. Services include lunches at a senior rate, fitness, English as a Second Language, and other helpful classes. The Senior Drive-thru Lunch Program also operates on weekdays.

## Land Use

The City initiated, made progress, or completed several major planning efforts that will shape future development. In 2021, the City initiated work on the sixth cycle housing element. The efforts included extensive outreach including: an online community survey, two community workshops, outreach at the Farmer's Market with interactive activities for the public to provide feedback on; Planning Commission and City Council Study Sessions, and participation by Union City in a regional collaborative. In addition, the City Council approved related General Plan and Zoning amendments in November 2022 to implement the vision identified in the draft Housing Element. The City's Bicycle & Pedestrian Master Plan Update was adopted in November 2021. The Station District Specific Plan was adopted in November 2022 by the City Council and will ensure consistency with the recently adopted Union City General Plan, while providing an opportunity to refine the vision, planning details, and implementation strategies for the Station District. During the reporting period, the Zoning Ordinance and Zoning Map were updated for consistency with the General Plan including the addition of several new zoning districts. In addition, the Zoning Ordinance was updated to simplify, clarify, and streamline the City's zoning requirements to facilitate development.

The Land Use Element designates the type, intensity, and general distribution of uses of land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private uses.

### General Plan Goals:

- GOAL LU-1 Strategically support infill development and redevelopment to transform Union City into a distinctive community with a dynamic, transit-oriented city center, attractive shopping and entertainment areas, and thriving and innovative workplaces.
- GOAL LU-2 Provide a land use framework that promotes transit-oriented development and walkable communities and reduces reliance on cars.
- GOAL LU-3 Encourage development that integrates a mix of commercial, office, and/or residential uses in appropriate areas, enabling residents to live close to businesses and services.
- GOAL LU-4 To preserve and enhance residential neighborhoods so they remain desirable places to live, maintain a variety of housing types, and contribute to the quality of life for Union City residents.

- GOAL LU-5 Foster development of residential neighborhoods that are attractive and safe.
- GOAL LU-6 To encourage Union City’s shopping districts to redevelop, intensify, and adapt to changing retail trends.
- GOAL LU-7 Protect the supply of land in Union City’s business parks and ensure development and design standards encourage business parks to adapt and transition into vibrant employment centers.
- GOAL LU-8 Provide for governmental, utility, institutional, educational, cultural, faith-based, and social facilities and services that are located and designed to complement and minimize incompatibility with Union City’s neighborhoods, commercial and employment districts, and nearby sensitive uses.
- GOAL LU-9 To provide for the orderly development of the Hillside Area that protects and enhances the area’s natural resources.
- GOAL LU-10 To coordinate with other agencies to achieve regional objectives for sustainability, promote the interests of the city in regional efforts, and further the goals of the Union City General Plan.

Progress of Implementation by Program:

Program	<b>LU-1.A Update Infill Regulations in Municipal Code.</b> The City shall evaluate and update, as appropriate, the Municipal Code regulations and procedures for infill development to ensure compatibility with the City’s infill development goals, as articulated in the General Plan.
Implements Policy	LU-1.1, 1.2, 1.3, 1.6
Responsible Department	Economic and Community Development Department
Time Frame	
Status	The City updated the Zoning Ordinance regulations and procedures to facilitate infill development in 2022. Specifically, Ordinance No. 900-22, adopted by the City Council on September 27, 2022, amended single-family residential zoning, including the addition of objective design standards, and regulations to comply with new legislation, including Senate Bill 9.

	<p>As part of the Housing Element update process, the City Council adopted Ordinance 903-22 on November 8, 2022, which implements the General Plan's infill policies by rezoning industrial and commercial districts to new mixed-use districts including Mixed Use Marketplace (MMU), Village Mixed Use (VMU), and Station East Employment (SEE), within the Station District.</p> <p>As part of the Station East Residential Mixed-Use project, a new Zoning District was created called Station East Mixed Use Residential (SEMUR), adopted in June 2021, through Ordinance 884-21, and applied to a 25-acre industrial. The rezoning achieves the City's goals of facilitating infill development.</p> <p>These amendments will assist the City in meeting its' residential development goals of the 2023-2031 Housing Element and the City's Regional Housing Needs Allocation (RHNA).</p>
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Program	<b>LU-3. A Update Mixed Use Regulations in Municipal Code.</b> The City shall evaluate and update, as appropriate, the Municipal Code regulations and procedures to ensure compatibility with the City's mixed-use development goals, as contained in the General Plan.
Implements Policy	LU-3.1, 3.2, 3.3
Responsible Department	Economic and Community Development Department
Time Frame	FY 21/22
Status	See discussion above.

Program	<b>LU-5. A Update Residential Impact Fees.</b> The City shall review and update its residential impact fees to ensure that they adequately address the costs to the City of providing services now and in the future.
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Implements Policy	LU-5.8
Responsible Department	Economic and Community Development Department, Administrative Services Department
Time Frame	FY 20/21
Status	An impact fee study is underway for an update to all City development impact fees, including fees for residential development.

Program	<b>LU-6. A Maintenance Standards for Shopping Districts.</b> The City shall develop maintenance standards for its shopping districts to improve their appearance.
Implements Policy	LU-6.2
Responsible Department	Economic and Community Development Department, Public Works Department
Time Frame	FY 21/22
Status	Maintenance standards for commercial uses have been included in the zoning updates referenced above and completed in 2022. In addition, new development projects are approved with required conditions for maintenance.

Program	<b>LU-6.B Update Zoning Ordinance to Encourage Intensification in Commercial Zones.</b> The City shall review the Zoning Ordinance to ensure that standards for commercial zones encourage higher-intensity, infill development, and experience-oriented uses within shopping districts.
Implements Policy	LU-6.1, 6.3, 6.4, 6.5, 6.7

Responsible Department	Economic and Community Development Department
Time Frame	FY 20/21
Status	In summer 2021, the Union Landing Commercial (CUL) Zoning District was amended under Ordinance No. 887-21 in support the Union Landing shopping center. The amendments modified the list of permitted and conditionally permitted uses to provide more consistency within subareas, to better reflect current market trends, and to re-designate uses so they are permitted and don't require discretionary review. The amendments updated development type descriptions to provide experience-oriented uses and the addition of breweries and wineries with on-site tasting and food service were added as a permitted use. The update included provisions related to trash and recycling facilities, property maintenance, and outdoor dining. Further, The City evaluated and updated the Municipal Code regulations for mixed use development. In November 2022, City Council approved zoning amendments consistent with the Station District Specific Plan (Ordinance No. 903-22).

Program	<b>LU-7. A Reviewing Zoning Ordinance to Respond to Market Trends.</b> The City shall review and update the Zoning Ordinance periodically to facilitate the conversion of the City's business and industrial parks to more job-intensive uses. The City shall regularly review the Zoning Ordinance thereafter to respond to real estate market and development trends, as well as changes in technology, including a review of the lists of permitted and conditionally permitted uses in industrial areas to ensure that desired and potentially compatible uses are not excluded.
Implements Policy	LU-7.2, 7.3
Responsible Department	Economic and Community Development Department, Planning Commission

Time Frame	FY 21/22; and ongoing thereafter
Status	In November 2022 (Ordinance No. 903-22), the City Council added a new Zoning District called Station East Employment (SEE) to replace the former Research and Development Campus (RDC) zoning for the employment area located in Station East. The SEE zoning allows for high density employment, office, lab, research and development, light manufacturing, and commercial services to create an urban campus in a walkable, transit-oriented setting.

## Community Design

The City's primary goal for community design is to strengthen Union City's identity by improving the quality of places and images throughout the city. High quality community design can build an urban fabric that strengthens its assets and brings coherence and identity to a city. The character of neighborhoods and centers, the design elements of buildings and public spaces, and role of scenic open space contribute to a sense of home for residents and a sense of place for visitors.

### General Plan Goals:

- GOAL CD-1 Ensure physical changes to the built environment enhance the city's form and help to create a stronger sense of place.
- GOAL CD-2 Protect and enhance the visual and physical access to the hillsides, baylands, and creeks.
- GOAL CD-3 To create distinct and attractive corridor environments along Union City's major roadways and transit lines.
- GOAL CD-4 To create positive first impressions for travelers entering the city through enhancement of the city's gateways.
- GOAL CD-5 To create a vibrant and inviting public realm that enhances Union City's identity and encourages community gathering.
- GOAL CD-6 Use public art as a way to beautify and enhance the public realm and create a sense of identity for Union City's different neighborhoods and districts.

### Progress of Implementation by Program:

Program	<b>CD-1. A Amending Zoning Ordinance to Include Design Criteria for Shopping Centers</b> The City shall amend the Zoning Ordinance to include design criteria and maintenance standards for new and substantially renovated shopping centers.
Implements Policy	CD-1.2, 1.3, 1.4
Responsible Department	Economic and Community Development Department
Time Frame	FY 20/21

Status	Maintenance standards for commercial uses have been included in the zoning updates referenced above and completed in 2022. In addition, new development projects are approved with required conditions for maintenance.
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Program	<b>CD-1. B Update Zoning Ordinance to Ensure Compatible Single Family Infill Development.</b> The City shall review and update the Zoning Ordinance to incorporate appropriate regulations to ensure the scale, massing, and design of new homes and additions to existing homes in single-family residential neighborhoods is compatible with surrounding single-family development.
Implements Policy	CD-1.14
Responsible Department	Economic and Community Development Department
Time Frame	FY 19/20
Status	Senate Bill (SB) 9, approved in 2021, requires a local agency to ministerially approve applications for 2 residential units within a single-family residential zone and applications for an urban lot split, with the goal of allowing for more intense residential development in single family residential districts. The City Council approved amendments adding regulations to implement SB 9 concurrently with other residential code updates (Ordinance No. 900-22). These amendments will assist the City in meeting its residential development goals of the 2023-2031 Housing Element and the City's Regional Housing Needs Allocation (RHNA).

Program	<b>CD-3. A Prepare Streetscape Master Plans for Major Corridors.</b> The City shall prepare streetscape master plans for the major arterial corridors that have not yet had plans prepared, such as Alvarado-Niles
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	Road, Decoto Road, Union City Boulevard, and Whipple Road. Streetscape master plans that have already been prepared shall be updated as appropriate.
Implements Policy	CD-3.1
Responsible Department	Public Works Department
Time Frame	As funding becomes available
Status	As part of the Station District Specific Plan update, standards related to streetscape design were developed for a portion of Decoto Road. Work on other arterials is underway.

Program	<b>CD-3. B Masonry Wall Master Plan.</b> The City shall prepare a master plan to identify the replacement of wooden residential fences on major arterials with well-designed masonry walls and develop a program to identify methods of funding the replacements.
Implements Policy	CD-3.6
Responsible Department	Public Works Department, Economic and Community Development Department, City Manager’s Office
Time Frame	As funding becomes available
Status	As part of the Development Review process, the City works with property owners to replace wooden residential fences on major arterials on a project-by-project basis.

Program	<b>CD-4. A Gateway Sign Program.</b> The City shall create a consistent wayfinding sign program for gateway signs along major corridors to help distinguish Union City from Fremont and Hayward.
Implements Policy	CD-4.2

Responsible Department	Public Works Department
Time Frame	FY 22/23
Status	This project has not started.

Program	<b>CD-6. A Public Art Master Plan.</b> The City shall work through the Arts & Culture Commission to prepare a citywide Public Art Master Plan that identifies opportunities for public art throughout Union City.
Implements Policy	CD-6.1
Responsible Department	Economic and Community Development Department
Time Frame	FY 23/24
Status	Pursuant to Union City Municipal Code, Chapter 12.40, The Art in Public Places Program, promotes the visual arts in Union City by requiring the inclusion of a public artwork component in new development projects. The chapter requires certain City-sponsored and private developments to install publicly accessible works of art or pay an equivalent in-lieu fee into the Public Art Fund. Final public art designs are reviewed by the Union City Arts and Culture Commission. A citywide Public Art Master Plan has not been developed.

Program	<b>CD-6. B Mural Program.</b> The City shall implement a mural program, in which the City contracts with local artists to paint murals on utility boxes, buildings, and structures throughout the city.
Implements Policy	CD-6.2
Responsible Department	Economic and Community Development Department

Time Frame	ongoing
Status	The City has implemented a Utility Box Mural Program and is always accepting applications. The program's Request for Proposals (RFP) is posted on-line at <a href="#">RFP-Union-City-Utility-Box-Mural-Program rev-422 (unioncity.org)</a> .

Program	<b>CD-6.C Public Art Inventory.</b> The City shall conduct and maintain an inventory of existing public art throughout the city and make the inventory available online.
Implements Policy	CD-6.4
Responsible Department	Economic and Community Development Department
Time Frame	FY 21/22
Status	This effort has not started.

## Mobility

The Mobility Element corresponds to the mandated requirements for circulation. It correlates with the land use element and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. As required, the Mobility element is planned for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the general plan. “Users of streets, roads, and highways” mean bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, users of public transportation, and seniors.

### General Plan Goals:

- GOAL M-1 Design and maintain streets to be safe and accessible for all categories of users.
- GOAL M-2 To provide a robust and interconnected bicycle and pedestrian circulation system throughout the city.
- GOAL M-3 Provide an accessible, sustainable, efficient, and convenient public transit system for residents, workers, and visitors in Union City.
- GOAL M-4 Establish a safe, convenient, and efficient street network that facilitates vehicle travel throughout Union City.
- GOAL M-5 To reduce vehicle miles traveled through strategies that reduce automobile dependency.
- GOAL M-6 Provide for an efficient and effective parking system that serves the needs of residents and businesses, while supporting alternative modes of transportation.
- GOAL M-7 Encourage the safe and efficient movement of goods to support the local economy while minimizing impacts on residential neighborhoods and local traffic patterns.

Progress of Implementation by Program:

Program	<b>M-1. A Complete Street Design Standards.</b> The City shall review and update its Standard Specifications and Design Criteria for streets to include complete streets standards as well as green street standards, with an overall goal of making the transportation system that is less auto centric. Standards should accommodate multiple transportation modes within rights-of-way and achieve mutually supportive land use, transportation, and urban design objectives.
Implements Policy	M-1.1, 1.2, 1.3, 1.4
Responsible Department	Public Works Department
Time Frame	FY 23/24
Status	The City is reviewing its current Standard Specifications and Design Criteria for streets and may need to update these to ensure they are consistent with City's Complete Streets policy. The current policy was adopted in 2012 to align with best practices in active transportation planning and engineering. The Alameda County Transportation Commission's (Alameda CTC) 2014 Transportation Expenditure Plan (TEP) identified funding for major transportation projects within Union City, which includes Quarry Lakes Parkway and Decoto Complete Streets, and this will fund the updated Complete Streets Design Standards.

Program	<b>M-1. B. Evaluate Performance of Transportation Network for All Users.</b> The City shall perform periodic evaluations of how well the streets and transportation network of the City are serving each category of users by collecting baseline data and collecting follow-up data on a regular basis.
Implements Policy	M-1.1, 1.4, 1.6

Responsible Department	Public Works Department
Time Frame	FY 21/22, and at least every five years thereafter
Status	<p>The City evaluates its transportation network on a periodic basis to assess how well it is meeting the needs of all users of the network, including vehicles, bicyclists, and pedestrians. For example, the City conducts citywide traffic speed and traffic volume surveys for all City streets on a rotating basis to ensure the baseline information is up to date, adjusts posted speed limits, and implements needed projects, as informed by such field surveys. The Public Works Department is currently conducting a traffic survey of areas throughout the City.</p> <p>In addition, City uses its Bicycle and Pedestrian Master Plan to implement projects to close any connectivity gaps and make safety improvements for f bicycle and pedestrian modes of transportation.</p>

Program	<b>M-1.C Vision Zero Action Plan.</b> The City shall prepare and adopt a Vision Zero Action Plan that uses historic crash data to pinpoint the factors contributing to traffic deaths and serious injuries and identifies safety countermeasures to address those factors.
Implements Policy	<b>M-1.10</b>
Responsible Department	Public Works Department
Time Frame	FY 22/23
Status	City Council adopted a resolution on April 26, 2022 (Resolution No. 5923-22), accepting Grants from the California Department of Transportation for the preparation of the Local Roadway Safety Plan

	<p>(LRSP), City Project No. 21-25. Public outreach meetings with stakeholders and the community were held in 2022 for the LRSP. Program objectives include enhancing safety for all users of the City's roadway system, for example, reducing incidents and the severity of incidents, identifying high need areas, etc. An existing conditions assessment was also conducted. The information obtained from the LRSP program will inform the development of a Vision Zero Action Plan. LRSP is anticipated to be in place in 2023.</p>
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Program	<p><b>M-2. A Bicycle &amp; Pedestrian Master Plan Update.</b> The City shall review and update the Pedestrian and Bicycle Master Plan every 5 -10 years. The Plan shall identify a cohesive bikeway and pedestrian network and maintain a list of priority bicycle and pedestrian improvement projects. The Plan update shall include an analysis to determine existing challenges, opportunities, and priority investments.</p>
Implements Policy	<p>M-2.1, 2.3</p>
Responsible Department	<p>Public Works Department, Economic and Community Development Department</p>
Time Frame	<p>FY 19/20, and every 5-10 years thereafter</p>
Status	<p>The updated Bicycle &amp; Pedestrian Master Plan (Plan) was adopted by the City Council on November 23, 2021 (Resolution No. 5859-21). The Plan updates the existing Master Plan (approved in 2011) and provides a framework for a bicycle and pedestrian network for all ages and abilities. The Plan provides a funding strategy for implementing projects, so the City can quickly move from Plan adoption to implementation.</p>

Program	<b>M-2.B ADA Transition Plan-related Improvements.</b> The City shall examine sidewalk conditions and pedestrian crossings and prioritize locations for implementing and maintaining pedestrian friendly improvements, including replacement of damaged or uplifted sidewalks that present tripping hazard to pedestrians, crosswalk striping, pedestrian actuation, pedestrian countdown signals, signal re timing, audible pedestrian signals, and ADA improvements (e.g., curb ramps, sidewalk gaps, and sidewalk obstructions).
Implements Policy	M-2.9
Responsible Department	Public Works Department
Time Frame	FY 22/23, and every 5 years thereafter
Status	The City's consultant started evaluating the streets and transportation network for all users in early 2022. See M-1. C.

Program	<b>M-2. C Outreach Materials on Biking and Walking.</b> The City shall develop outreach materials, such as route maps for new bicycle and pedestrian facilities to encourage their use, as well as bicycle and pedestrian safety information for bicyclists, pedestrian, and drivers. The City shall develop these materials in multiple languages, and distribute via the City's website, printed materials, and through other media.
Implements Policy	M-2.14
Responsible Department	Public Works Department
Time Frame	Ongoing
Status	The updated Bicycle & Pedestrian Master Plan was adopted by the City Council November 23, 2021 (Ordinance No. 5859-21). Approved bicycle

	and pedestrian network maps are being disseminated through a variety of measures and were utilized in the development of the Station District Specific Plan.
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Program	<b>M-3. A Short-Range Transit Plan.</b> The City shall continue to prepare and implement the Union City Transit Short-Range Transit Plan to plan for transit system and route adjustments, capital improvements, equipment (i.e., buses), administrative and operational changes, maintenance and other recommendations presented in the Short-Range Transit Plan to the extent feasible to provide better and more efficient transit service.
Implements Policy	M-3.15
Responsible Department	Union City Transit
Time Frame	FY 19/20, and update as required by MTC
Status	MTC adopted Resolution 4512-22 on March 31, 2022, to streamline a condensed version of the Short-Range Transit Plan (SRTP) that is consistent amongst all 27 Bay Area public transit operators under the Metropolitan Transportation Commission (MTC). As a result, the deadline for a draft to MTC was September 30, 2022, with a fully adopted final version by spring, 2023. This process has been delayed due to insufficient funding by MTC to provide service based on current costs. Staff is working on the SRTP for presentation and approval in February 2023.

Program	<b>M-3.B Bus Service to Connect Employment Centers to Intermodal Station.</b> Union City Transit shall review the need for route modifications, based on demand, to connect employment centers with the Intermodal Station.
Implements Policy	M-3.3, 3.4, 3.16
Responsible Department	Public Works Department, Union City Transit, Economic and Community Development Department
Time Frame	Ongoing
Status	<p>Currently there is a pilot micro transit service called the FLEA (Flexible, Local, Easy, Access). The Flea provides service to the Central Bay Industrial Park, which accommodates many businesses. The service area will be expanded on April 1, 2023, to cover the Decoto Neighborhood to Mission Boulevard and Decoto Road and the City limits along Tamarack Drive between Mission Boulevard and Ithaca Street, and the neighborhood between the Marketplace commercial area and Decoto, areas that could not be served under the pilot program while retaining the same service hours. Expanded service will continue until BART service changes in August/September 2023. The continuation of FLEA in the long term will depend on finding new funding sources based on limited funds provided in the Short-Range Transit Plan (SRTP). The route operates at 20-minute during the AM and PM peak periods. In coordination with regional efforts, Union City will schedule changes to align with other regional connectors. For example, changes will align with BART's new schedules taking effect in September of 2023. BART and Union City Transit will both have consistent daily 30-minute service 7 days a week on the orange line from Richmond to Berryessa that allows for consistent daily departures from Union City Station.</p>

Program	<b>M-3.C Convert Bus Fleet.</b> The City shall convert the bus fleet to a zero-emission fleet as vehicle replacement funds become available through MTC and the Federal Transit Administration (FTA).
Implements Policy	M-3.21
Responsible Department	Public Works Department, Union City Transit
Time Frame	FY 20/21, FY 22/23, FY 24/25, and ongoing
Status	<p>The City is advancing toward implementation of the program to convert public transit vehicles to zero-emission. Two FTA discretionary grants were submitted on May 31, 2022, and Union City Transit was awarded \$9,342,346 to buy zero-emission battery electric buses and charging equipment to replace older buses that have reached their useful life. The project will improve air quality, safety, and the reliability of transit for the Union City community.</p> <p>Union City Transit has partnered with Gillig, the Center for Transportation and the Environment, PG&amp;E, and East Bay Clean Energy to expedite installation of infrastructure and ordering of zero emission buses. Buses currently take between 15-20 months to be delivered from the date the order is finalized. Replacement buses for the fleet are expected to arrive in 2024 through 2026 with infrastructure installed in 2024 to support the existing demand response fleet. "Demand response" refers to any non-fixed route system of transporting individuals that requires advanced scheduling by the customer, including services provided by public entities, nonprofits, and private providers.</p> <p>Union City Demand Response services currently have two vans in service. All future orders will be for EV demand response vehicles to support paratransit, FLEA, and our partnership with Ride-On Tri-City! services. The Flea is public transit, charges a single fare, is a shared ride, and goes to your address - Flexible, Local, Easy, Access: Flea.</p>

Program	<b>M-4.A Identify Transportation Projects in the CIP Update.</b> The City shall identify infrastructure projects every two years as part of the Capital Investment Plan (CIP) to provide for the roadway facility improvements necessary to implement the Circulation Diagram and roadway improvements called for in the General Plan.
Implements Policy	M-4.2, 4.7, 4.13, 4.14, 4.15, 4.16, 4.17
Responsible Department	Public Works Department
Time Frame	FY 19/20 and every two years thereafter
Status	The City has identified several infrastructure projects in the Capital Improvement Plan for Fiscal Years 2022-2026. For example, the City entered a cooperative agreement with AC Transit for the AC Transit Dumbarton Express Corridor Improvements Project, which is currently under construction and is estimated to be complete by March 31, 2023. This traffic signal priority (TSP) project will consist of installing pre-emption devices on existing traffic signals that would give priority to AC Transit vehicles. Union City Transit is already operating under a similar system. In the next two years, two major roadway projects that will begin are the Decoto Road Street Rehab Project and the Union City Boulevard Bike Lanes Project.

Program	<b>M-4.B Establish VMT Threshold.</b> The City shall adopt a vehicle miles traveled (VMT) threshold to be used for CEQA analysis in place of level of service standards.
Implements Policy	M-4.4
Responsible Department	Economic and Community Development Department, Public Works Department
Time Frame	FY 19/20

Status	The City complies with new State CEQA Guidelines Section 15064.3 by using Vehicle Miles Traveled (VMT) thresholds established by Environmental Impact Reports (EIRs), or other environmental documents for various developments that are subject to CEQA. Thresholds have not been officially adopted. Staff is receiving technical assistance from MTC and anticipates adoption of thresholds and screening criteria in summer/fall 2023.
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Program	<b>M-4.C Establish Impact Fee to Include Other Modes.</b> The City shall conduct an AB1600 nexus study to establish a transportation impact fee to ensure fair share contributions to transportation improvements that may include, but are not limited to streets, public transit, bicycles, and pedestrian improvements.
Implements Policy	M-4.6
Responsible Department	Public Works Department
Time Frame	FY 21/22
Status	An impact fee study is underway to update all City development impact fees, including the Traffic Signalization Fee. The updated transportation impact fee would be broader and would also cover impacts from both the Level of Service (LOS) and VMT.

Program	<b>M-4. D Pavement Management Program.</b> The City shall review and update the Pavement Management Program every two years to ensure the ability to apply for grant funding through the Metropolitan Transportation Commission (MTC) to rehabilitate and provide the necessary ongoing maintenance of the roadway network.
Implements Policy	M-4.9

Responsible Department	Public Works Department
Time Frame	FY 19/20, and every two years thereafter
Status	The City reviews and updates the Pavement Management Program (“Program”) every two years. The Program was updated in 2021. The updated Program includes a new requirement for street condition inspections to improve the timely determination of streets in need of maintenance. The next update would take place June 1, 2023.

Program	<b>M-5. A Station District Transportation Demand Management Strategies.</b> The City shall incorporate transportation demand management (TDM) strategies into the Decoto Industrial Park Study Area (DIPSA) Specific Plan Update to discourage the use of single-occupancy vehicles over time and encourage the use of public transit, bicycling and walking within the Station District.
Implements Policy	M-5.1 Economic and Community Development Department
Responsible Department	FY 20/21
Time Frame	The DIPSA Specific Plan has been comprehensively updated and rebranded as the Station District Specific Plan (SDSP). The SDSP incorporates transportation demand management (TDM) policies for the Station District to address congestion, VMT, and parking demand by reducing automobile reliance. Consistent with Policy M-5.1, Transportation Demand Management, the City works with landowners and employers to implement TDM strategies including transit vouchers; van and carpool programs; shuttles to BART; and adding bike lanes to arterials. The SDSP was adopted by the City Council on October 25, 2022 (Resolution No. 6026-22).

Program	<b>M-6. A Revise Parking Regulations.</b> The City shall review and revise, as appropriate, the parking requirements in the City Zoning Ordinance to identify opportunities for parking reductions, shared parking, unbundling, and other strategies that would reduce the land area dedicated to parking in the city while still meeting the community's parking needs.
Implements Policy	M-6.1, 6.2, 6.4, 6.5
Responsible Department	Public Works Department and Economic and Community Development
Time Frame	FY 20/21
Status	Parking regulations in the Zoning Ordinance were updated for consistency with the Station District Specific Plan per Ordinance 903-22 adopted by the City Council on November 8, 2022. The Specific Plan and Ordinance updates facilitate parking reductions in the Station District by creating a "maximum" parking standard in Mixed Use Marketplace (MMU), Station East- Residential (SEMUR), and Station East Employment (SEE) Zoning Districts.

Program	<b>M-6. B Station District Paid Parking Program.</b> The City shall continue to implement and enforce a paid parking program in the Station District, monitor the parking, and make changes as necessary. The City shall designate preferential parking spaces for car share vehicles at the Intermodal Station.
Implements Policy	M-6.7
Responsible Department	Public Works Department, City Manager's Office
Time Frame	Ongoing

Status	<p>The Station District paid parking program was launched to direct BART commuter parking to City-owned lots and to make short-term on-street parking available in and around the Station District. Due to the COVID pandemic, demand for BART parking was substantially decreased and, to date, has not returned to pre-pandemic levels. The paid parking program will expand to the Station East area when the recently approved Station East Residential Mixed-Use development is constructed as well as other areas where new multi-family development has been approved subject to the City having adequate staffing to support the program.</p>
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Program	<p><b>M-6.C Address Parking Issues in Business Parks.</b> The City shall study and recommend solutions for parking problems caused by warehouse conversion to more employment-intensive uses. Allowance for off-site parking, shared parking, and innovative transportation solutions shall be considered.</p>
Implements Policy	M-6.11
Responsible Department	Economic and Community Development Department, Economic Development Coordinator
Time Frame	Ongoing
Status	<p>Parking standards for warehouses uses are being updated as part of the updates to Chapter 18.40, Industrial Districts, of the Zoning Ordinance, which are anticipated to be reviewed by the Planning Commission and City Council in Spring 2023.</p>

Program	<p><b>M-7. A Maintain Truck Routes.</b> The City shall maintain designated truck routes that will minimize noise and other impacts on the community. The City shall periodically evaluate the established truck routes in response to changes in traffic patterns, traffic volumes, new</p>
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	land uses, level of usage, and adequacy of routes to serve local truck needs.
Implements Policy	M-7.1, 7.2
Responsible Department	Public Works Department
Time Frame	FY 22/23, and ongoing
Status	No changes are proposed to the truck routes identified in the 2040 General Plan. There have been no changes in traffic patterns, traffic volumes, new land uses, level of usage, and adequacy of routes significant enough to require an update.

## Safety

To maintain a high quality of life for Union City residents, the City must minimize natural hazard risks, such as earthquakes, wildfire, and flooding, as well as manmade hazards and nuisances, such as hazardous materials and noise. Climate change is now acknowledged as a risk that cities must plan for, and consider how the community will adapt and be resilient to sea-level rise, temperature change, and other impacts. The Safety Element addresses these risks along with disaster preparedness and emergency response. The noise element that identifies and appraise noise problems in the community, is also addressed under the Safety Element.

### General Plan Goals:

- GOAL S-1 To protect the public health and safety and minimize the damage to structures, property, and infrastructure as a result of natural and manmade hazards.
- GOAL S-2 Ensure efficient, effective, and coordinated response to natural and manmade disasters.
- GOAL S-3 To minimize the risks associated with geologic and soils hazards in order to protect public health and safety, property, and the environment.
- GOAL S-4 To provide increased fire safety through the provision of adequate fire protection infrastructure, public education, and outreach programs.
- GOAL S-5 To provide flood protection that minimizes potential damage, while creating or enhancing existing recreational opportunities, wildlife habitats, and water quality.
- GOAL S-6 Improve the resiliency of Union City through continued efforts to adapt and respond to impacts associated with climate change.
- GOAL S-7 To protect public health and safety, property, and the environment by promoting the safe management of hazardous substances and controlling the use, storage, handling and disposal of the most toxic and hazardous substances.
- GOAL S-8 To protect public health and welfare by minimizing excessive noise and vibration.

Progress of Implementation by Program:

Program	<b>S-1. A Maintain Codes and Regulations to Ensure Safety.</b> The City shall periodically review and revise building codes and regulations to incorporate the latest information and technology related to natural hazards, such as earthquakes and flooding.
Implements Policy	S-1.1, 1.2
Responsible Department	Economic and Community Development Department
Time Frame	November 2019 adoption for January 2020 implementation, minimum every three years thereafter
Status	The City Council adopted an update to the Building Code in November 2022 (Ordinance No. 910-22), which went into effect January 1, 2023 for consistency with the 2022 California Building Standards Code.

Program	<b>S-2. A Comprehensive Emergency Management Plan.</b> The City shall work with the Alameda County Fire Department to regularly review and update the Comprehensive Emergency Management Plan.
Implements Policy	S-2.2
Responsible Department	City Manager's Office, as assigned
Time Frame	FY 19/20; every five years thereafter
Status	The City will begin work on the Comprehensive Emergency Management Plan in January 2023. The most current plan was updated in January of 2014 and is posted on the City's Emergency Management webpage, along with other emergency preparedness resources available to the community. Completion of the plan is anticipated for fiscal year 2023-2024.

Program	<b>S-2. B Local Hazard Mitigation Plan.</b> The City shall prepare and update every five years a FEMA- and State approved Local Hazard Mitigation Plan.
Implements Policy	S-2.3
Responsible Department	City Manager’s Office, as assigned
Time Frame	FY 22/23, and every 5 years thereafter
Status	The City in partnership with the City of Newark, City of Fremont & Special Districts ACWD & USD have been approved for a FEMA/CAL-OES grant to complete a Multi-Jurisdictional Local Hazard Mitigation Plan for the Tri-City area. It is anticipated the project will start in March 2023. On February 14, 2023, the City adopted a Resolution approving a Memorandum of Understanding Between the City of Union City, City of Newark, City of Fremont, Union Sanitary District, And Alameda County Water District for the preparation of the multi-jurisdictional Local Hazard Mitigation Plan

Program	<b>S-2.C Expand Multicultural Participation in CERT Program.</b> The City shall provide multicultural training presentations and handouts in multiple languages to expand participation in the Community Emergency Response Team (CERT) programs.
Implements Policy	S-2.10
Responsible Department	City Manager’s Office, as assigned
Time Frame	FY 20/21

Status	The CERT program expansion has not started due to a lack of appropriate staffing and funding to meet these needs at this time. The program is anticipated to start during FY 23-24.
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Program	<b>S-2. D Feasibility Study for Emergency Operations Center.</b> The City shall seek funding to prepare a feasibility study for modernization and/or relocation of the existing Emergency Operations Center to Fire Station 3 or another appropriate site.
Implements Policy	S-2.4
Responsible Department	City Manager's Office, as assigned
Time Frame	FY 20/21
Status	The City is currently seeking funding to complete the Feasibility Study related to an updated/new Emergency Operations Center.

Program	<b>S-2. E Adopt an Ordinance to Address Post-Disaster Recovery.</b> The City shall prepare and adopt an ordinance to address post disaster conditions regarding land use, sheltering, and rebuilding.
Implements Policy	S-2.14
Responsible Department	City Manager's Office, Economic and Community Development Department
Time Frame	FY 20/21
Status	The City has not adopted an ordinance to address post-disaster recovery. However, the City will continue providing CERT course delivery and community engagement for disaster preparedness.

Program	<b>S-2. F Establish Redundant Data.</b> The City shall establish redundant, offsite copies of crucial information and all City data to be able to maintain basic network functions during a disaster.
Implements Policy	S-2.13
Responsible Department	Administrative Services Department
Time Frame	Ongoing
Status	The IT Department works with a third-party vendor to store the majority of the City's crucial information in a cloud-based storage system.

Program	<b>S-2. G Emergency Shelter Guidelines.</b> The City shall prepare guidelines for establishment of emergency shelters including the accommodation of seniors, the disabled, and pets.
Implements Policy	S-2.11, S-2.12
Responsible Department	City Manager's Office, Economic and Community Development Department
Time Frame	FY 20/21
Status	The City's Comprehensive Emergency Management Plan (CEMP) identifies guidelines for emergency shelters.

Program	<b>S-3. A Maintain Records of Geologic and Soils Reports.</b> The City shall file and maintain geologic, and soils reports and information by parcel No. or street address, in accordance with the City’s approved Records and Information Management Program Policy.
Implements Policy	S-3.1, 3.2
Responsible Department	Public Works Department; Building Department
Time Frame	Ongoing
Status	The City maintains soils reports received for projects that require it. A map depicting the locations where soils reports have been taken is also maintained by the City, for future reference. The reports are maintained according to the City's Records Retention Policy.

Program	<b>S-3.B Work with ACWD to Install Resilient Water Infrastructure.</b> The City shall support efforts by the Alameda County Water District (ACWD) to design and install seismically resilient backbone water pipelines in Union City and ensure the availability of potable water supply during an emergency.
Implements Policy	S-3.3
Responsible Department	Public Works Department
Time Frame	Ongoing
Status	ACWD completed Phase 1 of their waterline seismic upgrade project last year from Union City Boulevard to Central Avenue along Alvarado-Niles Road. Phase 2 from Central Avenue to Decoto Road on Alvarado-Niles Road is planned for the near future by ACWD. These projects will replace aging water mains and make them more resilient against seismic activity.

<p>Program</p>	<p><b>S-7.A Ensure Compliance with Hazardous Materials Regulations.</b> The City shall routinely review the following for compliance with Federal, State, and local laws, regulations, and ordinances:</p> <ul style="list-style-type: none"> <li>• Hazardous Materials Release Response Plans and Inventories,</li> <li>• Underground Storage Tanks,</li> <li>• Above Ground Petroleum Storage Tanks,</li> <li>• Hazardous Waste Generators</li> <li>• Onsite Treatment of Hazardous Waste,</li> <li>• California Accidental Release Prevention Program, and</li> <li>• California Fire Code Hazardous Materials Requirements</li> </ul> <p>Facilities shall be inspected in accordance with the required minimum frequency as defined in State law, with a goal of conducting more frequent inspections at higher hazard facilities.</p>
<p>Implements Policy</p>	<p>S-7.1, 7.2</p>
<p>Responsible Department</p>	<p>Environmental Programs Division; Economic and Community Development Department, Public Works Department</p>
<p>Time Frame</p>	<p>Ongoing</p>
<p>Status</p>	<p>The Environmental Programs Division manages the City's hazardous materials reporting program as the Certified Unified Program Agency (CUPA) for the City. There are 294 permitted hazardous materials facilities in the CUPA program. The division inspected 116 facilities in the FY 2021-22 period, which exceeds the state-mandated frequency. Procedures, plans, and practices are reviewed and revised on an ongoing basis. The division received routine program evaluation by the California Environmental Protection Agency in late 2022. The Building Division and the Fire Department implement the hazardous materials elements of the building and fire codes.</p>

	<p>The Environmental Programs Division of the Economic and Community Development Department updated the webpage for the Certified Unified Program Agency (CUPA) underground storage tank program to streamline access to scheduling and forms, and to answer frequently asked questions. The update aides our 22 underground tank facilities and the numerous contractors that need CUPA permits or inspections. The Hazardous Materials Regulations are complete and current.</p>
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Program	<b>S-7. B Hazardous Materials Area Plan.</b> The City shall conduct a complete review of its Hazardous Materials Area Plan every three years and submit certification to the California Office of Emergency Services (Cal OES) in a manner consistent with State law.
Implements Policy	S-7.1
Responsible Department	Environmental Programs Division; City Manager’s Office; Economic and Community Development Department; Police Department; Fire Department; Public Works Department; Finance Department
Time Frame	FY 20/21
Status	The Environmental Programs Division reviewed and revised the Hazardous Materials Area Plan in 2020 and it was accepted by CalOES. The plan is reviewed annually. The Hazardous Materials Area Plan is complete and current.

Program	<b>S-8. A Review Community Noise Ordinance.</b> The City shall review and update the Community Noise Ordinance, as necessary.
Implements Policy	S-8.13

Responsible Department	Economic and Community Development Department; Public Works Department
Time Frame	FY 21/22
Status	Currently, no changes to the Noise Ordinance have been required. City staff addresses individual concerns for specific construction and hours of operation as needed.

## Public Facilities & Services

This element focuses on the variety of public facilities that are necessary to sustain existing households and businesses and to accommodate future population and employment growth. The Public Facilities & Service Element also addresses public facilities for water supply, wastewater collection and treatment, stormwater collection and drainage, solid waste, utilities, and communications infrastructure. Policy guidance to ensure excellent public services, which include law enforcement, fire protection, schools, and libraries, is also addressed.

### General Plan Goals:

- GOAL PF-1 Ensure efficient, effective, and coordinated response to natural and manmade disasters.
- GOAL PF-2 To operate and function in a sustainable manner, use public revenues and resources efficiently, and provide professional, high-quality service to residents and businesses.
- GOAL PF-3 Ensure the provision of a water system with adequate supply, distribution, and storage facilities to provide safe and reliable water to meet the existing and future needs of the city.
- GOAL PF-4 Ensure adequate wastewater collection, treatment, and disposal.
- GOAL PF-5 Provide a stormwater collection system that reduces excess runoff and minimizes flood potential from existing and future development, reduces impacts to water quality, improves environmental quality, and incorporates nature-based flood management and green infrastructure.
- GOAL PF-6 Maintain and support the provision of an efficient program for the management and reduction of solid waste materials, including reuse, recycling, collection, and disposal, to protect public health and the natural environment, to conserve energy and natural resources, and to extend landfill capacity.
- GOAL PF-7 Ensure the provision of a reliable, efficient, cost-effective, and environmentally sound gas and electric service within Union City.
- GOAL PF-8 Encourage the development and maintenance of state-of-the-art communication infrastructure and services to bolster the City's economic competitiveness and support businesses and residents.

- GOAL PF-9 Provide exceptional public safety and crime reduction services to maintain a safe and secure community, and continue to uphold police-community trust, engagement, and collaboration.
- GOAL PF-10 Ensure high quality fire and emergency response to prevent injury, loss of life, and property damage.
- GOAL PF-11 Ensure excellent schools that provide high-quality educational services, foster civic pride, and serve as neighborhood and community centers.
- GOAL PF-12 Enhance and expand Union City’s library facilities and services to meet the educational and life-long learning needs of the community.

Progress of Implementation by Program:

Program	<b>PF-1. A Capital Improvement Program.</b> The City shall continue to update its Capital Improvement Program every five years to address the city’s existing and projected public facility needs.
Implements Policy	PF-1.6, 1.14
Responsible Department	Finance Department, All City departments, City Council
Time Frame	FY 22/23 and every five years thereafter
Status	The City’s 5- Year Capital Improvement Plan (CIP) was prepared for FY 2021-2022 through FY 2022-23. The five-year CIP is developed as part of the biennial budget process. An update to the current CIP is underway to coincide with the next biennial budget period.

Program	<b>PF-1. B Fee Schedules Update.</b> The City shall annually review and update its development fees to ensure adequate funding to deliver and maintain the service levels set out in this General Plan.
Implements Policy	PF-1.8, 1.9
Responsible Department	Finance Department, All City departments, City Council
Time Frame	Annually

Status	The City annually reviews and updates its fees through the Master Fee Schedule update process. In addition, an impact fee study is currently underway to comprehensively update all City development impact fees.
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Program	<b>PF-2. A Customer Service Improvements.</b> The City shall routinely assess how to improve customer service, including identification of strategies for enhancing customer service at City Hall and other City facilities. Strategies may include access to additional City services online and providing a “one-stop shop” or “concierge” service at City Hall.
Implements Policy	PF-2.1, 2.2
Responsible Department	City Manager’s Office
Time Frame	Ongoing
Status	The Economic and Community Development (ECD) Department continually assesses its customer service model to best serve its constituents. As part of its response to COVID-19 restrictions, the ECD Department instituted new virtual and “touchless” options to facilitate the submittal and issuance of building and planning permits/approvals.

Program	<b>PF-2. B Comprehensive Operational Audit.</b> The City shall complete a comprehensive operational audit on city policies, procedures, service provision and productivity.
Implements Policy	PF-2.4, 2.5
Responsible Department	City Manager’s Office
Time Frame	2020, every 5 years thereafter

Status	The City Manager’s Office continually audits City policies, procedures, service provisions, and productivity in response to both internal and external factors.
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Program	<b>PF-2. C. Develop Renewable Energy Sources at Municipal Facilities.</b> The City shall continually seek out opportunities and grant funding for the development of renewable energy sources, such as the installation of photovoltaic systems, at municipal facilities.
Implements Policy	PF-2.14, 2.15
Responsible Department	Public Works Department
Time Frame	Ongoing
Status	Solar photovoltaic systems have been installed at several City facilities including the Corporation Yard, Ruggieri Senior Center, Mark Green Sports Center, and the Holly Community Center.

Program	<b>PF-3. A. Update City Website to Promote Bay-Friendly Landscaping.</b> The City shall update the City website to provide information regarding bay-friendly landscaping, including examples of bay-friendly gardens.
Implements Policy	PF-3.8
Responsible Department	Economic and Community Development Department
Time Frame	FY 20/21
Status	The website regularly posts the most up-to-date Landscape Policy Statement pursuant to required changes; the last update was October 2022. The Policy Statement features the Bay-Friendly Basics Landscape Checklist, which includes required practices that address established

	<p>principles for protecting the environment. The City Council, Planning Commission and staff use the document to evaluate landscaping of proposed development. Also, the city's Clean Water Program website was reviewed and updated in 2021. It contains current links for rain gardens, rain barrels, impervious paving, and links to the Alameda County Clean Water Program website with bay-friendly garden references.</p>
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Program	<p><b>PF-6. A Public Education Program on Waste Reduction, Recycling, Composting, and Green Purchasing.</b> The City shall establish a public education campaign to encourage residents, schools, institutions, and businesses to reduce, reuse, recycle, and compost appropriately, and purchase recycled and nontoxic products.</p>
Implements Policy	<p>PF-6.5</p>
Responsible Department	<p>City Manager's Office, Recycling and Solid Waste Division</p>
Time Frame	<p>Ongoing</p>
Status	<p>Effective July 1, 2021, the City commenced collecting a fee included in the solid waste, compost, and recycling rates to assist with funding various regulatory obligations pursuant to SB 1383t. This act requires a variety of public education and outreach activities to support and encourage diversion of organics from landfill disposal. In October 2021, the City added Chapter 7.24 - Organics Reduction and Recycling Ordinance, to the Union City Municipal Code adopting the countywide Organics Reduction and Recycling Ordinance which mandates various provisions of SB 1383 commencing January 1, 2022. The City continues to develop and implement a variety of public education and outreach activities to support its landfill, compost and recycling related programs and services provided to Union City ratepayers. In addition, the City's Franchise Agreements with Republic Services and Tri-CED Community Recycling for solid waste, compost, and recycling</p>

	<p>collection services both include numerous public education and outreach obligations which the City manages in concert with its specific supplemental efforts to support the variety of programs and services related to compliance with the State's waste diversion from landfill regulations such as AB 939, AB 341, AB 1826 and SB 1383. Specific outreach activities include issuing to single-family, multi-family and commercial customers: quarterly newsletters; annual comprehensive Recycling Guides; periodic post cards (e.g., HHW collection event, compost giveaway); newspaper articles; HOA and civic organization articles; posters; decals; bill inserts; and social media posts/campaigns. Other direct outreach activities include providing technical assistance to multi-family complexes and commercial customers and conducting lid flipping campaigns which include leaving notices on residential and commercial customers landfill, recycling and compost collection carts and bins.</p>
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<p>Program</p>	<p><b>PF-8. A Expand High-Speed Internet.</b> The City shall pursue opportunities to expand high speed internet in Union City, including implementing the installation of dark fiber in the Station District, studying the feasibility of expanding dark fiber citywide, and pursuing the ability to connect to BART's lit fiber network.</p>
<p>Implements Policy</p>	<p>PF-8.1, 8.3</p>
<p>Responsible Department</p>	<p>City Manager's Office, Economic and Community Development Department</p>
<p>Time Frame</p>	<p>Ongoing</p>

Status	As of fall 2022, the City has put a hold on the goal of expanding high speed internet in favor of doing a city-wide fiber plan that will allow city sites and traffic intersections to be connected with dark fiber.
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Program	<p><b>PF-8. B Standards for Broadband Infrastructure.</b> The City shall develop and adopt standards for broadband infrastructure installation, including the development of:</p> <ul style="list-style-type: none"> <li>• A dig once, open trench and shadow conduit standard;</li> <li>• A preferred business model for management and use of city owned telecommunication assets, which may include a master lease agreement;</li> <li>• Standards for new construction or major remodels;</li> <li>• Standard specifications for conduit and broadband facilities, permitting procedures and master plans.</li> </ul>
Implements Policy	PF-8.6
Responsible Department	City Manager’s Office, Public Works Department, Economic, Information Technology, and Community Development Department
Time Frame	2020
Status	New City policies for broadband infrastructure installation are being evaluated for future standards. It is anticipated that the standards will be prepared by December 1, 2024.

Program	<p><b>PF-8. C Standards for Small Cell Sites.</b> The City shall establish design standards and a legal framework for accommodating small cell technology in the public rights-of-way.</p>
Implements Policy	PF-8.8

Responsible Department	City Manager's Office, Public Works Department
Time Frame	2020
Status	In July 2021, "Small Cell" design guidelines were prepared and presented to cellular providers. To date, the City has entered into Master License Agreements with three providers.

Program	<b>PF-8. D Broadband Asset Management.</b> The City shall develop a detailed geodatabase of City owned traffic signal and street light conduits and existing fiber optic networks and information regarding ownership.
Implements Policy	PF-8.5
Responsible Department	City Manager's Office, Public Works Department
Time Frame	2020
Status	The City has added the location of all streetlights to the City's GIS system. The new system allows pole details to be documented and small cell installation information to be tracked.

Program	<b>PF-8. E Explore Creation of Internet Connectivity Fee.</b> The City shall explore the creation of an internet connectivity fee to help fund the expansion of broadband access throughout the city.
Implements Policy	PF-8.3
Responsible Department	City Manager's Office, Finance Department
Time Frame	2021

Status	In November of 2020, voters approved a utility user's tax measure (Measure WW), which enacted a 5% tax on gas, electricity, video, and telecommunication services.
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Program	<b>PF-8. F Cybersecurity Plan.</b> The City shall develop a cybersecurity plan to protect City infrastructure and government data against cyberattacks.
Implements Policy	PF-8.10
Responsible Department	City Manager's Office, as assigned
Time Frame	FY 20/21
Status	In September 2022, the City Council adopted the City of Union City Technology Roadmap through Resolution No. 6015-22, which includes strategies for cybersecurity. The IT department has setup and deployed a security compliance monitoring for city servers and computers, enabled a 24/7 security monitoring service for city computers, and deployed a hardened data backup and recovery system. It is anticipated that a cybersecurity plan will be adopted by December 1, 2024.

Program	<b>PF-9. A Police Department Strategic Plan.</b> The City shall maintain and implement a comprehensive Police Department Strategic Plan, based on incremental time periods of three to five years, unless designated otherwise, and shall update the plan periodically as plan items are accomplished or achieved.
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Implements Policy	PF-9.1-9.8
Responsible Department	Police Department
Time Frame	2021, and updated every three to five years, as appropriate
Status	An updated Police Department Strategic Plan was approved by the City Council on November 23, 2021 (Resolution No. 5861-21). The updated Strategic Plan covers the period from January 2022 through December 2026.

Program	<b>9.B CALEA Certification.</b> The City Police Department shall seek, earn, and maintain national accreditation by the Commission on Accreditation of Law Enforcement Agencies (CALEA). Being an accredited agency ensures formalization of essential management procedures, fair and nondiscriminatory personnel practices, enhanced crime prevention, increased efficiency of police service delivery to the community, solidified interagency cooperation and coordination, and increased community and staff confidence in the agency.
Implements Policy	PF-9.1-9.8
Responsible Department	Police Department
Time Frame	2019, and ongoing
Status	The Police Department assessed the feasibility of the CALEA Certification process and decided to pursue other City Council identified priorities. The Police Department's updated Strategic Plan does not include the pursuit of CALEA Certification as a goal.

Program	<b>PF-9.C Periodic Staffing Studies.</b> The City Police Department shall conduct periodic staffing studies to determine staffing needs to meet
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	best-practice obligations. These studies, beyond baseline personnel-per-one-thousand staffing ratio formula, shall focus on actual workload demands and community priorities to determine staffing needs to meet those obligations.
Implements Policy	PF-9.1
Responsible Department	Police Department
Time Frame	2019, and ongoing
Status	Detailed and regular staffing studies are completed in response to ongoing staffing changes. The Police Department's updated 2022-2026 Strategic Plan outlines comprehensive strategies in section #2 Goals.

Program	<b>PF-9. D Assess Police Department Facilities and Equipment Needs.</b> Biannually with the preparation of the City budget, the City shall assess local police facilities and equipment needs and develop strategies that strive to maintain the service standards established in Policy PF-9.1.
Implements Policy	PF-9.2
Responsible Department	Police Department, City Council
Time Frame	2019, and ongoing
Status	Assessments and proposals to purchase essential equipment and to maintain Police Department facilities is ongoing, with dedicated supervisory and management staff assigned.

Program	<b>PF-12. A Evaluate Feasibility of Building a New Library.</b> The City shall evaluate the feasibility of funding the construction of a new, state-
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	of-the-art library to implement the Alameda County Library Facilities Master Plan.
Implements Policy	PF-12.1
Responsible Department	City Manager's Office, Public Works Department
Time Frame	2022
Status	The first step in the process is preparation of a Facilities Master Plan. There is no established timeline to begin this work. This project is currently pending.

Program	<b>PF-12. B Fund Extended Library Hours.</b> The City shall fund extended hours of operation at the library, subject to budgetary constraints.
Implements Policy	PF-12.2
Responsible Department	City Manager's Office
Time Frame	2020, and every two-year budget cycle thereafter
Status	Based on current budgetary constraints, extension of library hours is not recommended.

## Resource Conservation

The Resource Conservation Element addresses the requirement in State law for having conservation and open space elements. A range of topics are addressed, including habitat and open space, water resources, historic and cultural resources, air quality, energy conservation, and the reduction of greenhouse gas emissions.

### General Plan Goals:

- GOAL RC-1 To provide for a continuous system of open spaces for the preservation, enhancement and protection of open space land.
- GOAL RC-2 To protect, restore, and enhance important biological habitats and their associated plant, wildlife, and fish species throughout Union City and to educate people as to this need.
- GOAL RC-3 To protect and enhance the natural qualities of Union City’s groundwater, surface water, and streams, and to ensure sufficient water supplies of good quality for all beneficial uses.
- GOAL RC-4 To protect, to the extent possible, the City’s significant archeological and historical resources.
- GOAL RC-5 To prevent the deterioration of and to improve air quality within Union City.
- GOAL RC-6 The City shall continue to promote programs and initiatives that support and maximize energy conservation and the use of renewable energy in Union City.
- GOAL RC-7 The City shall continue to promote programs and initiatives that support and maximize energy conservation and the use of renewable energy in Union City.

### Progress of Implementation by Program:

Program	<b>RC-3.A Green Infrastructure Plan.</b> The City shall prepare, adopt, and implement a Green Infrastructure Plan in compliance with NPDES Stormwater Municipal Regional Permit (MRP 2.0) requirements.
Implements Policy	RC-3.4, 3.5
Responsible Department	Public Works Department

Time Frame	2019
Status	The City's Green Infrastructure Plan was prepared in compliance with NPDES Stormwater Municipal Regional Permit (MRP 2.0) requirements and was adopted in September 2019.

Program	<b>RC-4. A Maintain Inventory of Historical Resources.</b> The City shall maintain an inventory of historical resources.
Implements Policy	RC-4.2, 4.4
Responsible Department	Economic and Community Development Department
Time Frame	Ongoing
Status	A historical resource inventory is maintained by the City (i.e., Union City Cultural Resources Survey) and is updated on a project-by-project basis. The City's Landmark and Historic Preservation Ordinance, updated through Ordinance No. 670-06 § 3, in 2006, provides guidance to designate and preserve historic resources.

Program	<b>RC-4. B Cultural Resources Study Requirement.</b> Projects requiring activities that have the potential to impact cultural resources, the City shall require the applicant to retain a qualified archaeologist meeting the Secretary of the Interior's (SOI) Professional Qualification Standards (PQS) in archaeology and/or an architectural historian meeting the SOI PQS standards in architectural history to complete a Phase 1 cultural resources inventory of the project site (NPS 1983). A Phase 1 cultural resources inventory should include a pedestrian survey of the project site and sufficient background archival research and field sampling to determine whether subsurface prehistoric or historic remains may be present. Archival research should include a records search conducted at the Northwest Information Center (NWIC) and a Sacred Lands File
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	(SLF) search conducted with the Native American Heritage Commission (NAHC). The technical report documenting the Phase 1 cultural resources inventory shall include recommendations to avoid or reduce impacts to cultural resources. These recommendations shall be implemented and incorporated in the project.
Implements Policy	RC-4.6, 4.7, 4.8
Responsible Department	Economic and Community Development Department Ongoing
Time Frame	Ongoing.
Status	Projects that have the potential to impact cultural resources are addressed through applications for individual projects. The City works with consultants that specialize in cultural resource studies to determine reviews that are required pursuant to the California Environmental Quality Act (CEQA) and applicable federal and state laws.

Program	<b>RC-6. A High-Efficiency or Alternatively Powered Water Heater Replacement Program.</b> The City shall provide educational material and information on the City website and through the Building Division on high-efficiency and alternatively powered water heater replacement options available to current homeowners considering water heater replacement. The City shall streamline the permitting process for high efficiency and alternatively powered water heat replacement and develop appropriate financial incentives by working with energy utilities or other partners. Replacement water heaters could include high efficiency natural gas (i.e., tankless) or other alternatively powered water heating systems that reduce or eliminate natural gas usage such as solar water heating systems, tankless or storage electric water heaters, and electric heat pump systems.
Implements Policy	RC-6.9

Responsible Department	Economic and Community Development Department
Time Frame	FY 22/23
Status	A handout was prepared that addressed alternatively powered water heater replacements, which is available from the Building Division or on-line.

Program	<b>RC-7. A Update the Climate Action Plan.</b> The City shall periodically update the Climate Action Plan to address municipal operations, maintain compliance with GHG reduction targets set forth by the California Air Resources Board, and assess and modify existing CAP implementation programs.
Implements Policy	RC-7.1, 7.2
Responsible Department	Economic and Community Development Department
Time Frame	2020 and every five years thereafter
Status	The most recent Climate Action Plan was adopted in 2010. An update to the Climate Action Plan is tentatively scheduled to begin in Fiscal Year 23 / 24.

## Special Areas

“Special Areas” are distinctive districts that serve as important commercial, employment, and residential areas. These districts are either targeted for redevelopment during the life of this General Plan or have features that require special attention to preserve and protect. This Element contains policies specific to each of these special areas.

### General Plan Goals:

- GOAL SA-1 To continue to transform the Station District into a dynamic, transit-oriented district with a diversity of uses that create a vibrant atmosphere where people live, work, and socialize.
- GOAL SA-2 To develop the core of the Station District surrounding the Intermodal Station as a major transit hub, business center, and residential address that is well connected with the rest of the city.
- GOAL SA-3 Redevelop the Restoration Site into a dynamic mix of uses that is integrated within the Station District.
- GOAL SA-4 To transform the Station East area into a vibrant, 21st century employment district that is a center of prosperity and innovation, focused on providing a quality experience for those who live and work in Union City.
- GOAL SA-5 To provide for a variety of housing opportunities and create additional open space and park opportunities along the Quarry Lakes Parkway site that will serve as a new gateway to Union City.
- GOAL SA-6 To transform the Marketplace shopping area into a vibrant, walkable, well-designed community-serving retail center that maintains its focus on meeting the needs of Union City residents and employees and becomes an integral destination as part of the emerging transit-oriented development of the Station District.
- GOAL SA-7 To transform the Union City Boulevard District into an innovative, pedestrian-friendly, full-service employment district offering creative spaces and amenities for the new workforce.
- GOAL SA-8 To encourage the unified development of the Horner/Veasy Area with job-intensive, revenue enhancing light industrial/manufacturing uses that are compatible with City objectives for safety, environmental quality, visual quality, employment generation, and successful infill development.

- GOAL SA-9 To upgrade the appearance, intensify the land uses, and enhance the economic vitality of the Mission Boulevard Corridor between the Hayward boundary and Decoto Road
- GOAL SA-10 To enhance the Decoto neighborhood and preserve the neighborhood’s historic character by protecting its historic buildings and the neighborhood’s pattern and scale.
- GOAL SA-11 To preserve and enhance the “Old California Town” character of the Historic Alvarado District and continue to redevelop the Historic Alvarado District as a vibrant destination-oriented commercial center.
- GOAL SA-12 To continue to enhance Union Landing as a premier retail and entertainment destination that is competitive in the regional marketplace.
- GOAL SA-12 To continue to enhance Union Landing as a premier retail and entertainment destination that is competitive in the regional marketplace.
- GOAL SA-13 Support the redevelopment and intensification of Calaveras Landing into a regional shopping center with improved roadway and pedestrian connections and wayfinding and branding strategies.
- GOAL SA-14 To enhance the Four Corners shopping area with improved connectivity; a variety of retail uses that meet the needs of all residents; and a unified streetscape and architectural theme that creates a stronger identity for the area.

Progress of Implementation by Program:

Program	<b>SA-1. A Expand Priority Development Area.</b> The City shall work with the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) to expand the Intermodal Station District Priority Development Area (PDA) boundary to encompass the entire Station District.
Implements Policy	SA-1.1, 1.3
Responsible Department	Economic and Community Development Department
Time Frame	FY 20/21

Status	The 2040 General Plan modified the boundaries of the former Decoto Industrial Park Study Area (DIPSA) Specific Plan area, which was the precursor to the Station District Specific Plan. In 2020, Union City's PDA was expanded for consistency with this expanded boundary and was also incorporated into the Station District Specific Plan.
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Program	<p><b>SA-1. B Funding for Station District Public Improvements.</b> The City shall identify and aggressively seek grant funding and other external sources of public funding to finance infrastructure and circulation improvements within the Station District, including:</p> <ul style="list-style-type: none"> <li>• Construction of an east entrance to the BART station, including a pedestrian crossing of the Oakland Subdivision railroad tracks;</li> <li>• Construction of a pedestrian crossing of the Niles Subdivision railroad tracks to link the Core Station District with Station East;</li> <li>• Improved lighting, sidewalks and pedestrian amenities throughout the Station District, especially along Decoto Road and 7th Street, and within any new developments;</li> <li>• Construction of new streets within the Station East area;</li> <li>• Replace public parking within the Station District that may be removed as a result of redevelopment;</li> <li>• Construction of Quarry Lakes Parkway; and</li> <li>• Construction of a passenger rail station at Union City BART.</li> </ul>
Implements Policy	SA-1.3, 1.7, 1.9
Responsible Department	City Manager's Office, Economic and Community Development Department, Administrative Services
Time Frame	Division, and Public Works Department
Status	Ongoing

	<ul style="list-style-type: none"> <li>• In summer 2022, Union City secured the permits to construct the at-grade crossing from the California Public Utilities Commission and Union Pacific Railroad. The funding sources for design and construction of the at-grade crossing are a grant from the Alameda CTC and 2011 Redevelopment Bonds. Since 2022, City and Union Pacific (UP) staff have met monthly to discuss design submittals, preemption calculations, and the anticipated project schedule.</li> <li>• No work has begun on the pedestrian crossing over the Niles Subdivision.</li> <li>• The Station East Mixed Use Residential project was approved in 2021 in the Station East area. The project proposes new streets and related street improvements and improvements along Decoto Road and 7<sup>th</sup> Street. The project is in the process of obtaining approvals from the Public Works Department and other entities for this work.</li> <li>• No parking was removed as a result of new development.</li> <li>• Design work for Quarry Lakes Parkway is underway</li> <li>• Phase 1 of the Southern Alameda County Integrated Rail Analysis (SoCo Rail) Study, completed by the Metropolitan Transportation Commission (MTC), identified the Union City Intermodal Station as the preferred location for a “rail to rail” connection between the Altamont Commuter Express (ACE) and BART. Phase 2 of the project is currently underway and entails project development. Union City staff is coordinating with ACE and MTC staff on the project design.</li> </ul>
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<p>Program</p>	<p><b>SA-1.C Update DIPSA Specific Plan.</b> The City shall review and update the Decoto Industrial Park Study Area (DIPSA) Specific Plan for consistency with the General Plan. The update shall be completed prior to the approval of any new residential development in Station East.</p>
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Implements Policy	SA-1.1, 1.14
Responsible Department	City Council, City Manager's Office, Economic and Community Development Department
Time Frame	FY 19/20
Status	The Station District Specific Plan was adopted by City Council in October 2022 (Resolution No. 6026-22). The DIPSA Specific Plan was comprehensively updated and rebranded as the Station District Specific Plan (SDSP). The Station East Mixed Use Residential project included a Specific Plan amendment, which was later incorporated into the SDSP.

Program	<b>SA-1. D Evaluate Impact Fees in the Station District.</b> The City shall re-evaluate impact fees that could be a source of funding for capital improvements in the Station District and assess the need for new fees to address the infrastructure and service impacts of high-density development in the Station District. Alternative sources of funds should be considered, such as infrastructure bonds, if appropriate.
Implements Policy	SA-1.7
Responsible Department	City Council, City Manager's Office, Finance Department, Economic and Community Development Department, Public Works Department
Time Frame	Ongoing
Status	An impact fee study is underway to update to all City development impact fees, including fees that only apply to the Station District such as the DIPSA Infrastructure Fee.

Program	<b>SA-1. E Station District Streetscape Master Plan.</b> The City shall develop a streetscape master plan for the Station District that outlines a unified design theme consisting of landscaping, sidewalks, pedestrian street crossings, and lighting.
Implements Policy	M-1.1, 1.2, 1.3, 1.4
Responsible Department	Economic and Community Development Department, Public Works Department
Time Frame	FY 19/20 through 20/21
Status	The recently approved Station District Specific Plan provides details and guidance on streetscape design.

Program	<b>SA-2. A Issue RFPs for Station District Development.</b> When appropriate, the City shall issue developer requests for proposals to implement General Plan objectives for the Core Station District.
Implements Policy	SA-2.9
Responsible Department	City Manager’s Office
Time Frame	Ongoing.
Status	In June 2021, the City issued a Notice of Availability (NOA), as required by the Surplus Lands Act, for sale of the Gateway site located within the Station District Specific Plan area. In December 2021, the City entered into an Exclusive Negotiating Agreement (ENA) with City Ventures for development of the site.

Program	<b>SA-3. A Evaluate Development of Restoration Site.</b> The City shall evaluate the development potential of and constraints on the
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	Restoration Site and identify steps for redevelopment and reuse of the property.
Implements Policy	SA-3.1
Responsible Department	City Council, City Manager’s Office, Economic and Community Development Department, Public Works Department
Time Frame	FY 22/23
Status	As part of the Draft 2023-2031 Housing Element update, Policy HE-1 was added to support the City's goal of developing the Restoration Site, which states “The City shall facilitate development of a mix of high-density residential and office uses on the City-owned Restoration Site by issuing a developer request for proposals and partnering with developers on site remediation to maximize development potential of the site. The timeline for that was identified as FY 25/26, taking into consideration other City priorities and the time needed to study the site to inform preparation of a Notice of Availability (NOA) pursuant to the Surplus Lands Act or Request for Proposals (RFP).

Program	<b>SA-3. B Issue RFPs for Station District Development.</b> When appropriate, the City shall issue developer requests for proposals to implement General Plan objectives for the Restoration Site.
Implements Policy	SA-3.1, 3.2, 3.3
Responsible Department	City Manager’s Office
Time Frame	Ongoing.
Status	See discussion under SA-3. A.

Program	<b>SA-4. A Capital Improvements in the Station East Area.</b> The City shall strive to provide capital improvements in the Station East area identified in the DIPSA Specific Plan, General Plan, and other planning documents.
Implements Policy	SA-4.21, 4.22
Responsible Department	City Council, Economic and Community Development Department, Public Works Department
Time Frame	Ongoing
Status	Work on the Capital Improvement Plan (CIP) is underway for the upcoming budget cycle.

Program	<b>SA-8. A Cooperate to Address Flood Control.</b> The City shall cooperate with the Alameda County Flood Control and Water Conservation District on any infrastructure improvements to remove the Horner/Veasby Area from the flood plain.
Implements Policy	SA-8.1
Responsible Department	Public Works Department, Economic and Community Development Department
Time Frame	Ongoing
Status	The City works cooperatively with the Alameda County Flood Control and Water Conservation District on projects that impact their facilities. Additionally, the City works with applicants on new development located in flood zones to ensure compliance with applicable requirements to minimize flood risk.

Program	<p><b>SA-8. B Ensure Compliance with Amortization.</b> The City shall ensure compliance with the terms of the amortization to cease operation for the following properties that have nonconforming uses in conformance with the dates listed below:</p> <ul style="list-style-type: none"> <li>• APN 482-0020-007 (Williams) - September 3, 2023</li> <li>• APN 482-0027-007-19 (Goncalves) - September 3, 2023</li> <li>• APN 482-0022-001-02, 482-0022-007, and 482-0022-009-01 (Bertelson) - September 3, 2023</li> <li>• APNs 482-0020-008-02 and 482-0020-002-03 (Kirby) - January 28, 2024</li> </ul>
Implements Policy	SA-8.4
Responsible Department	City Manager’s Office and Economic and Community Development Department
Time Frame	2023 and 2024
Status	In Spring 2023, the Planning Division will begin outreach to impacted property owners reminding them that the Amortization agreements that they entered into 10 years ago will be expiring and they will need to cease activities related to truck parking and outdoor storage.

Program	<p><b>SA-10. A Evaluate Lighting Levels in the Decoto Neighborhood.</b> The City shall conduct an evaluation of existing lighting levels in the Decoto Neighborhood and shall identify opportunities for enhanced lighting.</p>
Implements Policy	SA-10.6
Responsible Department	Public Works Department
Time Frame	FY 20/21

Status	In FY 23/24, the City will be hiring a consultant to convert all 4,200 streetlights in the City to LED. As part of this effort, the consultant will evaluate areas deemed to have insufficient lighting including the Decoto neighborhood.
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Program	<b>SA-11.A Update Old Alvarado Design Guidelines.</b> The City shall review and update the Old Alvarado Design Guidelines to reflect the development that has occurred since the Guidelines were developed and to provide guidance for areas outside of the Smith Street commercial core including UCB between the Mark Green Sports Center and Bettencourt Way, the Horner Street corridor, and the residential neighborhoods located to the west of Union City Boulevard generally between Marsten Avenue and Cambridge Way, including the Diamond Mines site, and to the east of Union City Boulevard north of Smith Street between Vallejo Street and Watkins Street.
Implements Policy	SA-11.1, 11.2, 11.3, 11.5
Responsible Department	Economic and Community Development Department
Time Frame	FY 21/22
Status	As a precursor to updating the Old Alvarado Design Guidelines, the Planning Division and their consultant team are in the process of developing city-wide objective design standards for multi-family development. The Guidelines are being used as a basis for that work for the standards that will apply to the Historic Alvarado District.

Program	<b>SA-11. B Signage and Branding Program for Historic Alvarado District.</b> City shall work with property owners and businesses in the Historic Alvarado District on developing and implementing a signage and branding program for the area.
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Implements Policy	SA-11.7
Responsible Department	Economic and Community Development Department
Time Frame	Ongoing
Status	In 2022, the Public Works Department was moving forward with finalizing the agreement with a vendor to manufacture and install the approved Historic Alvarado wayfinding signage. Due to changes in State law and the City no longer able to enter into a “Design/Build” agreement with the vendor due to the cost of the work, the Public Works Department is required to rebid the project.

Program	<b>SA-11. C Review Permitted Uses in the Zoning Ordinance.</b> The City shall review the Zoning Ordinance to determine if new types of commercial uses should be permitted to strengthen the Smith Street Commercial Core (e.g., wine bars, entertainment uses).
Implements Policy	SA-11.8, 11.9
Responsible Department	Economic and Community Development Department
Time Frame	FY 19/20
Status	For consistency with the General Plan, a new zoning district called “Village Mixed Use (VMU)” was developed and applied to the Historic Alvarado District. This work was done as part of the Housing Element Zoning updates (Ordinance 903-22). The VMU Zoning District was based on other mixed use zoning districts and added some additional commercial uses beyond what was previously allowed.

<p>Program</p>	<p><b>SA-12. A Union Landing Retail Analysis.</b> The City shall prepare a retail analysis to evaluate the changing retail environment and develop strategies to address how Union Landing can adapt. The analysis should consider, among other topics:</p> <ul style="list-style-type: none"> <li>• Union Landing’s position in the Interstate 880 corridor;</li> <li>• The changing retail environment for big-box-anchored tenants in centers such as Union Landing;</li> <li>• Maintaining Union Landing as a sales tax generator and a regional destination;</li> <li>• Adjusting the permitted and conditionally permitted uses and development standards to be competitive in the changing retail marketplace; and</li> <li>• Strategies to target a supportive mix of tenants when working with 16 different property owners.</li> </ul>
<p>Implements Policy</p>	<p>SA-12.1, 12.3, 12.7, 12.8, 12.9, 12.10</p>
<p>Responsible Department</p>	<p>Economic and Community Development Department</p>
<p>Time Frame</p>	<p>FY 19/20</p>
<p>Status</p>	<p>The City hired Kosmont Companies to prepare a Retail Study for Union Landing to analyze local and subregional retail sector trends as well as the City’s existing zoning regulations to ensure that the center was well-positioned to address this transition. Kosmont staff also spoke with Union Landing property owners and managers to get their feedback. The study informed the amendments to the district’s zoning. Some notable trends referenced in the study include:</p> <ul style="list-style-type: none"> <li>• Entertainment uses, fitness centers and open space have become new anchor tenants for large shopping centers.</li> <li>• Service businesses such as restaurants / drinking places expanded most in 15 years and now surpassed retail establishments in U.S.</li> </ul>

	<p>Union Landing has less than 5% of space devoted to service businesses and about 15% for restaurants.</p> <ul style="list-style-type: none"> <li>• Consumers are more interested in seeking experiences during shopping trips.</li> </ul> <p>The analysis was completed in summer 2021.</p>
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Program	<b>SA-12. B Update CUL Zoning Provisions.</b> The City shall review and consider updating the standards, allowed uses, and sub-area designations in the Union Landing Commercial (CUL) Zoning District to reflect current conditions and changing markets.
Implements Policy	SA-12.1, 12.4, 12.8, 12.9
Responsible Department	Economic and Community Development Department
Time Frame	FY 20/21
Status	In summer 2021, the Union Landing Commercial (CUL) Zoning District was amended to support the Union Landing shopping center. The amendments modified the list of permitted and conditionally permitted uses to provide more consistency within subareas, to better reflect current market trends, and to re-designated uses so they are permitted and do not require discretionary review. The amendments updated development type descriptions to provide experience-oriented uses and the addition of breweries and wineries with on-site tasting and food service measuring up to 5,000 sq. ft. were added as a permitted use. The update also included provisions related to trash and recycling facilities, property maintenance, and outdoor dining.

Program	<b>SA-12. C Guide for Intensification of Union Landing.</b> The City shall work with property owners and tenants to prepare a plan to guide intensification efforts at Union Landing, including a plan for
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	additional development, parking, urban design, plazas and gathering spaces, and pedestrian and automobile circulation improvements to ensure that Union Landing changes over time in order to remain competitive.
Implements Policy	SA-12.1, 12.11, 12.13, 12.14
Responsible Department	Economic and Community Development Department, Public Works Department
Time Frame	FY 24/25
Status	This work has not begun.

Program	<b>SA-12. D Union Landing Sign, Wayfinding, and Branding Program.</b> The City shall prepare a comprehensive sign, wayfinding, and branding program for Union Landing.
Implements Policy	SA-12.16, 12.18
Responsible Department	City Manager’s Office, Economic and Community Development Department, Public Works Department
Time Frame	FY 19/20
Status	Completed in summer 2021, City staff worked with the Union Landing Property Owner’s Association to re-landscape, repaint and update the Union Landing monument signs located along Dyer Street. This was a public/private partnership with shared costs from the Property Business Improvement District (PBID) and the City.

Program	<b>SA-13. A Rezone Calaveras Landing.</b> The City shall rezone Calaveras Landing consistent with the Regional Retail Commercial land use designation.
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Implements Policy	SA-13.1, 13.4
Responsible Department	Economic and Community Development Department
Time Frame	FY 20/21
Status	It is anticipated that the proposed rezone of Calaveras Landing will occur in FY 23/24.

Program	<b>SA-13. B Calaveras Landing Sign, Wayfinding, and Branding Program.</b> The City shall prepare a comprehensive sign, wayfinding, and branding program for Calaveras Landing.
Implements Policy	SA-13.3, 13.3
Responsible Department	City Manager’s Office, Economic and Community Development Department, Public Works Department
Time Frame	FY 20/21
Status	Due to other Economic and Community Development Department priorities, it is anticipated that work on this program will begin in FY 24/25.

Program	<p><b>SA-13. C Calaveras Landing Retail Analysis.</b> Building off the study conducted for Union Landing (see Program SA-12.A), the City shall prepare a retail analysis to evaluate the changing retail environment and develop strategies to address how Calaveras Landing can adapt. The analysis should consider, among other topics:</p> <ul style="list-style-type: none"> <li>• Calaveras Landing’s position in the Interstate 880 corridor;</li> <li>• The changing retail environment for big-box-anchored tenants;</li> <li>• Enhancing Calaveras Landing as a sales tax generator and a regional destination; and</li> </ul>
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	<ul style="list-style-type: none"> <li>• Adjusting the permitted and conditionally permitted uses and development standards to be competitive in the changing retail marketplace.</li> </ul>
Implements Policy	SA-13.1
Responsible Department	Economic and Community Development Department
Time Frame	FY 21/22
Status	Due to other Economic and Community Development Department priorities, it is anticipated that work on this program will begin in FY 24/25.

Program	<b>SA-14. A Seek Grant Funding for Access Improvements at the Four Corners.</b> The City shall continue to seek grant funding to address issues such as transit access, traffic circulation, and pedestrian access between the Four Corners shopping centers.
Implements Policy	SA-14.1, 14.2
Responsible Department	Economic and Community Development Department, Public Works Department
Time Frame	Ongoing
Status	The City is always seeking grant funding for public improvements including the development of bicycle, pedestrian, and transit facilities.

Program	<b>SA-14. B Four Corners Signage and Branding Program.</b> The City shall develop a signage and branding program for the Four Corners shopping area.
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Implements Policy	SA-14.1
Responsible Department	Economic and Community Development Department
Time Frame	FY 22/23
Status	Due to other Economic and Community Development Department priorities, it is anticipated that work on this program will begin in FY 24/25.

## General Plan and Development Code Amendments

As described above, the City has made several substantive amendments to the General Plan since its adoption in December of 2019, and to the Zoning Ordinance for the same time period.

- **Station District Specific Plan General Plan and Zoning Updates**. This project included various General Plan and Zoning Ordinance/Map amendments.
  - **General Plan Amendment (AG-22-002)**
    - **Delete Station East Mixed Use Designation and add Station East Employment (SEE) and Station East Mixed Use Residential (SEMUR) Designations.** The Station East Subarea will now have two land use designations – Station East Employment (SEE) for the southern portion where employment will be focused – as well as the existing Station East Mixed Use Residential (SEMUR) for the northern portion where residential is focused. This is consistent with the provisions currently listed in the 2040 General Plan for this area.
    - **Add Marketplace Mixed Use (MMU) Designation.** A new land use designation called Marketplace Mixed Use (MMU) was applied to the Marketplace subarea instead of the current Commercial (C) land use designation. The 2040 General Plan added this area to the Station District boundary but maintained the current land use designation. The Specific Plan proposed a new General Plan designation, MMU, for this subarea, which necessitated the proposed General Plan amendment.
    - Miscellaneous updates to update terminology and other minor clean-up items.
  - **Zoning Text Amendments (AT-22-005)**
    - **Chapter 18.38 Station Mixed Use Commercial (CSMU).** Updates include adjustment to Floor Area Ratio (FAR) maximum from 4.0 to 4.2 and inclusion of specific automobile and bicycle parking standards on BART property for compliance with AB 2923, which includes specific development standards for BART properties that local jurisdictions must implement. The updates to this chapter also include an increase in minimum density from 65 du/ac to 100 du/ac, which reflects the

densities of the recently constructed developments. Amendments are also proposed to reflect updated performance standards similar to what was added to other Station District zoning districts.

- **New Marketplace Mixed Use (MMU) Zoning District.** A new zoning district called Marketplace Mixed Use was created for consistency with the General Plan and Specific Plan to align with the new General Plan designation with the same name.
- **Zoning Map Amendments (A-22-001)**
  - **Miscellaneous Station East Zoning Map Amendments.** Zoning Map updates were approved to 1) change the zoning in the employment-focused portion of Station East from Research Development Campus (RDC) to Station East Employment (SEE), 2) change the zoning of two parcels along 7th Street from RDC to Station East Mixed Use-Residential (SEMU-R) for consistency with the 2040 General Plan, and 3) change the zoning for the PG&E corporation yard (located along Decoto Road between Cheeves Way and 7<sup>th</sup> Street) from RDC to Civic Facility (CF) for consistency with the site's General Plan designation.
  - **Marketplace Mixed Use Zoning Map Updates.** Zoning Map updates were approved to update the zoning for parcels in the Marketplace subarea from Community Commercial (CC) to the newly created Marketplace Mixed Use (MMU)
  - **Gateway Area Zoning Map Update.** Two parcels east of Alvarado-Niles Road in the Gateway subarea were updated from Neighborhood Commercial (CN) to Corridor Mixed Use Commercial (CMU) to accommodate future residential or mixed use residential development.
  - **Restoration Site Zoning Map Update.** The zoning of the Restoration Site was updated from "Research and Development Campus" (RDC) to Station District Mixed Use (CSMU) for consistency with the site's General Plan designation. This change is a result of the Restoration Site being added to the Core subarea.
- **Union Landing Commercial (CUL) District Updates.** The City amended Chapter 18.39, Union Landing Commercial (CUL) District (AT-21-002), to comprehensively update the list of permitted and conditionally permitted uses, related updates to

development type descriptions, and updates to provisions related to trash and recycling facilities, property maintenance and outdoor dining. Section 18.52.060, Addition of Uses, was also updated for consistency.

- **Single-Family Residential Zoning Updates.** The City updated the Zoning Ordinance regulations and procedures to facilitate infill development in 2022. On September 27, 2022, the City Council adopted Ordinance No. 900-22 to add objective design standards for single-family residential development and regulations to comply with new legislation, including Senate Bill 9.
- **2023-2031 Housing Element Update.** Multiple sites were rezoned as part of the 6<sup>th</sup> Cycle Housing Element update to ensure the City would meet its Regional Housing Needs Assessment (RHNA) and for consistency with the 2040 General Plan. For more information on specific sites, see Draft Housing Element.

As part of the Housing Element update process, two new mixed-use zoning districts were also created; the Mixed Use Marketplace (MMU), which was applied to the commercial area located in the vicinity of Alvarado-Niles Road and Decoto Road and the Village Mixed Use (VMU), which was applied to the Historic Alvarado District.

- **Station East Residential Mixed-Use Project.** The project approvals allow for up to 974 multi-family units and approximately 30,000 sq. ft. of ground floor commercial uses. The project also includes development of new public parks and new streets/infrastructure to support the new development. Project approvals included: a Specific Plan Amendment to the Decoto Industrial Park Study Area (DIPSA) Specific Plan (SP-20-001); a General Plan Amendment, AG-20-001, Associated with the Station East Residential Mixed Use Project; a Zoning Text Amendment to create a new Station East Mixed Use Residential (SEMUR) Zoning District Chapter (AT-20-002); and a Zoning Map Amendment to rezone the 26.5-acre property from Research and Development Campus (RDC) to Station East Mixed Use Residential (SEMUR) (A-20-001).
- **Lazuli Landing Project.** The Lazuli Landing project includes 81 affordable apartments and 6,319 sq. ft. ground floor office uses. The project required a Zoning Text Amendment (AT-19-003) to create the Corridor Mixed Use Commercial (CMU) zoning district for consistency with the General Plan and a related Zoning

Map Amendment (A-19-002) to rezone the property from CC (Community Commercial) and PI (Private Institutional) to CMU (Commercial Mixed Use).

## Consultation with California Native American Tribes

When amending the General Plan or adopting a specific plan, the City complies with Chapter 905 of the Statutes of 2004. See below for a detailed overview of compliance.

### *Station District Specific Plan*

The Station District Specific Plan was adopted in October 2022. To determine sensitivity for Native American resources within the Planning Area, consultation with Native American Heritage Commission (NAHC) and local Native American groups was conducted. NAHC provided feedback that a search of the Sacred Lands File identified sacred lands in the vicinity of the Planning Area and two previously recorded prehistoric archaeological sites within 0.25 mile of the Planning Area. The response from NAHC also included a list of individuals and tribal representatives who might have an interest in the Specific Plan. These individuals and tribal representatives were sent formal notification under SB 18 (Chapter 905 of the Statutes of 2004) and AB 52. No responses were received from any of the individuals and tribal representatives and no Native American tribes shared knowledge of tribal cultural resources.

### *Station East Residential/ Mixed Use Project*

The Station East Residential/ Mixed Use Project was approved in June 2021. To determine sensitivity for Native American resources within the Planning Area, consultation with Native American Heritage Commission (NAHC) and local Native American groups was conducted. NAHC provided feedback that a search of the SLF failed to indicate the presence of Native American cultural resources on the project site. The NAHC provided a list of six individuals and tribal representatives who may have knowledge of the resources in the area. These individuals and tribal representatives were sent formal notification under SB 18 (Chapter 905 of the Statutes of 2004) and AB 52.

The City received feedback from three of the representatives requesting additional information regarding the archaeological survey, the need for the excavation crew to receive sensitivity training, and that an archaeologist be present on-site during excavation. The City's environmental consultant followed up via written letter and phone addressing the concerns regarding project construction, confirming that preconstruction cultural resources sensitivity training would be included as a mitigation measure, and confirming that additional mitigation measures would ensure any inadvertent discoveries are protected. To date, no other responses have been received.

*Applicable General Plan Policies*

The Resource Conservation Element of the 2040 General Plan lists policies for ensuring the identification and protection of significant archaeological resources, pursuant to Policies RC-4.5 and RC-4.7.