

CITY OF UNION CITY AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING ON THURSDAY, MARCH 21, 2024 7:00 PM

City Hall- Council Chamber 34009 Alvarado-Niles Road Union City, CA 94587

VIDEO

- 1. CALL TO ORDER:
 - A. PLEDGE OF ALLEGIANCE
 - B. ROLL CALL:

Chairperson Jo Ann Lew; Vice Chairperson Seyi McIelland Commissioners: Ignacio Romero, Lee Guio, and Amandeep Sandhu Alternates: Kevin Finnerty, Prairna Gupta Garg

- 2. APPROVAL OF MINUTES:
 - **A.** The regular Planning Commission Minutes of February 1, 2024
- 3. ORAL COMMUNICATIONS:

(This is an opportunity for persons to speak on items not listed on the agenda. According to the California Government code the commission is prohibited from taking any immediate action on an item which does not appear on the agenda.)

- 4. WRITTEN COMMUNICATIONS:
- 5. **PUBLIC HEARINGS:**
 - A. <u>CONTINUED HEARINGS:</u>
 - B. <u>NEW HEARINGS:</u>
 - 1. CITY OF UNION CITY, GENERAL PLAN AG-24-001 AND ZONING MAP AMENDMENTS (A-24-001), CITYWIDE; The City of Union City is requesting approval of amendments to the General Plan Land Use Diagram and the Official Zoning Map for multiple sites, both for consistency with the 2040 General Plan and to better align with existing parcel lines, building locations, and historic

and current land uses. An Addendum to the 2040 General Plan Environmental Impact Report (State Clearinghouse No. 2018102057) has been prepared consistent with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. The Addendum has demonstrated that the project would not result in any new significant impacts, nor would it substantially increase the severity of previously identified significant impacts.

6. SUPPLEMENTAL STAFF REPORTS:

- A. <u>CONTINUED REPORTS:</u>
- B. <u>NEW REPORTS:</u>
- 7. ECONOMIC DEVELOPMENT REPORTS:
- 8. <u>COMMISSION MATTERS:</u>
- 9. GOOD OF THE ORDER:
- **10. ADJOURNMENT:**

A complete agenda packet is available for review at City Hall or on our website www.unioncity.org

Any writings or documents provided to a majority of City Council or Planning Commission members regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall, located at 34009 Alvarado-Niles Road, Union City, California, during normal business hours.

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested person must request the accommodation at least two working days in advance of the meeting by calling (510) 675-5319.



Agenda Item

ATTACHMENTS:

Description

PCMN-2024-0201

Type

Attachment

CITY OF UNION CITY MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING ON THURSDAY, FEBRUARY 1, 2024 AT 7:00 P.M. IN THE COUNCIL CHAMBERS OF CITY HALL 34009 ALVARADO-NILES ROAD UNION CITY, CA 94587

1. CALL TO ORDER

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL:

PRESENT: Vice Chairperson Seyi Mclelland and Commissioners Jo Ann

Lew, Ignacio Romero and Alternate Commissioner Prairna

Gupta Garg

ABSENT: Chairperson Lee Guio, Commissioner Amandeep Sandhu and

Alternate Commissioner Kevin Finnerty

STAFF: Carmela Campbell (Economic & Community Development

Director); Natalie Dean (Associate Planner); Derek Farmer (Planning Manager); Juliet Vaughn (on behalf of Deputy City Attorney); Denisse Anzoategui Homen (Administrative Assistant III) and Tracey Barragan (Administrative Assistant)

2. APPROVAL OF MINUTES

1. The regular Planning Commission minutes for December 7, 2023

The minutes for the December 7, 2023, Planning Commission meeting were approved as submitted.

3. ORAL COMMUNICATIONS: None

4. WRITTEN COMMUNICATIONS: None

5. PUBLIC HEARINGS

A. **CONTINUED HEARINGS**: None

B. <u>NEW HEARINGS</u>

1. PETER HILLIARD, ON AIR LLC FOR VERIZON WIRELESS; UNION CITY. LP. AVALON ADMINISTRATIVE SITE DEVELOPMENT REVIEW (ASD-23-023) AND USE PERMIT (UP-23-008); Peter Hilliard, On Air, LLC for Verizon Wireless, on behalf of Avalon Union City, LP, is seeking Administrative Site Development Review and Use Permit approval for a new enclosed wireless facility on top of an existing, five-story 315,077 square-foot multifamily residential building and to increase the height of the building from 79 to 86 feet. project includes construction of one, new 417 square-foot cupola on the top of an attached parking structure bringing the total height of the building to approximately 86 feet. The cupola will house 16 new antennas with eight (8) new radio units.

project is located at 14 Union Square: (APN: 87-19-1-25). Staff recommends that the project be categorically exempt under Section 15303 (e), New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines.

Natalie Dean, Associate Planner provided a PowerPoint presentation for Peter Hilliard, On Air LLC for Verizon Wireless, Avalon Union City, LP, Administrative Site Development Review (ASD-23-023) and Use Permit (UP-23-008). She reported a Desk Item had been prepared which clarified that the Use Permit would require the approval of the City Council, the findings would be amended per recommendations, Conditions of Approval had been amended and updated in response to the Desk Item, clarification the application involved no interference with other providers, and the supportive structure for the facility would be confirmed and addressed prior to the issuance of building permits.

Ms. Dean recommended the Planning Commission recommend City Council approval of ASD-23-023 and UP-23-008, making the specific findings listed in Section VI of the staff report, subject to the amended Conditions of Approval, and adopt a resolution confirming this action.

<u>Commissioner Romero</u> asked about the project design and whether environmental impacts had been considered to ensure wildlife and fauna would not be impacted by the project design.

Ms. Dean explained that the project was categorically exempt from the CEQA Guidelines since it involved the construction of a small structure and staff had used that categorical exemption and had not conducted more environmental review. CEQA listed categorical exemptions for projects that qualified, which staff had used to determine whether CEQA review would be required.

Commissioner Romero asked whether or not the general public or emergency services would experience any outages during installation of the proposed equipment.

Ms. Dean suggested the applicant provide clarification.

<u>Carmela Campbell, Economic & Community Development Director</u> stated first responders worked off of a different network to ensure minimal disruptions, but the applicant should provide further clarification.

<u>Commissioner Gupta Garg</u> asked whether more antennas would be considered in the future to cover gaps in coverage for the entire zone from a Verizon standpoint. She asked if moving the antennas, a bit down south or on another property, would result in better coverage.

Ms. Campbell suggested that question be deferred to the applicant.

<u>Commissioner Gupta Garg</u> understood that FRP windows would be considered with no finish and asked the purpose of the windows. Also, pursuant to the plans it appeared that louvers would be painted black and may stand out to the public and create too much of a contrast. If they matched something existing that would be fine, but she did not want it to be out of language with the design intent of what currently existed.

Ms. Dean deferred to the applicant in terms of siting but clarified that photo simulations had been provided to show the proposed colors. The windows were intended to match a cupola on the building with the windows to have openings. She commented there was a shadow line on the plans. She also clarified Image 3 of the plans and noted there was no black color on the building other than the shadow line.

Ms. Campbell suggested the applicant provide feedback on the louvers as proposed.

<u>Vice Chair McIelland</u> also commented on the coverage area as depicted on Slide 14 of the PowerPoint presentation. She understood while there was a gap in coverage from Verizon, there would be coverage from other network providers.

Ms. Dean confirmed that the coverage area represented Verizon only. She added that she was not aware if there was a coverage gap for other wireless companies.

Ms. Campbell suggested the applicant provide clarification since information on coverage from Verizon only had been provided.

Vice Chair McIelland asked whether or not other locations for the proposed wireless facility had been considered and more detail of how the applicant had decided this location was the most appropriate since it was a residential rather than a commercial building.

Ms. Dean understood the applicant had attempted to secure a facility within the New Haven Unified School District (NHUSD) at Logan High School, but the wireless facility had not been allowed for some reason. She understood the subject location was not the only location that had been considered. She also clarified the coverage map and the areas of coverage in-building, incar and on the street.

PUBLIC HEARING OPENED

<u>Aaron Delao</u>, Centerline Communications, representing Peter Hilliard, responded to the questions from the Planning Commission and clarified the finish of the louvers with the goal for the FRP of the structure to match the existing color of the buildings, which would be radio transparent to allow signals to go through the material. The three windows as shown on the photo simulations were on a pop-up on the building with the windows added by Planning to match the architectural features. The coverage map was again clarified with reliable coverage as depicted on the map for in-building, in-car and on the street, with spotty coverage towards the Safeway Shopping Center. Between that area and the freeway in between there was mostly residential with little commercial sites to locate the equipment.

Mr. Delao clarified the equipment would cover part of the zone that currently had no coverage, as depicted on the coverage map. The existing site was a tall structure and advantageous to allow wider coverage. The area of south of Decoto Road was comprised of mostly one-story buildings and if the antennas had to be placed on a lower structure there would be a need for more antennas and no one wanted a proliferation of antenna structures, whereas the structure where the antennas had been proposed to be placed was 81-feet in height at the top of the parking structure, one of the reasons the subject site had been chosen.

Mr. Delao also clarified the existing network would remain in place during installation of the new antennas; coverage would not change until the new site had been brought on-air to fill the gaps in coverage; the public would be safe during installation; and the Federal Communications Commission (FCC) required information be provided to the public on the work to be performed on the building including contact information and a number for the Verizon network operations center in the event of an emergency for the public to be informed of any issues. In addition, battery cabinets had been planned to supply energy with battery backup to be provided in the event of a power outage.

Mr. Delao stated a standby generator had also been planned, and in the event of a natural or other disaster and if a power outage occurred for an extended period of time the site could still operate. While the generators would generate noise, the batteries would not. The generators would only operate in the event of an extended outage or up to an approximate twenty-minute test cycle once per month, but the noise would not be that loud. The location of the generator was clarified and since the building was a parking structure meant to hold a lot of weight, if the generators were placed at a lower level there may be a lot of echoes. Also, if placed on the

ground floor there would be people to hear it and its proposed location, enclosed by a fence and next to the existing architecture, was the quietest place to be.

Mr. Delao further clarified the generator would be diesel driven, which was common practice at cell sites, encouraged by the State of California, out in the open air and seven stories off the ground and would seldom operate.

Mr. Delao explained that electric battery generated generators had not been considered since electric batteries only operated for a short period of time. Having a cellular network up and running in the event of an outage was of paramount importance and the reason why generators had been planned for all cell sites, where possible.

Mr. Delao clarified that alternative sites had been considered. Verizon had started looking for sites in 2020 and Logan High School had been a perfect location given it had tall light standards, but the NHUSD had rejected the proposal. A search ring had been expanded with sites explored to the east and north, including some PG&E lattice towers across from the railroad tracks but they had been too close to existing cellular sites to the north on Mission Boulevard. The proposed site had been chosen given the building height and a willing landlord. Again, the generator would seldom operate, the noise sounded like a muffled lawn mower, was not on top of the residences but the parking structure and while it may be heard it would not be overly disruptive.

PUBLIC HEARING CLOSED

<u>Commissioner Lew</u> liked the project, had no issues with the project and all questions she had had been clarified in advance.

<u>Derek Farmer, Planning Manager,</u> requested an amendment to the language in the staff recommended motion as follows:

Planning Commission recommend City Council approve ASD-23-023 and UP-23-008, making the specific findings listed in Section VI of the staff report, subject to the amended Findings and Conditions of Approval, included in the Desk Item and adopt a resolution confirming this action.

Commissioner Lew moved that the Planning Commission recommend City Council approve ASD-23-023 and UP-23-008, making the specific findings listed in Section VI of the staff report, subject to the amended Findings and modified Conditions of Approval, included in the Desk Item and adopt a resolution confirming this action. Commissioner Romero seconded. The motion was carried by the following roll call vote:

AYES: (GUPTA GARG, LEW, MCLELLAND, ROMERO)

NOES: (NONE) ABSTAIN: (NONE)

ABSENT: (GUI, FINNERTY, SANDHU)

The motion passed 4-0.

- 6. **SUPPLEMENTAL STAFF REPORTS**: None
 - A. CONTINUED REPORTS: None
 - B. **NEW REPORTS**: None
- 7. **ECONOMIC DEVELOPMENT REPORTS**: None
- 8. COMMISSION MATTERS:

A. Follow-Up on Planning Commission Referrals to the City Council

There was no report.

B. Upcoming Applications for the Regular Planning Commission Meeting on February 15, 2024.

Ms. Campbell reported the Planning Commission meeting scheduled for February 15, 2024, would include a new industrial building in Central Industrial Park and expansion of an existing preschool on the west side of Union City.

9. GOOD OF THE ORDER

Commissioner Lew reported that February 2, 2024, would be Groundhog Day, and stated she did not have to be copied on any emails from legal staff since legal communications were proprietary and confidential.

Commissioner Romero urged everyone to be safe throughout the rainy season.

10. ADJOURNMENT: 7:55 P.M.



Agenda Item

ATTACHMENTS:

	Description	Type
	STAFF REPORT	Staff Report
D	EXHIBIT A: GENERAL PLAN AMENDMENTS	Exhibit
	EXHIBIT B: ZONING MAP AMENDMENTS	Exhibit
	EXHIBIT C: ADDENDUM TO THE 2040 GENERAL PLAN EIR	Exhibit
D	Desk Item	Attachment
D	Presentation	Attachment



Agenda Item

DATE: MARCH 21, 2024

TO: PLANNING COMMISSION

FROM: CARMELA CAMPBELL, ECONOMIC AND COMMUNITY

DEVELOPMENT DIRECTOR

SUBJECT: AMENDMENTS TO THE GENERAL PLAN LAND USE

DIAGRAM (AG-24-001) AND THE OFFICIAL ZONING MAP (A-

24-001)

APPLICANT: THE CITY OF UNION CITY

REQUEST: The City of Union City is proposing amendments to the General Plan

Land Use Diagram and Official Zoning Map

LOCATION: Multiple locations

ENVIRONMENTAL ASSESSMENT:

An Addendum to the 2040 General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2018102057) has been prepared consistent with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, and is included in this staff report as Exhibit C. The Addendum has demonstrated that the project would not result in any new significant impacts, nor would it substantially increase the severity of previously identified significant impacts.

The City of Union City is proposing to amend the General Plan Land Use Diagram (AG-24-001) and Official Zoning Map (A-24-001) for multiple sites, both for consistency with the 2040 General Plan and to better align with existing parcel lines, building locations, and historic and current land uses. Only map amendments are proposed; there are no text amendments proposed for either the General Plan or the Zoning Ordinance. Diagrams showing the proposed amendments are attached to this staff report and labeled Exhibit A and Exhibit B. For more information regarding the land use and zoning designations included in this report and the exhibits, see the General Plan 2040 Land Use Chapter (https://www.unioncity.org/DocumentCenter/View/10972/2040-GP---Chapter-3-Land-Use 102623-update) and Title 18, Zoning, of the Union City Municipal Code (https://ecode360.com/43313269#43313269).

I. BACKGROUND

Project Overview

The proposed amendments can be broken down into two categories. The first category includes amendments to a site's land use designation shown on the 2040 General Plan (2040 GP) Land Use Diagram, as well as the zoning designation shown on the Official Union City Zoning Map. Exhibits labeled Area A1-A4 show the general plan amendments and the Exhibits labeled Area B1-B4 shows the related zoning map amendments.

These "clean-up" actions are proposed to better align zoning and general plan boundaries with existing property lines, with existing building locations, and/or with historic and current uses of the property. In addition, there is one parcel (APN 482-27-7-15) that is incorrectly identified as Residential (10-17 du/ac) in the General Plan and Light Industrial (ML) on the Zoning Map but was intended to be Open Space on both the General Plan Land Use Diagram and Zoning Map, since the property is used as a drainage canal.

The second category includes parcels proposed to be rezoned for consistency with the 2040 GP adopted December 10, 2019. These changes are shown in Exhibits labeled Areas B5-B12. State law requires that the Official Zoning Map be consistent with the adopted General Plan Land Use Diagram.

II. DISCUSSION

General Plan Land Use Diagram Amendments

Amendments are proposed to update the general plan and zoning designations shown on the 2040 GP Land Use Diagram and the Official Zoning Map for the parcels identified in Table 1. Table 1 also includes the reason for the proposed update. As detailed above, Exhibit labeled Areas A1-A4 show the general plan amendments and Exhibits labeled Areas B1-B4 show the corresponding zoning map amendments.

Table 1. Proposed General Plan Land Use Diagram Changes

Exhibit A	APN	Existing GP	Proposed GP	Rationale for Change
Map No.		Designation	Designation	
A1	483-15-68	Residential (10-17	Private	Align with current and
		du/ac) (R 10-17)	Institutional (PI)	historic property use
	483-15-69	R 10-17	PI	Align with current and
				historic property use
A2	482-27-7-15	R 10-17	Open Space	Align with use as a
			(OS)	drainage canal
A3		Special Industrial		Ensure designation does
		(MS) & Light		not split a building
	475-150-8-3	Industrial (ML)	MS &ML	
				Ensure designation does
	475-15-9-1	MS & ML	MS & ML	not split a building
				Ensure designation does
	475-111-60	MS & ML	MS & ML	not split a building
				Ensure designation does
	475-111-59	MS & ML	MS & ML	not split a building
				Ensure designation does
	475-111-15-11	MS & ML	MS & ML	not split a building
				Ensure designation
	475-111-41	MS & ML	ML	follows property line
				Ensure designation
	475-111-42	MS & ML	MS	follows property line
			Civic Facility	Align with current and
	475-111-61	ML	(CF)	historic property use
				Align with current and
	475-111-43	MS & ML	CF	historic property use
				Ensure designation does
	475-100-4	MS & ML	MS & ML	not split a building

				Ensure designation does
	475-100-38	MS & ML	MS & ML	not split a building
				Ensure designation
	475-111-11	MS & ML	MS	follows property line
				Ensure designation
	475-111-10	MS & ML	MS	follows property line
				Ensure designation
	475-100-36	MS & ML	MS	follows property line
A4	483-15-68	R 10-17	PI	Align with current and
				historic property use
	483-15-69	R 10-17	PI	Align with current and
				historic property use

See below for some additional detail regarding the proposed general plan and zoning amendments. The corresponding area number from the exhibits is shown for ease of review.

- Properties, Alvarado-Niles Road (Area A3, A4, B3 and B4) Along portions of Alvarado-Niles Road generally between Western Avenue and Hop Ranch Road, the first 90 feet of frontage on the easterly side of Alvarado-Niles Road has a general plan and zoning designation of Special Industrial (MS) and the remaining portion of the property has a general plan and zoning designation of Light Industrial (ML). This configuration results in the boundary between the two designations going though sites and /or buildings and staff having to make an interpretation on which designations to apply. Staff is proposing to relocate the boundary lines of the two designations, so they better align with property lines and reflect the designations historically applied to the property by Planning Division staff. The update will also facilitate the expansion of a long-term Union City business, Elite Badminton Facility, located in the Central Plaza development.
- US Post Office, 33168-31170 Alvarado-Niles Road (Area A3, B3). The Post Office site is proposed to be redesignated from MS/ML to City Facility (CF) consistent with all public buildings/sites within Union City.
- Masjid Al-Huda, 3880 Smith Street (Area A1 and B1). The site has split
 designations, which correspond to underlying parcel lines. A portion of the site,
 which accommodates parking and some support buildings, has a general plan and

zoning designation of RM 2500, which permits multi-family residential development. The remainder of the site has a Private Institutional (PI) general plan and zoning designation. The City is proposing to update the designation from RM 2500 to PI to better align the existing use with zoning/general plan designations for the remainder of the site. The use is considering some upgrades to their site and this update will remove the requirements for enhanced setbacks associated with the current residential zoning designation.

Zoning Map Amendments

As part of implementation of the 2040 GP, the City is proposing several amendments to the Official Zoning Map. Aside from the proposed zoning map amendments discussed in the section above, the majority of the zoning map amendments are proposed to ensure a subject property's zoning designation is consistent with its' general plan designation, which is required by State law. See Exhibit B showing all parcels where a change to the Official Zoning Map is proposed. Table 2 below identifies each of these parcels, along with a rationale for each change proposed. See below for some additional detail regarding some of the proposed amendments included in Table 2.

- Monarch At Soares Ranch, Alvarado Niles Road / Madelyn Terrace (Area B10). The site, which accommodates 63 townhomes and related common areas, was included in the City's previous Housing Element, which covered the period from 2015-2023, as a future site for housing. Consistent with State law and the prior Housing Element, the site was rezoned from RM 1500, which is a multi-family residential designation to RM 1500–HE. The addition of "HE" to the site's base zoning designation of RM 1500 was to make it clear that the site, which was vacant at the time, had to be developed at a specific density, which it was. Now that the City has adopted an updated Housing Element and the project site has been developed, staff is proposing to rezone the property back to its prior designation of RM 1500.
- **511 Open Space (Area B8 and B9).** The term "511" applies to a 511-acre (+/-) neighborhood generally bounded by Union City Boulevard to the east, Remora Drive to the north and Union City's westerly and southerly boundary lines. The "511 Specific Plan" was adopted in 1987 and informed how the area was built out. You can view the 511 Specific Plan on-line at

https://www.unioncity.org/603/Long-Range-Planning-Projects. There are several properties, which were set aside as permanent open space / habitat and currently used as such. The City is proposing to amend the zoning designations for these properties from "511" to "Open Space (OS)" consistent with the current General Plan designation of Open Space. This change will have no impact on how the properties are currently used. This change removes any ambiguity that the properties are available for residential development which they are not. In addition, this area accommodates the closed Turk Island landfill. A similar update is proposed to update the zoning designation for this site from 511 to OS.

Calaveras Landing (Area B12). Zoning map updates are proposed to the Calaveras Landing shopping center located along Industrial Parkway SW. The shopping center accommodates a Food Max, Home Depot, Advance Auto Parts, Taco Bell, and several in-line retail stores and restaurants. The site has a zoning designation of Special Industrial (MS). The shopping center obtained a Use Permit in 1990 to allow for commercial uses, which substantially expanded what could be established under the site's MS zoning designation. As part of the GP 2040 update, the site's general plan designation of MS was updated to "Regional Retail Commercial" along with the Union Landing Shopping Center. This designation is generally applied to commercial shopping centers serving a citywide or regional market located on large sites along freeways. To better align the zoning with the historic and current uses of the property, staff is proposing to update the zoning designation to Community Commercial (CC), which allows for a variety of commercial uses. This designation is applied to the majority of our major shopping areas. This will also remove the requirement for new food uses to obtain a Use Permit, which is currently a requirement in the MS zoning district.

Table 2. Proposed Zoning Map Changes

Exhibit B Map No.	APN	Existing Zoning District	Proposed Zoning District	Rationale for Change
B1	483-15-68	Multifamily Residential (RM 2500)	Private Institutional (PI)	Align with current and historic property use
	483-15-69	RM 2500	PI	Align with current and historic property use

B2	482-20-19-5	Agricultural (A)	Open Space (OS)	Align with 2040 General Plan
	482-20-9	Light Industrial (ML)	OS	Align with 2040 General Plan
	482-27-7-15	ML	OS	Align with use as a drainage canal
В3	475-150-8-3	Special Industrial (MS) & ML	MS & ML	Ensure designation does not split a building
	475-15-9-1	MS & ML	MS & ML	Ensure designation does not split a building
	475-111-60	MS & ML	MS & ML	Ensure designation does not split a building
	475-111-59	MS & ML	MS & ML	Ensure designation does not split a building
	475-111-15- 11	MS & ML	MS & ML	Ensure designation does not split a building
	475-111-41	MS & ML	ML	Ensure designation follows property line
	475-111-42	MS & ML	MS	Ensure designation follows property line
	475-111-61	ML	Civic Facility (CF)	Align with current and historic property use
	475-111-43	MS & ML	CF	Align with current and historic property use
B4	475-111-14	MS & ML	MS & ML	Ensure designation does not split a building
	475-100-4	MS & ML	MS & ML	Ensure designation does not split a building
	475-100-38	MS & ML	MS & ML	Ensure designation does not split a building
	475-111-11	MS & ML	MS	Ensure designation follows property line
	475-111-10	MS & ML	MS	Ensure designation follows property line
	475-100-36	MS & ML	MS	Ensure designation follows property line
B5		Commercia	Corridor Mixed Use	Align with 2040 General Plan
	486-6-28-1	Community Commercial (CC)	Commercial (CMU)	
	486-6-31	CC	CMU	Align with 2040 General Plan

	486-6-32	CC	CMU	Align with 2040 General Plan
	486-6-33	CC	CMU	Align with 2040 General Plan
	486-6-34	CC	CMU	Align with 2040 General Plan
	486-6-81-4	CC	CMU	Align with 2040 General Plan
	486-6-82	CC	CMU	Align with 2040 General Plan
	486-6-84-1	CC	CMU	Align with 2040 General Plan
	486-3-64	CC	CMU	Align with 2040 General Plan
B6		General Industrial		Align with 2040 General Plan
	475-50-18	(MG)	MG & ML	
	475-50-19	MG	MG & ML	Align with 2040 General Plan
B7	482-96-16-1	A	OS	Align with 2040 General Plan
	482-96-16-2	A	OS	Align with 2040 General Plan
	482-96-17	A	OS	Align with 2040 General Plan
	482-5-1-3	A	OS	Align with 2040 General Plan
	482-5-11-3	A	OS	Align with 2040 General Plan
	482-96-18	A	OS	Align with 2040 General Plan
	482-96-19	A	OS	Align with 2040 General Plan
B8	482-40-21	511	OS	Align with 2040 General Plan
	482-40-13-7	511	OS	Align with 2040 General Plan
	482-40-15-1	511	OS	Align with 2040 General Plan
	482-40-7-2	511	OS	Align with 2040 General Plan
	482-40-8-1	511	OS	Align with 2040 General Plan
	482-40-23	511	OS	Align with 2040 General Plan
	482-40-12-1	511	OS	Align with 2040 General Plan
	482-40-8-5	511	OS	Align with 2040 General Plan
	482-40-8-2	511	OS	Align with 2040 General Plan
	482-53-5	511	OS	Align with 2040 General Plan
	482-50-1-1	511	OS	Align with 2040 General Plan
	482-53-6	511	OS	Align with 2040 General Plan
	482-50-10-6	511	OS	Align with 2040 General Plan
B9	482-50-5-2	511	OS	Align with 2040 General Plan
	482-50-8	511	OS	Align with 2040 General Plan
	482-50-7-2	511	OS	Align with 2040 General Plan
	543-361-1	511	OS	Align with 2040 General Plan
B10		Multifamily		Align with 2040 GP and
		Residential (1500)	Multifamily	Housing Element
		- Housing	Residential	
	475-151-4	Element	(1500)	
				Align with 2040 GP and
	475-183-1	RM-1500-HE	RM-1500	Housing Element

	F			
				Align with 2040 GP and
	475-183-10	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-11	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-12	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-13	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-14	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-15	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-16	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-17	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-18	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-19	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-2	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-20	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-21	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-22	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-23	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-24	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-25	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-26	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-27	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-28	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-29	RM-1500-HE	RM-1500	Housing Element
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			A1:: 11- 2040 CD 1
47F 100 0	DM 1500 LIE	DM 1500	Align with 2040 GP and
475-183-3	RM-1500-HE	RM-1500	Housing Element
47E 192 20	DM 1500 LIE	DM 1500	Align with 2040 GP and
475-183-30	RM-1500-HE	RM-1500	Housing Element
475 100 01	DM 4500 LIE	D) (1500	Align with 2040 GP and
475-183-31	RM-1500-HE	RM-1500	Housing Element
	D	D1 6 4 500	Align with 2040 GP and
475-183-32	RM-1500-HE	RM-1500	Housing Element
			Align with 2040 GP and
475-183-33	RM-1500-HE	RM-1500	Housing Element
			Align with 2040 GP and
475-183-34	RM-1500-HE	RM-1500	Housing Element
			Align with 2040 GP and
475-183-35	RM-1500-HE	RM-1500	Housing Element
			Align with 2040 GP and
475-183-36	RM-1500-HE	RM-1500	Housing Element
			Align with 2040 GP and
475-183-37	RM-1500-HE	RM-1500	Housing Element
			Align with 2040 GP and
475-183-38	RM-1500-HE	RM-1500	Housing Element
			Align with 2040 GP and
475-183-39	RM-1500-HE	RM-1500	Housing Element
			Align with 2040 GP and
475-183-4	RM-1500-HE	RM-1500	Housing Element
			Align with 2040 GP and
475-183-40	RM-1500-HE	RM-1500	Housing Element
			Align with 2040 GP and
475-183-41	RM-1500-HE	RM-1500	Housing Element
			Align with 2040 GP and
475-183-42	RM-1500-HE	RM-1500	Housing Element
			Align with 2040 GP and
475-183-43	RM-1500-HE	RM-1500	Housing Element
55 -5			Align with 2040 GP and
475-183-44	RM-1500-HE	RM-1500	Housing Element
1.0 100 11	1111110001111	14.1 1000	Align with 2040 GP and
475-183-45	RM-1500-HE	RM-1500	Housing Element
470-100-40	141-1000-11E	14171300	Align with 2040 GP and
475-183-46	RM-1500-HE	RM-1500	_
47.5-105-40	M1V1-1500-11E	18191-1300	Housing Element
475 100 47	DM 1500 LIE	DN/ 1500	Align with 2040 GP and
475-183-47	RM-1500-HE	RM-1500	Housing Element
47E 100 40	DM 1500 LIE	DN 4 1500	Align with 2040 GP and
475-183-48	RM-1500-HE	RM-1500	Housing Element

1	T	T	1
			Align with 2040 GP and
475-183-49	RM-1500-HE	RM-1500	Housing Element
			Align with 2040 GP and
475-183-5	RM-1500-HE	RM-1500	Housing Element
			Align with 2040 GP and
475-183-50	RM-1500-HE	RM-1500	Housing Element
			Align with 2040 GP and
475-183-51	RM-1500-HE	RM-1500	Housing Element
			Align with 2040 GP and
475-183-52	RM-1500-HE	RM-1500	Housing Element
			Align with 2040 GP and
475-183-53	RM-1500-HE	RM-1500	Housing Element
			Align with 2040 GP and
475-183-54	RM-1500-HE	RM-1500	Housing Element
			Align with 2040 GP and
475-183-55	RM-1500-HE	RM-1500	Housing Element
			Align with 2040 GP and
475-183-56	RM-1500-HE	RM-1500	Housing Element
			Align with 2040 GP and
475-183-57	RM-1500-HE	RM-1500	Housing Element
170 100 07	14,1 1000 112	1411 1500	Align with 2040 GP and
475-183-58	RM-1500-HE	RM-1500	Housing Element
170 100 00	14,1 1000 112	14.12.15.00	Align with 2040 GP and
475-183-59	RM-1500-HE	RM-1500	Housing Element
170 100 07	14,1 1000 112	14.12.15.00	Align with 2040 GP and
475-183-6	RM-1500-HE	RM-1500	Housing Element
170 100 0	1411 1000 112	1411 1500	Align with 2040 GP and
475-183-60	RM-1500-HE	RM-1500	Housing Element
1.0 100 00	14.1 1000 1111	14.1 1000	Align with 2040 GP and
475-183-61	RM-1500-HE	RM-1500	Housing Element
1.0 100 01	14.1 1000 1111	14,1 1000	Align with 2040 GP and
475-183-62	RM-1500-HE	RM-1500	Housing Element
1,0 100 02	14.1 1000 1111	14,1 1000	Align with 2040 GP and
475-183-63	RM-1500-HE	RM-1500	Housing Element
17.0 -100-00	1411 1000-1111	1000	Align with 2040 GP and
475-183-64	RM-1500-HE	RM-1500	Housing Element
47 J-10J-04	141-1000-11E	14141-1300	Align with 2040 GP and
475-183-65	RM-1500-HE	RM-1500	Housing Element
1 /3-103-03	IXIVI-1000-11E	1/1/1-1/00	
175 192 66	RM-1500-HE	RM-1500	Align with 2040 GP and
475-183-66	MWI-1000-ME	1010-1000	Housing Element
175 192 69	DM 1500 LIE	DM 1500	Align with 2040 GP and
475-183-68	RM-1500-HE	RM-1500	Housing Element

				Align with 2040 GP and
	475-183-69	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-7	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-70	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-71	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-72	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-8	RM-1500-HE	RM-1500	Housing Element
				Align with 2040 GP and
	475-183-9	RM-1500-HE	RM-1500	Housing Element
B11			OS & RM-	Align with 2040 GP
	87-11-17-6	OS & RM-1500-HE	1500	
			RM-2500 &	Align with 2040 GP
	87-11-15-14	RM-2500 & PI	RM-1500	
B12	475-1-12-4	MS	CC	Align with 2040 General Plan
	475-1-13	MS	CC	Align with 2040 General Plan
	475-1-16	MS	CC	Align with 2040 General Plan
	475-1-17	MS	CC	Align with 2040 General Plan
	475-1-20	MS	CC	Align with 2040 General Plan
	475-1-21	MS	CC	Align with 2040 General Plan
	475-1-8-3	MS	CC	Align with 2040 General Plan
	475-10-24	MS	CC	Align with 2040 General Plan
	475-10-28	MS	CC	Align with 2040 General Plan

CEQA

An EIR was prepared as part of the 2040 General Plan and was certified in November 2019. The EIR evaluated the potential environmental impacts that would result from implementation of the 2040 General Plan. Under CEQA Guidelines Section 15164, preparation of an addendum is appropriate where a previously certified EIR has been prepared and some changes or revisions to the project are proposed, or the circumstances surrounding the project have changed, but none of the changes or revisions to the project would result in significant new or substantially more severe environmental impacts than what were previously analyzed. For the proposed amendments to the General Plan Land

Use Diagram and Official Zoning Map, the City determined that an Addendum to the EIR was the appropriate document for CEQA compliance.

The City has prepared this Addendum (Exhibit C) in accordance with State CEQA Guidelines Section 15164 to evaluate whether the proposed project's environmental impacts were adequately examined in the previous environmental analysis in the General Plan EIR or whether any changes trigger supplemental or subsequent review under CEQA Guidelines Section 15162 or 15163. In regard to each environmental topic area analyzed, the Addendum establishes that no substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification, and no new or more severe environmental impacts would occur as a result of the project beyond what was previously analyzed in the General Plan EIR.

Outreach Process

All owners of properties proposed for rezoning, or a changed general plan land use designation were notified by mail of the proposed action of the City. In addition, a notice of public hearing describing the proposed City actions was placed in the Tri-City voice. To date, staff has not received any inquiries on the proposed action.

Consistent with SB 18, the City notified the list of California Native American tribes, provided by the State Native American Heritage Commission, who have the potential to be impacted by the proposed general plan amendments, an opportunity to consult with the City. Consistent with SB 18, the City provided 90 days for the tribal representative to reach out. This period concluded on February 28 and the City did not receive any requests for consultation.

III. REQUIRED FINDINGS

CEQA

The project must comply with the provisions of the California Environmental Quality Act (CEQA) (Public Resource Code Sections 21000-21189.70.10) and CEQA Guidelines (California Code of Regulations Section 15000-15387)

An Addendum to the 2040 General Plan Final Environmental Impact Report was prepared for the project in compliance with CEQA and the CEQA Guidelines. The following apply to the Planning Commission review of the CEQA Addendum:

- 1. The decision maker has reviewed and considered the Addendum to the 2040 General Plan Final Environmental Impact Report and finds that none of the conditions requiring preparation of a subsequent EIR or negative declaration have occurred, and that the changes that are part of the project would not result in any significant impacts not considered under the original EIR.
- 2. The Addendum to the 2040 General Plan Final Environmental Impact Report is the appropriate CEQA document for the project and has been prepared as required by law and the document reflects the independent judgement and analysis of the of the City of Union City, which has exercised overall control and direction of its preparation.

General Plan Amendment

Pursuant to Government Code Section 65358(a), that the proposed General Plan Amendment is in the public interest.

The proposed amendments are in the public interest as they align zoning and general plan boundaries with existing property lines, existing building locations, and/or with historic and current uses of the property. This avoids any confusion regarding the applicable land use designation applied to the property and better reflects how the property has historically been used.

Zoning Map Amendment

Municipal Code Section 18.64.060 requires that, when considering Zoning Text Amendments, the Planning Commission shall provide a recommendation to the City Council on the following:

1. Recommendation whether or not the application should be granted or denied, including the reasons for the recommendation;

Staff recommends the application should be granted. The majority of the zoning map amendments are proposed to ensure a subject property's zoning designation is consistent with its' general plan designation, which is required by State law. The proposed zoning map amendments associated with general plan amendments will align zoning and general plan boundaries with existing property lines, existing building locations, and/or with historic and current uses of the property, which avoids any confusion regarding the applicable land use designation applied to the property and better reflects how the property has historically been used.

- 2. The relationship of the application or proposal to the general plan and any applicable specific plans; and
 - The proposed zoning map amendments will ensure consistency between the Official Zoning Map and the 2040 GP Land Use Diagram as well as the Station District Specific Plan and 511 Specific Plan.
- 3. Whether the change is necessary or desirable to achieve the purposes of Title 18. The proposed Zoning map amendment is necessary and desirable to achieve the purpose of Title 18 because the amendment will promote orderly and beneficial development in the City.

IV. ALTERNATIVES

- 1. Recommend approval of the proposed zoning map and general plan amendments to the City Council as proposed;
- 2. Recommend approval of the proposed zoning map and general plan amendments to the City Council with stated modifications;
- 3. Recommend denial of the proposed zoning map and general plan amendments to the City Council, stating reasons for denial;
- 4. Continue the matter for further consideration.

V. RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of proposed general plan amendments (shown in Exhibit A) and zoning map amendments (shown in Exhibit B) to the City Council based on the following specific findings:

- 1. That the EIR Addendum is adequate, complete and in compliance with CEQA and CEQA guidelines; and
- 2. That the proposed amendments are in the public interest as they align zoning and general plan boundaries with existing property lines, existing building locations, and/or with historic and current uses of the property. This avoids any confusion regarding the applicable land use designation applied to the property and better reflects how the property has historically been used; and

- 3. That the application should be granted. The majority of the zoning map amendments are proposed to ensure a subject property's zoning designation is consistent with its' general plan designation, which is required by State law. The proposed zoning map amendments associated with general plan amendments will align zoning and general plan boundaries with existing property lines, existing building locations, and/or with historic and current uses of the property, which avoids any confusion regarding the applicable land use designation applied to the property and better reflects how the property has historically been use; and
- 4. That the proposed zoning map amendments will ensure consistency between the Official Zoning Map and the 2040 GP Land Use Diagram as well as the Station District Specific Plan and 511 Specific Plan; and
- 5. That the proposed Zoning map amendment is necessary and desirable to achieve the purpose of Title 18 because the amendment will promote orderly and beneficial development in the City.

It is further recommended that the Planning Commission adopt resolutions confirming these actions.

Prepared by

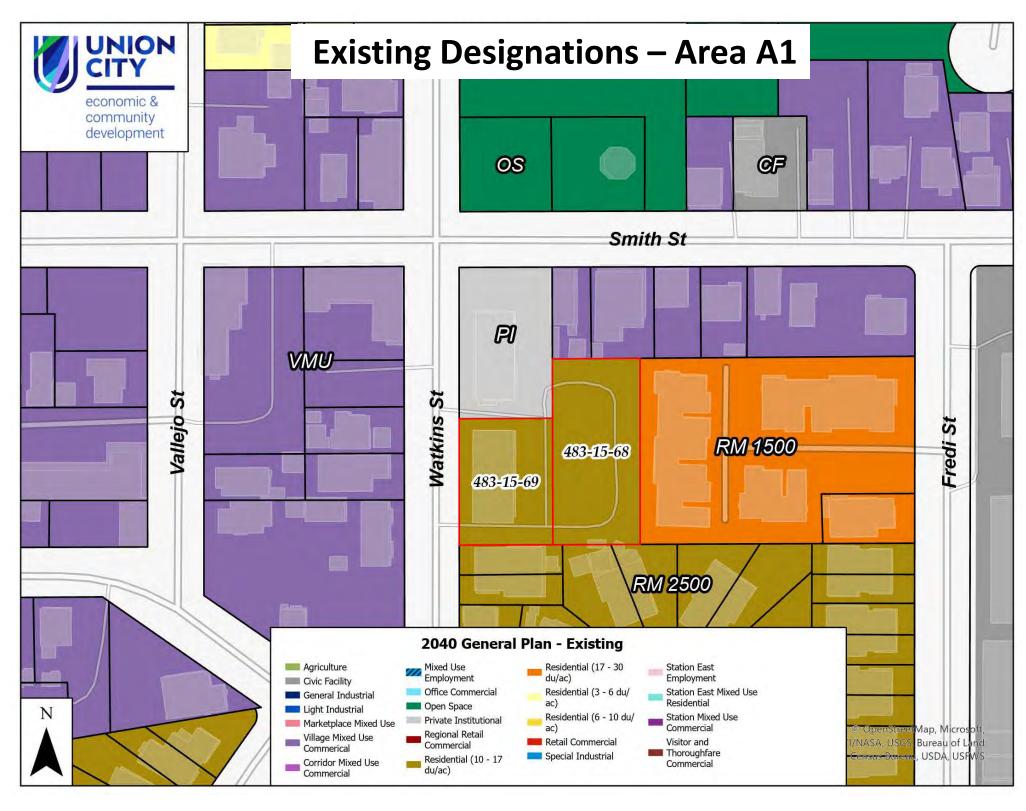
Carmela Campbell, ECD Director; Derek Farmer, Planning Manager; and Aaron Welch, Contract Planner

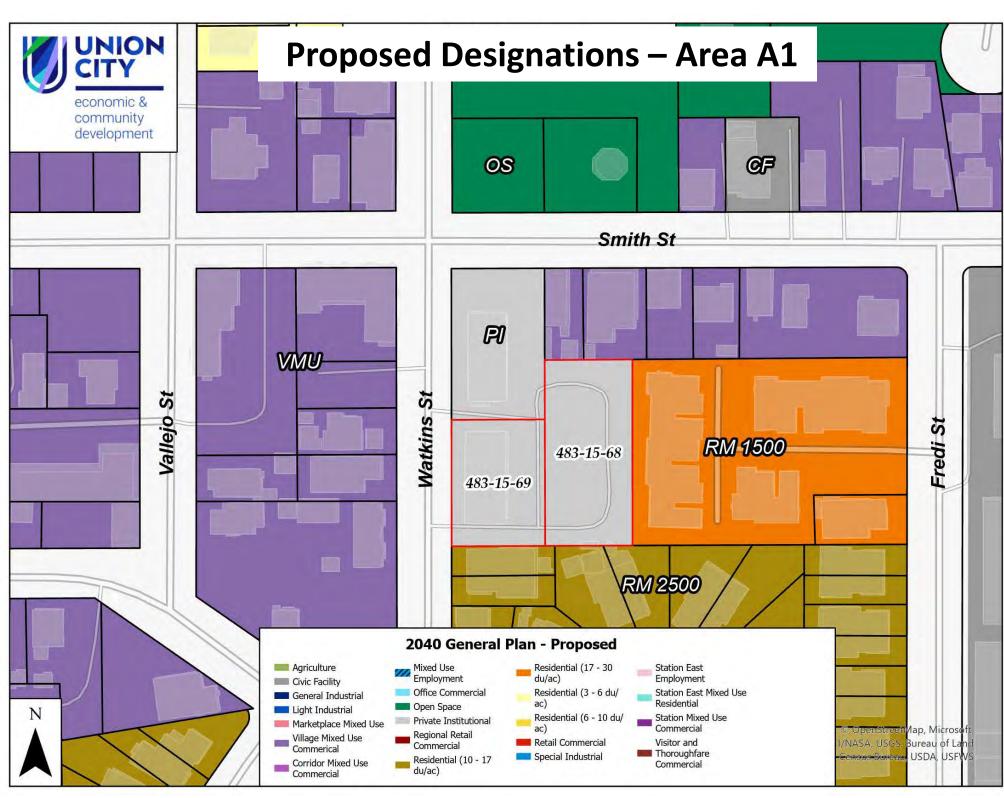
Attachments

Exhibit A: General Plan Amendments

Exhibit B: Zoning Map Amendments

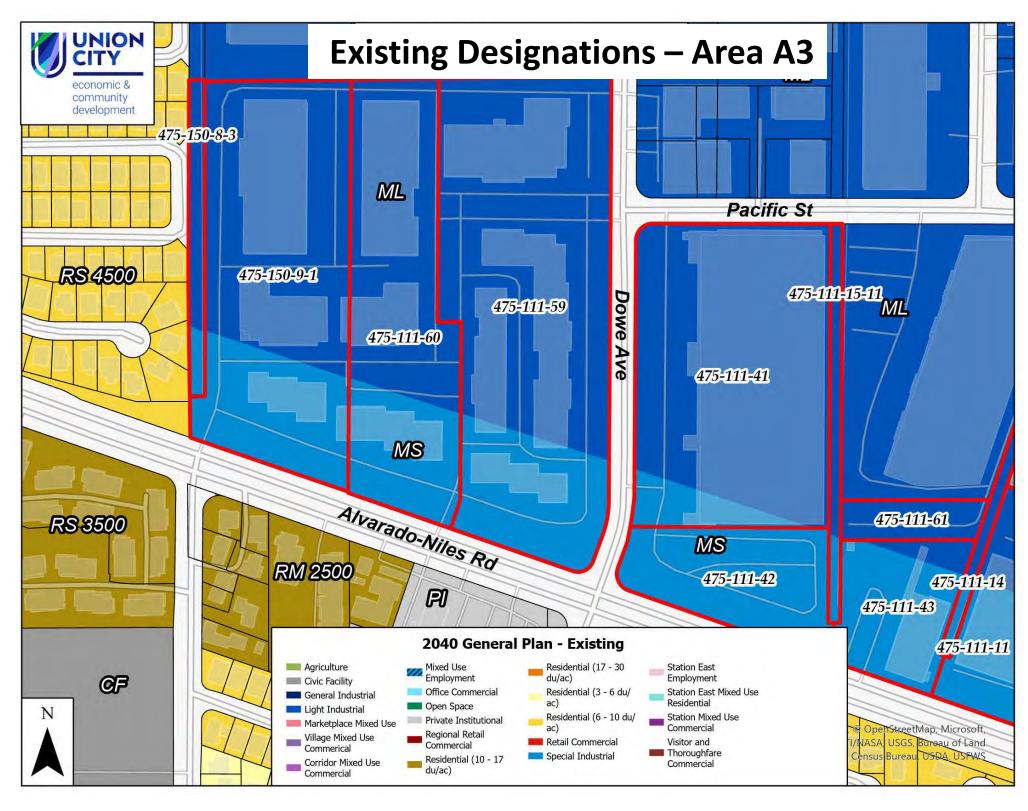
Exhibit C: Addendum to the 2040 General Plan EIR

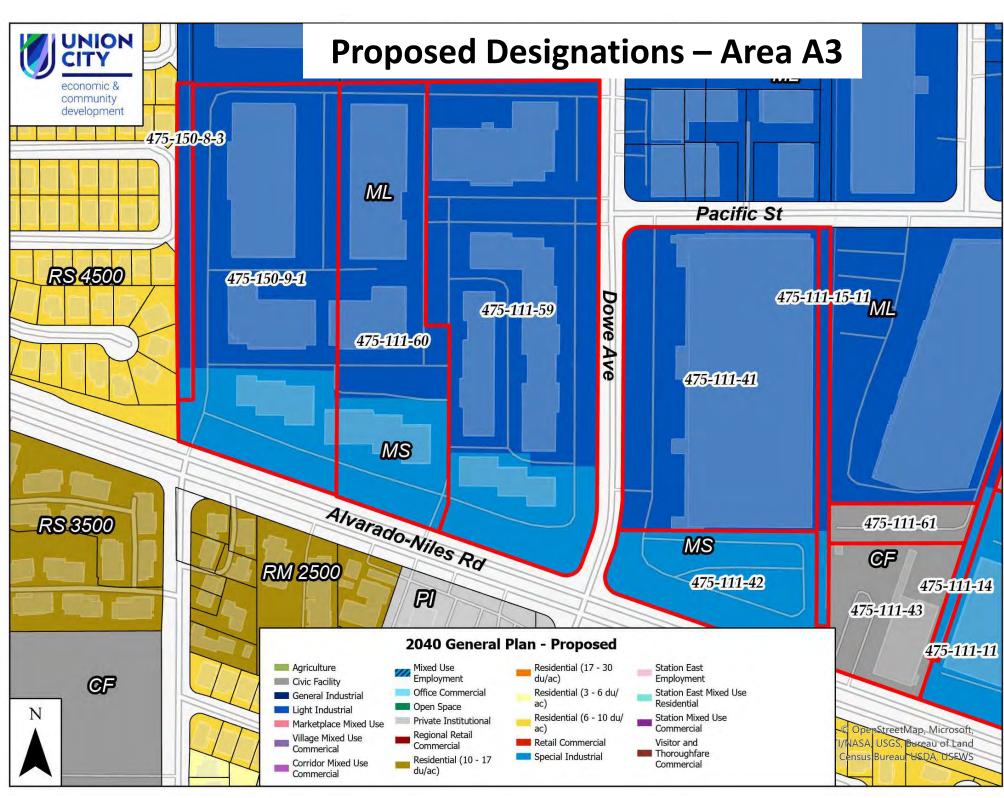


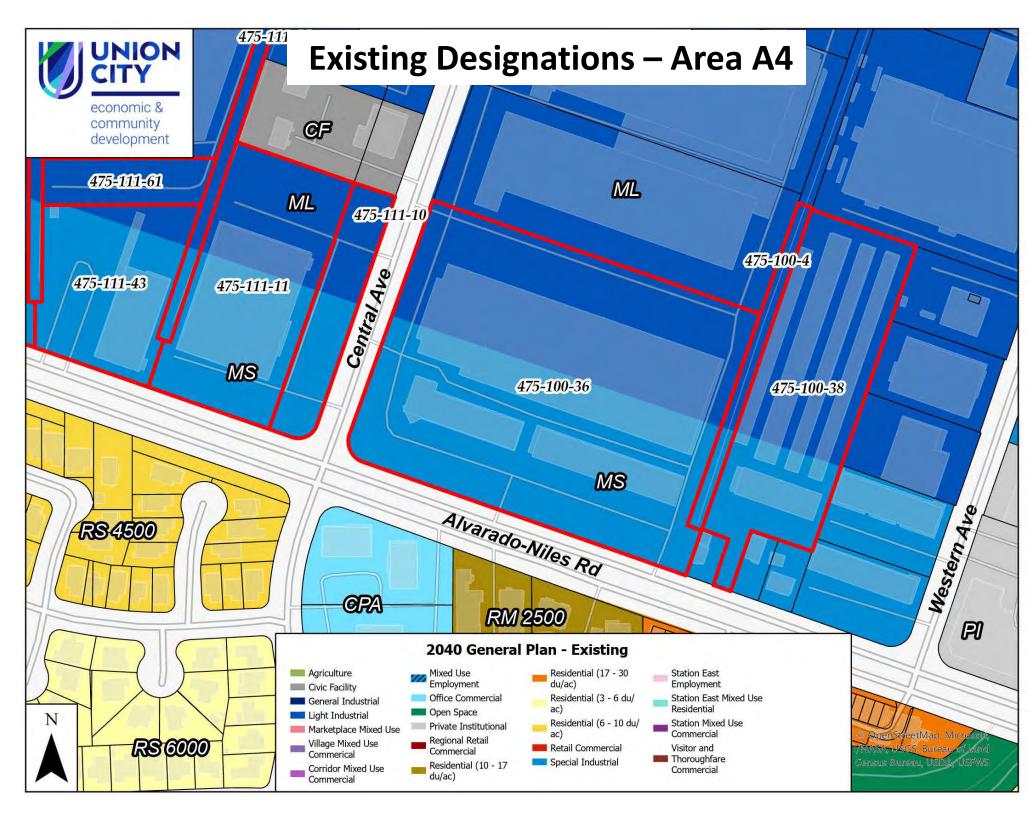


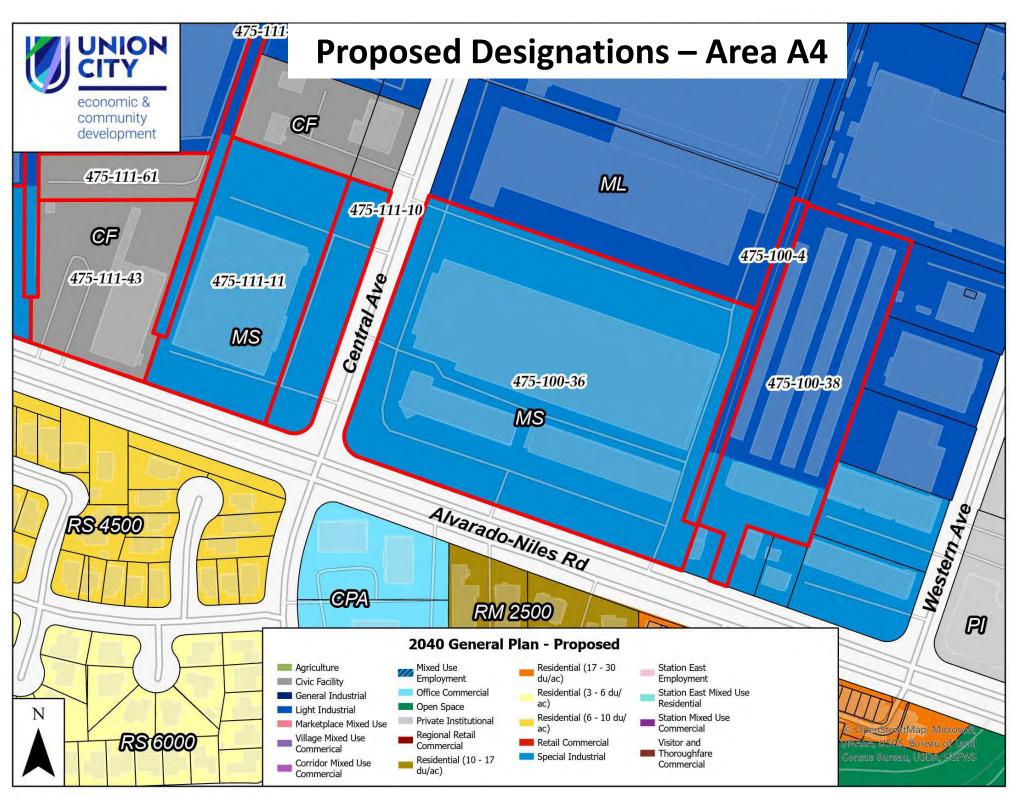


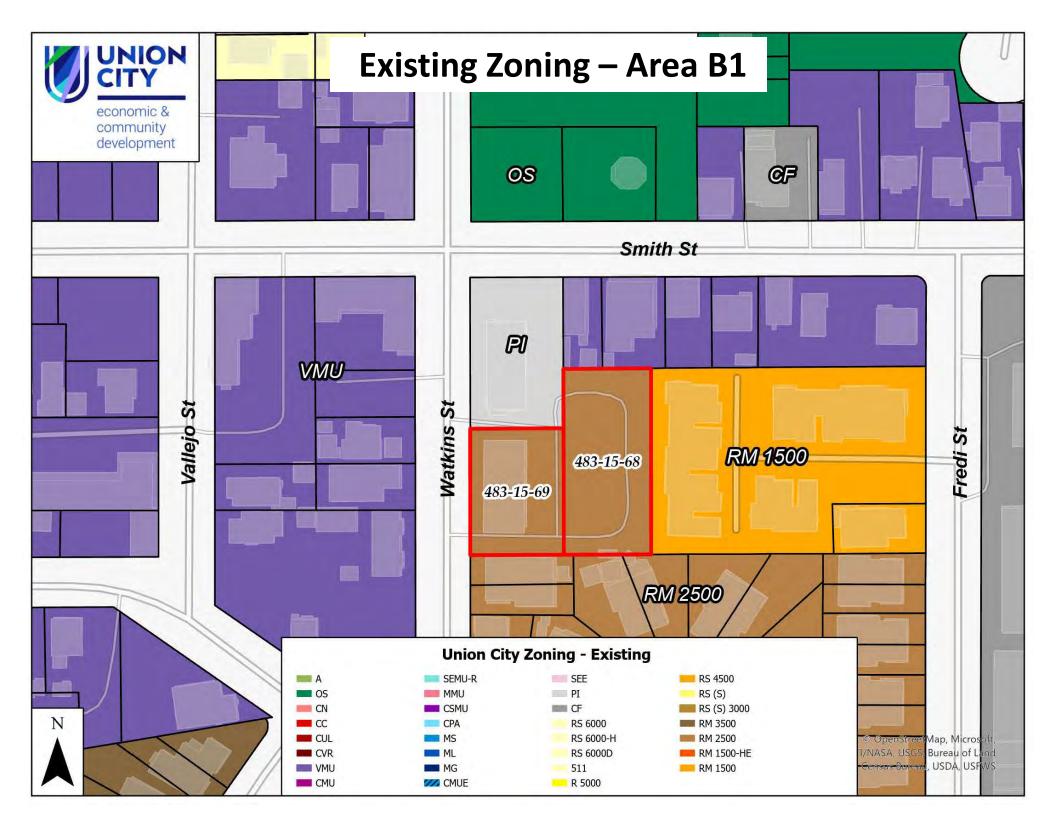


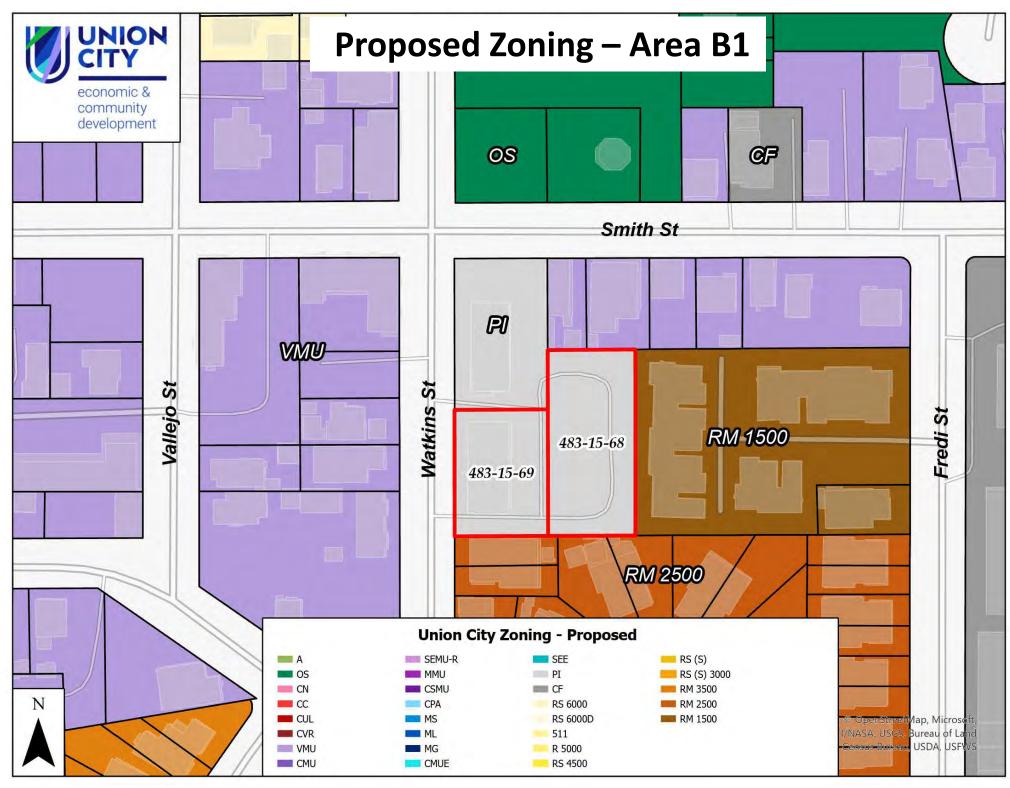


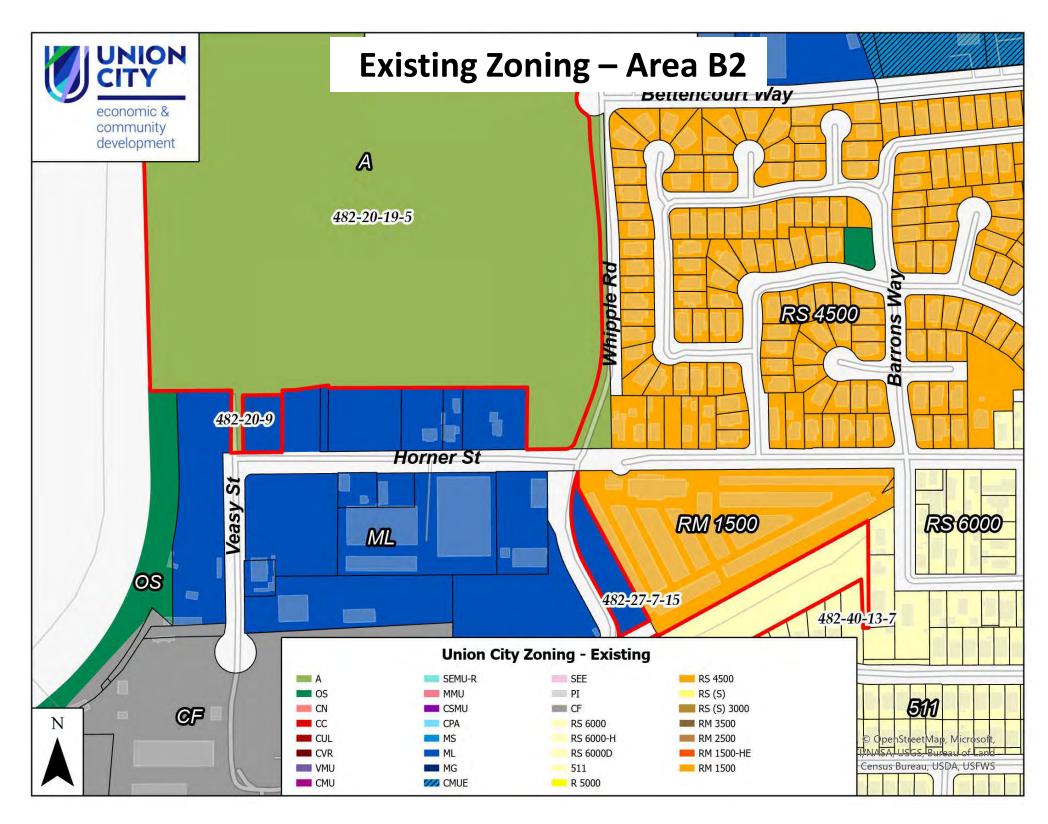


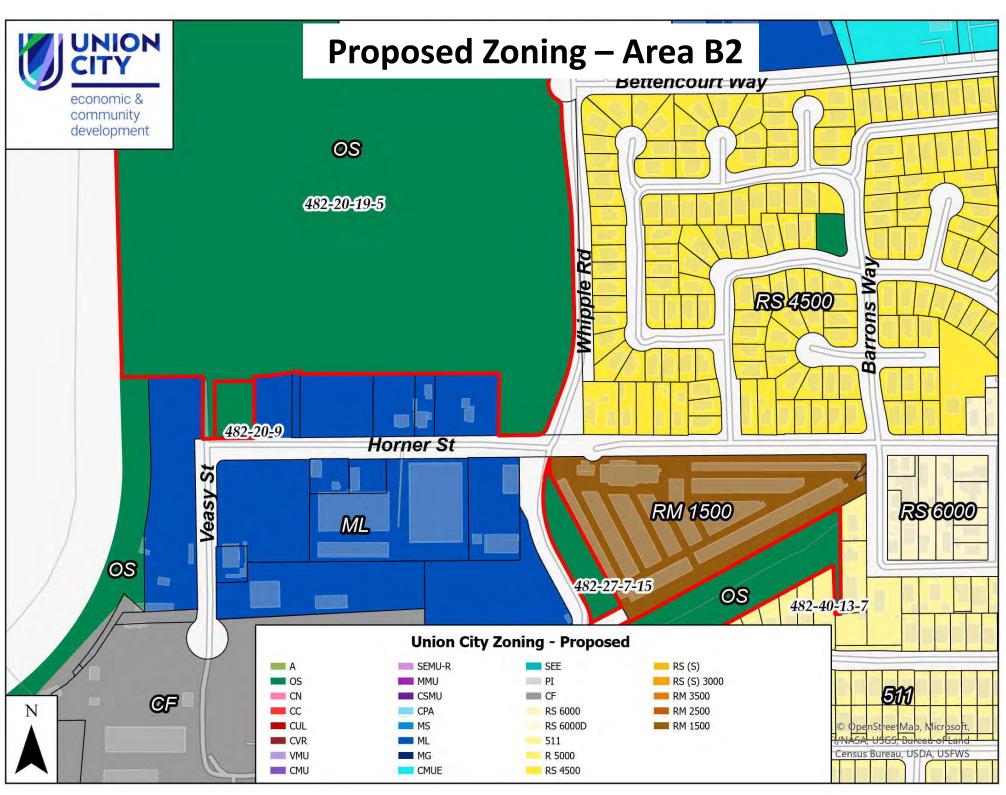


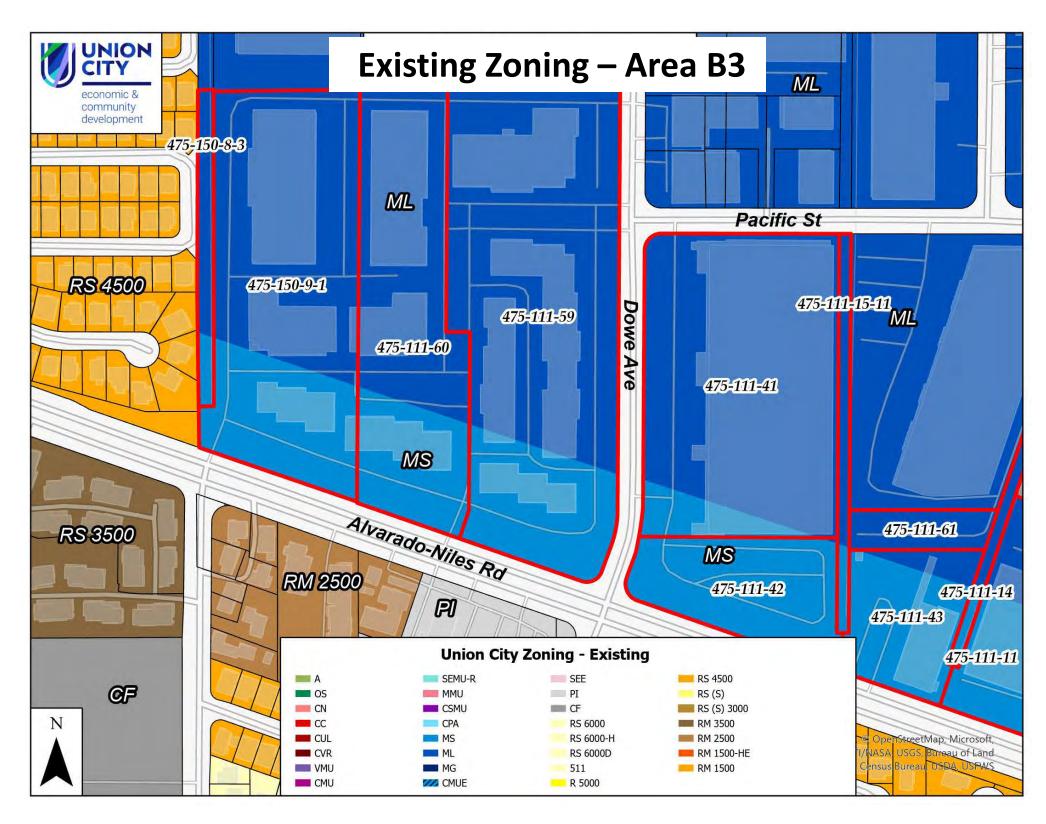


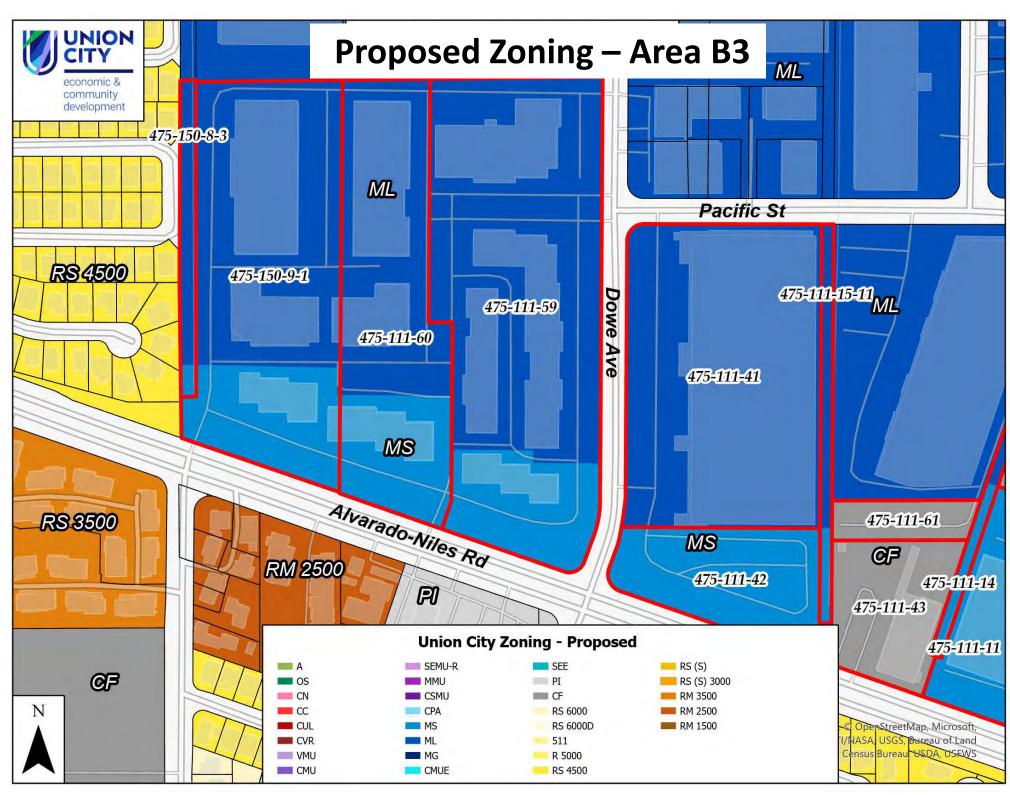


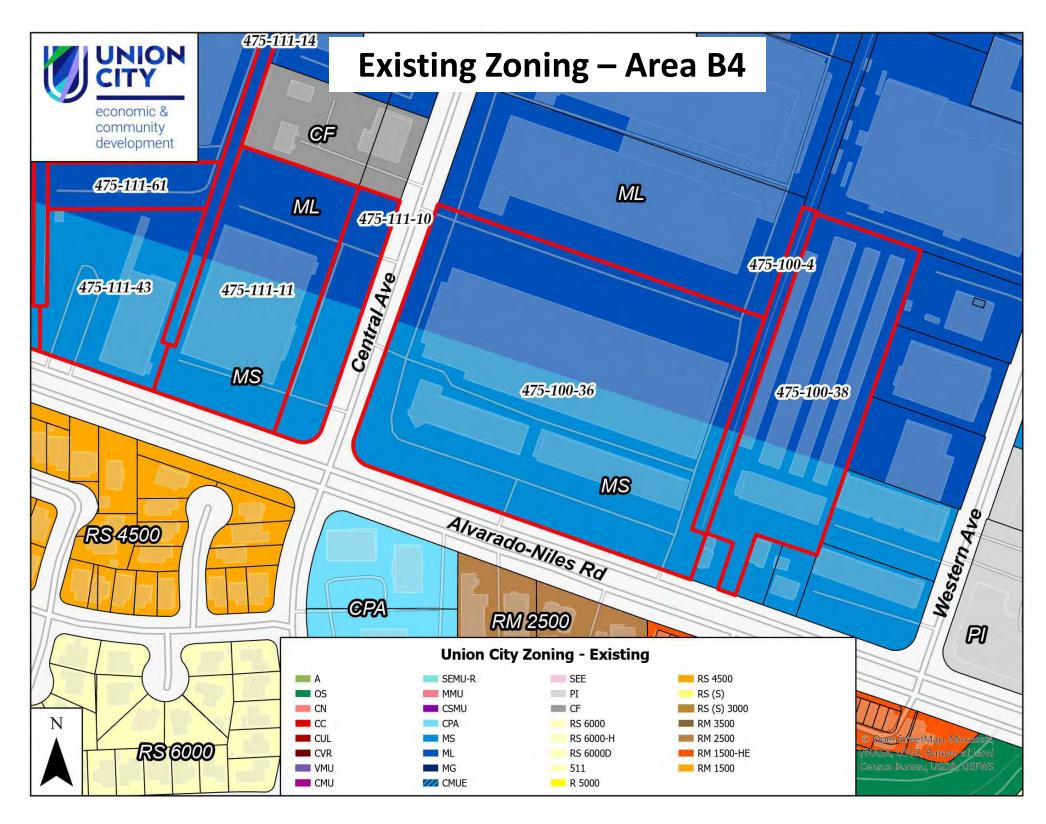


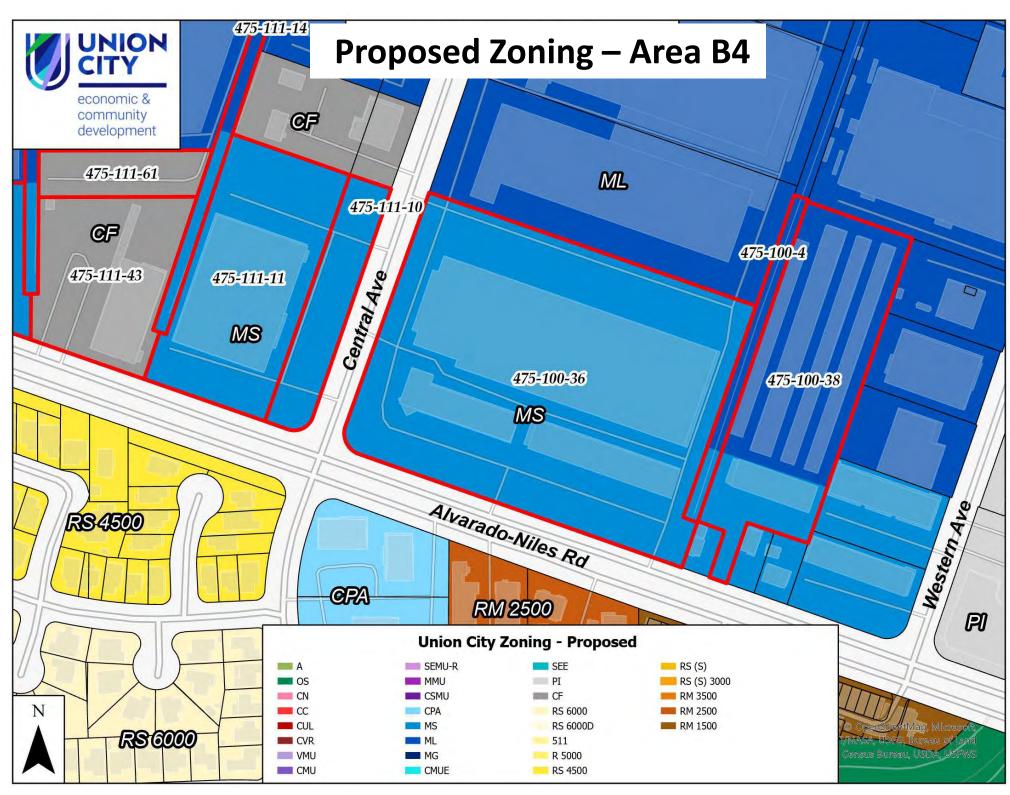


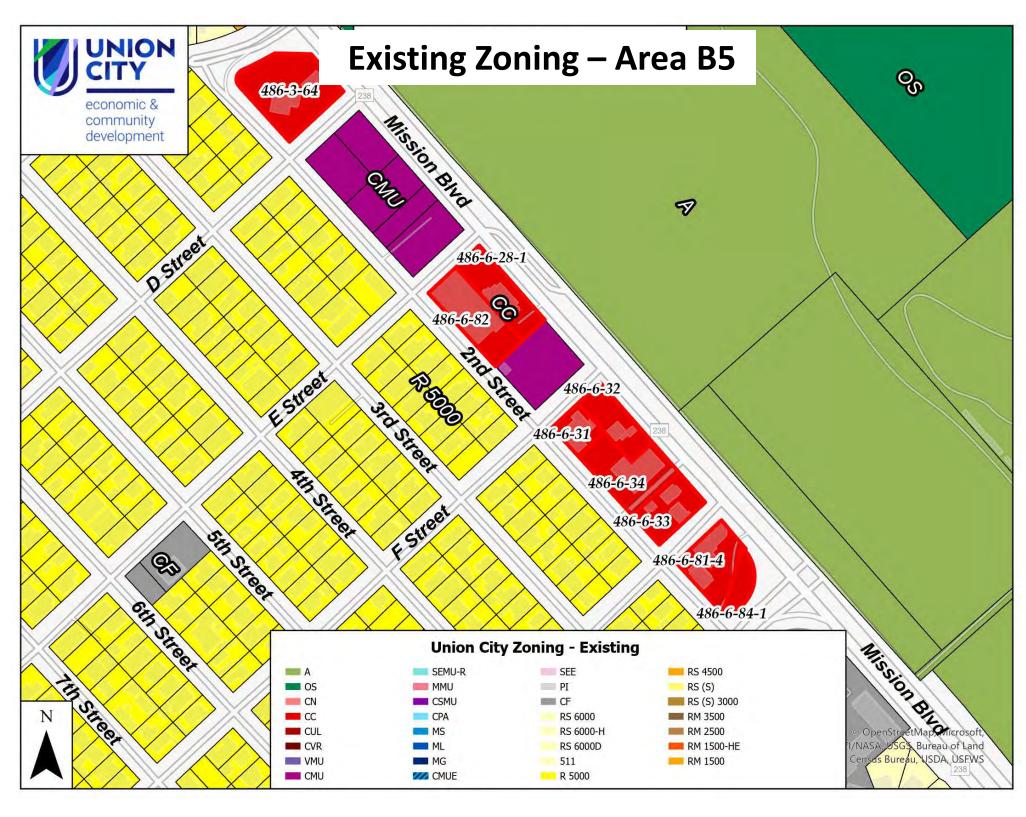


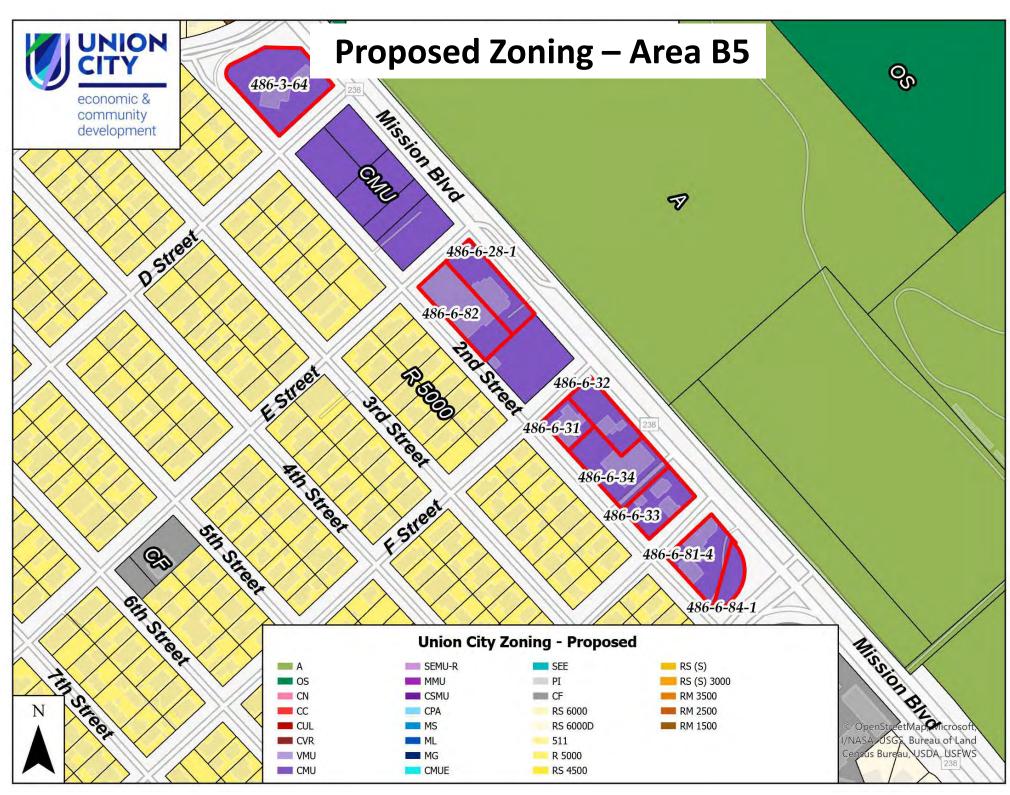


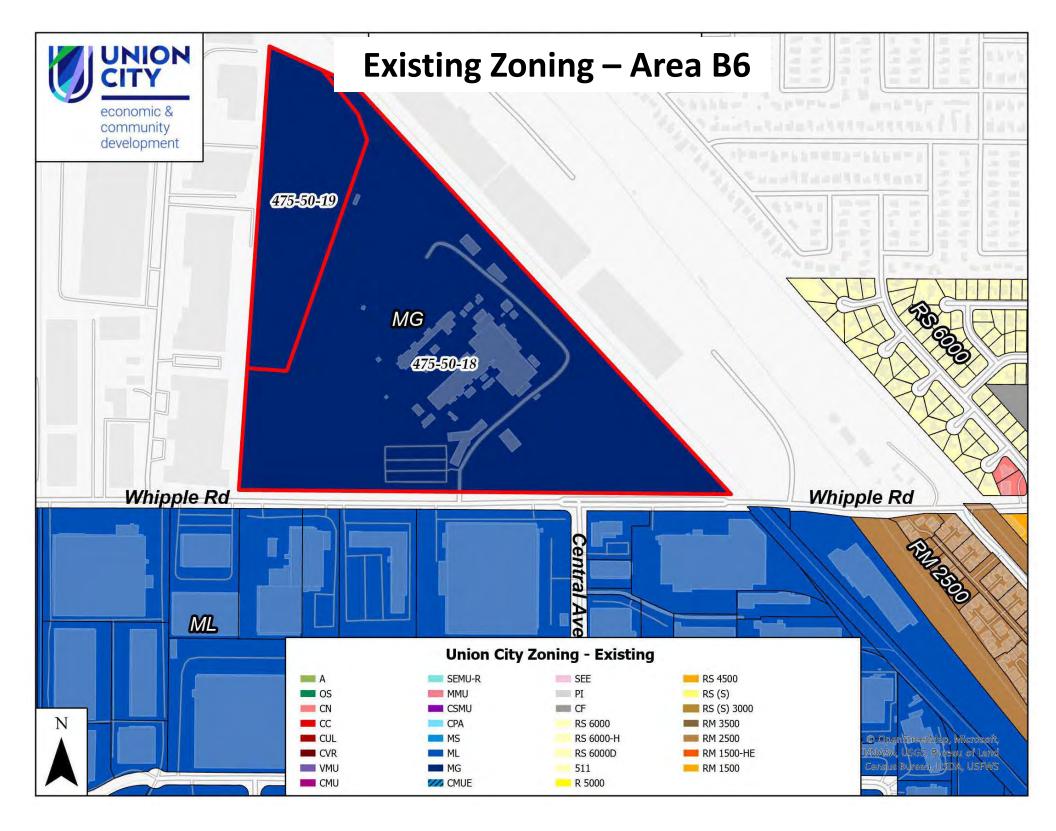


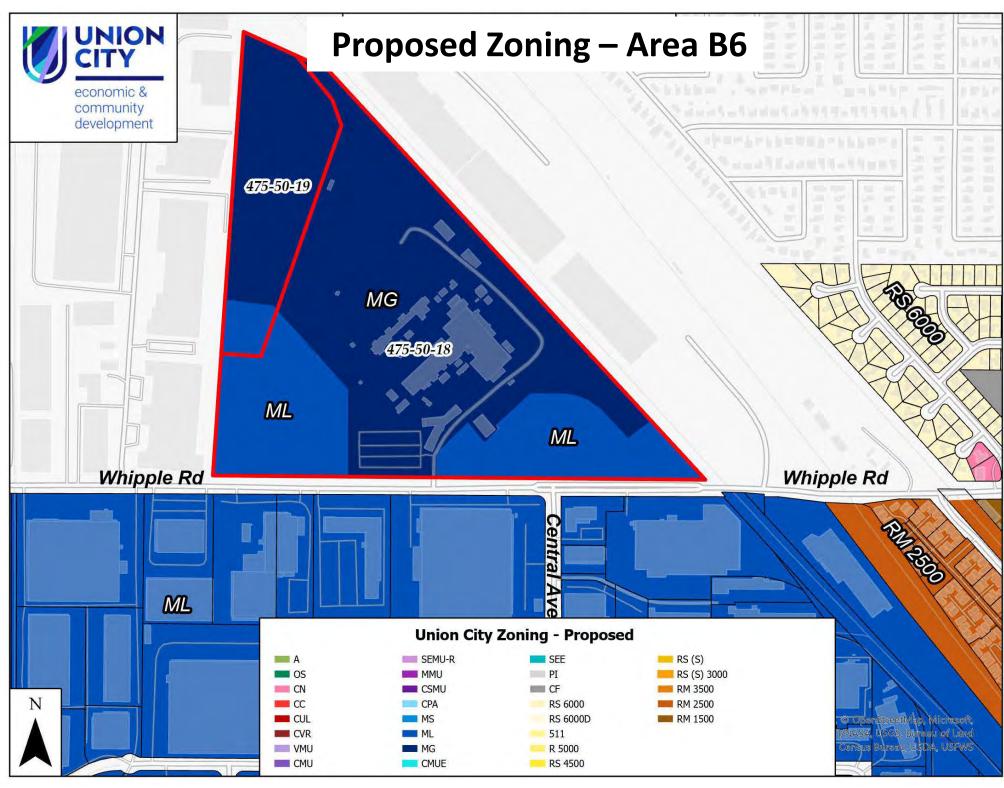


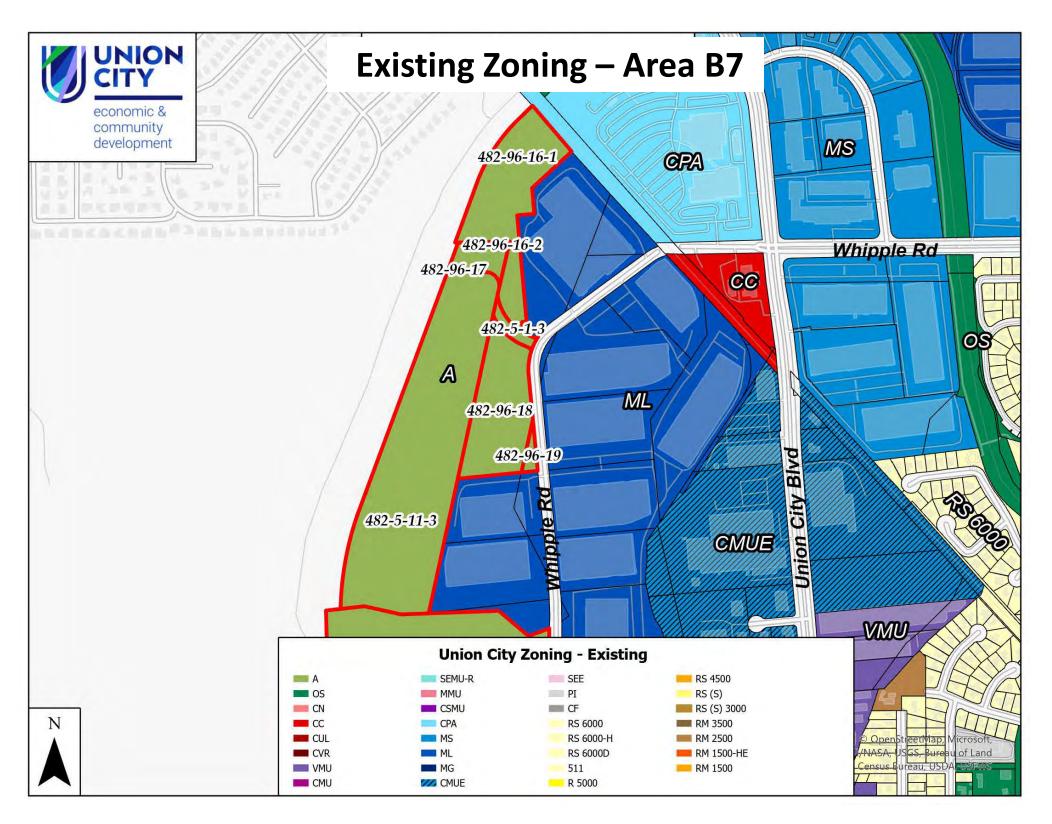


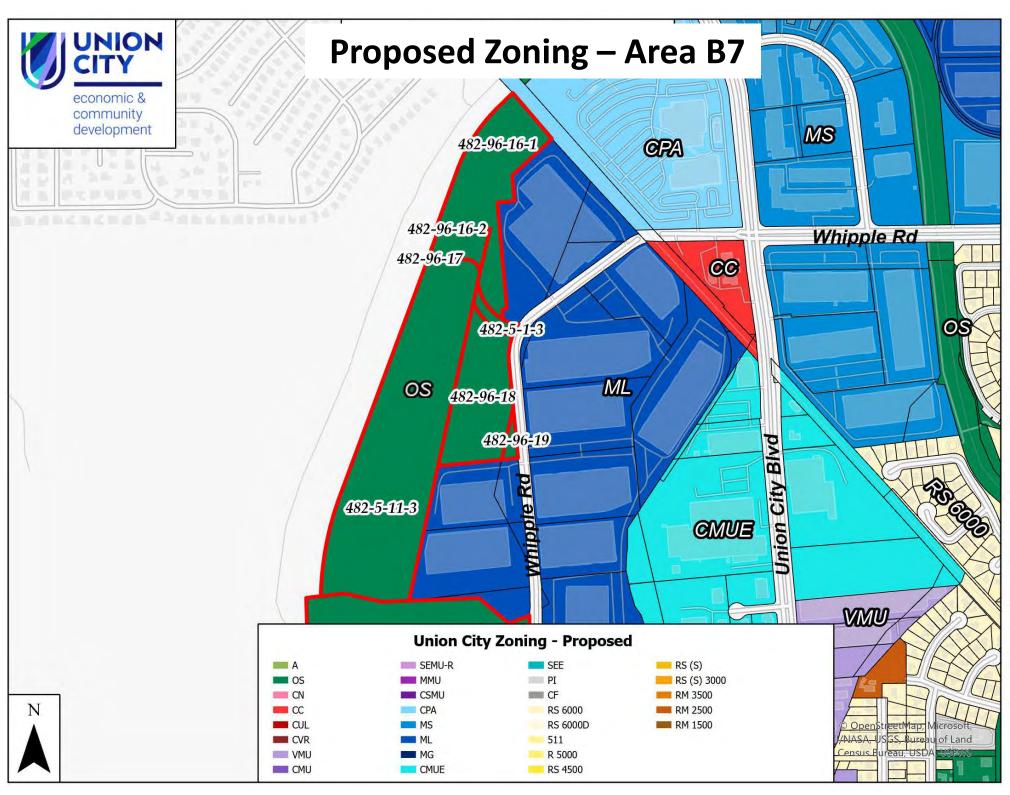


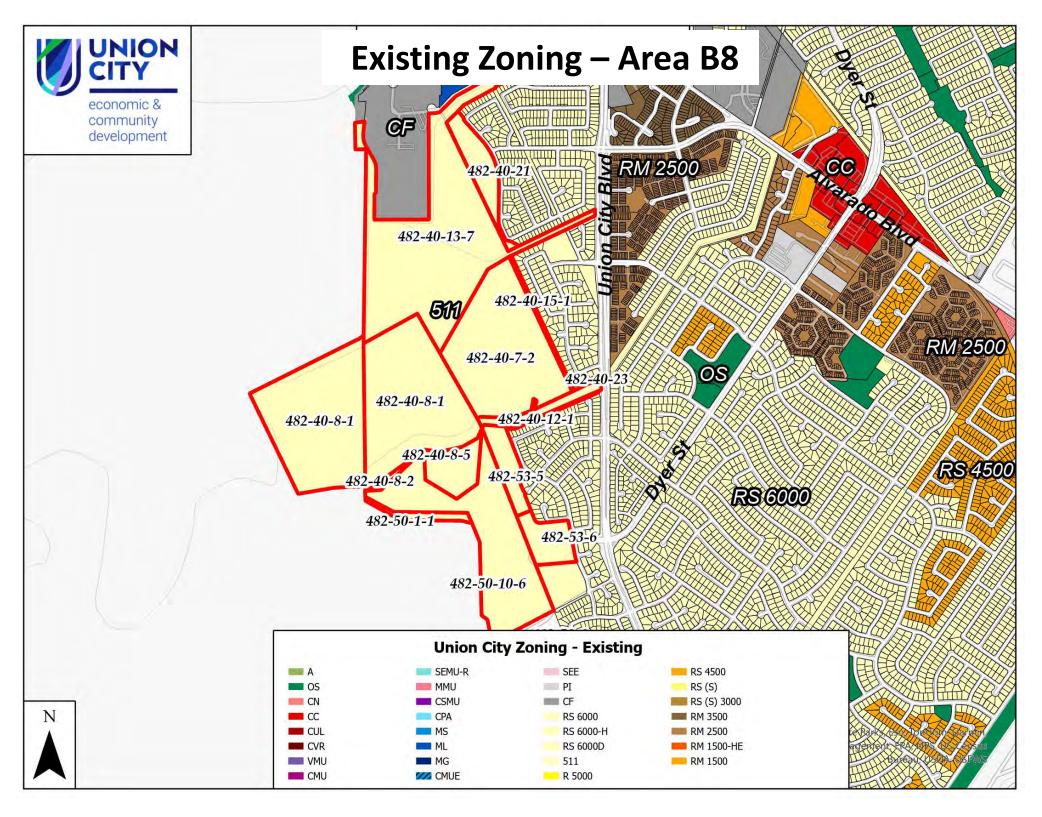


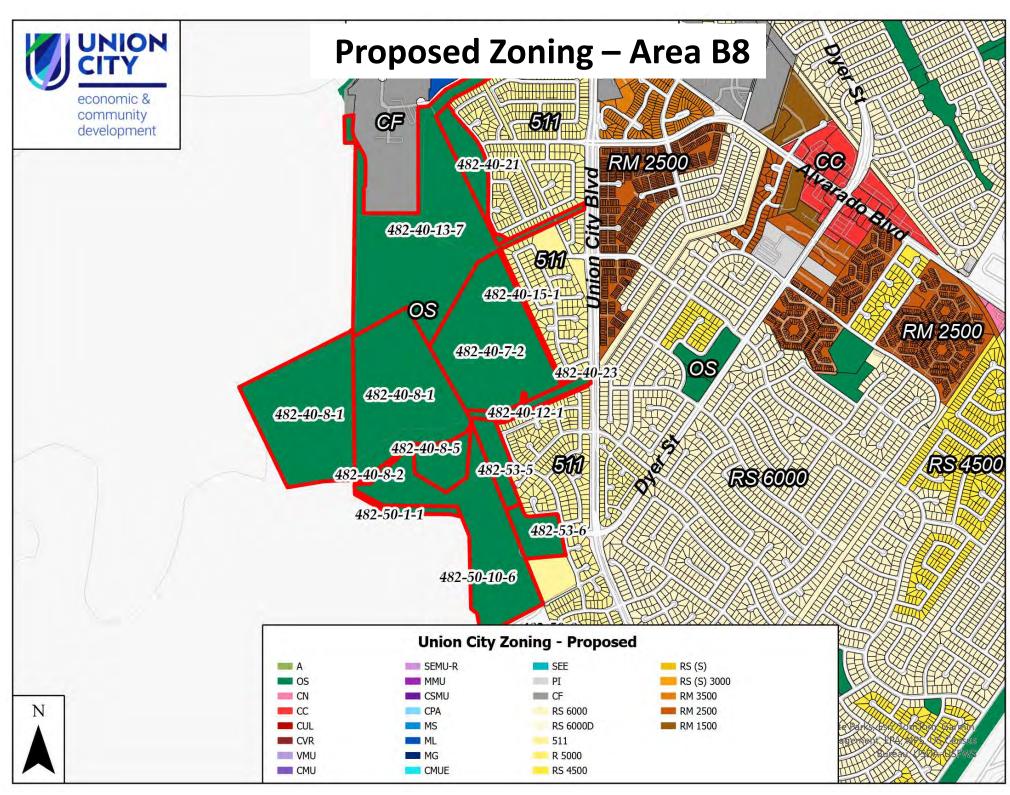


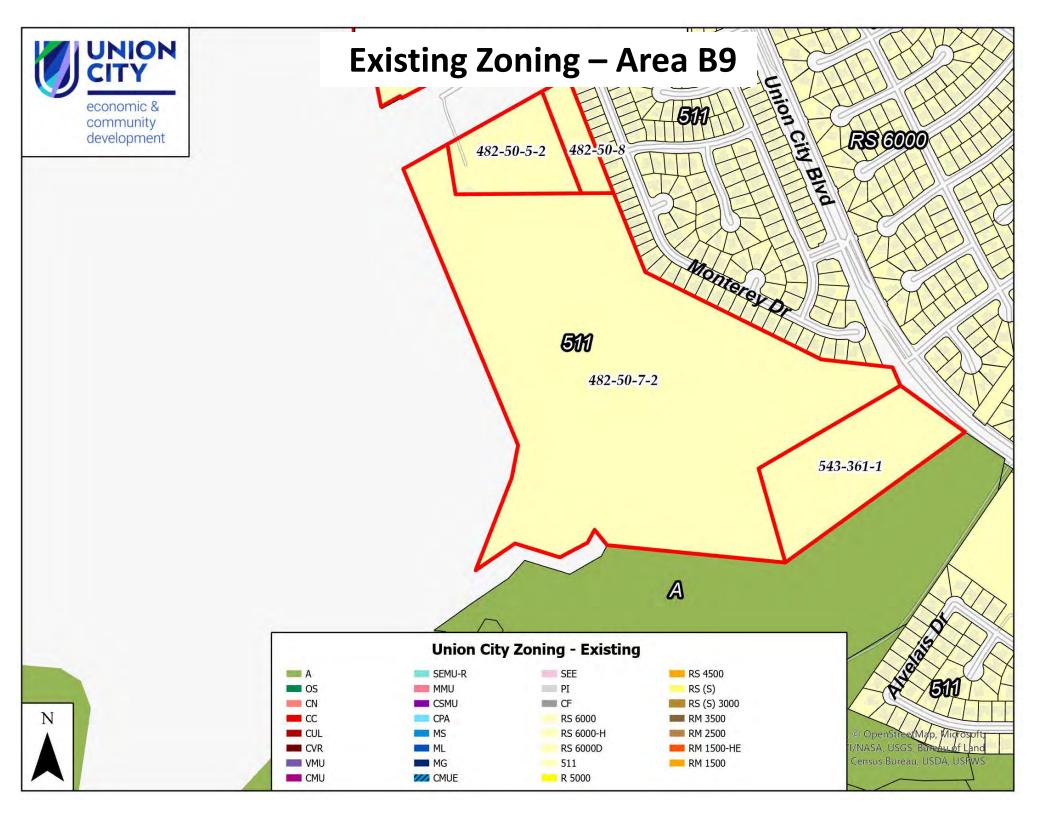


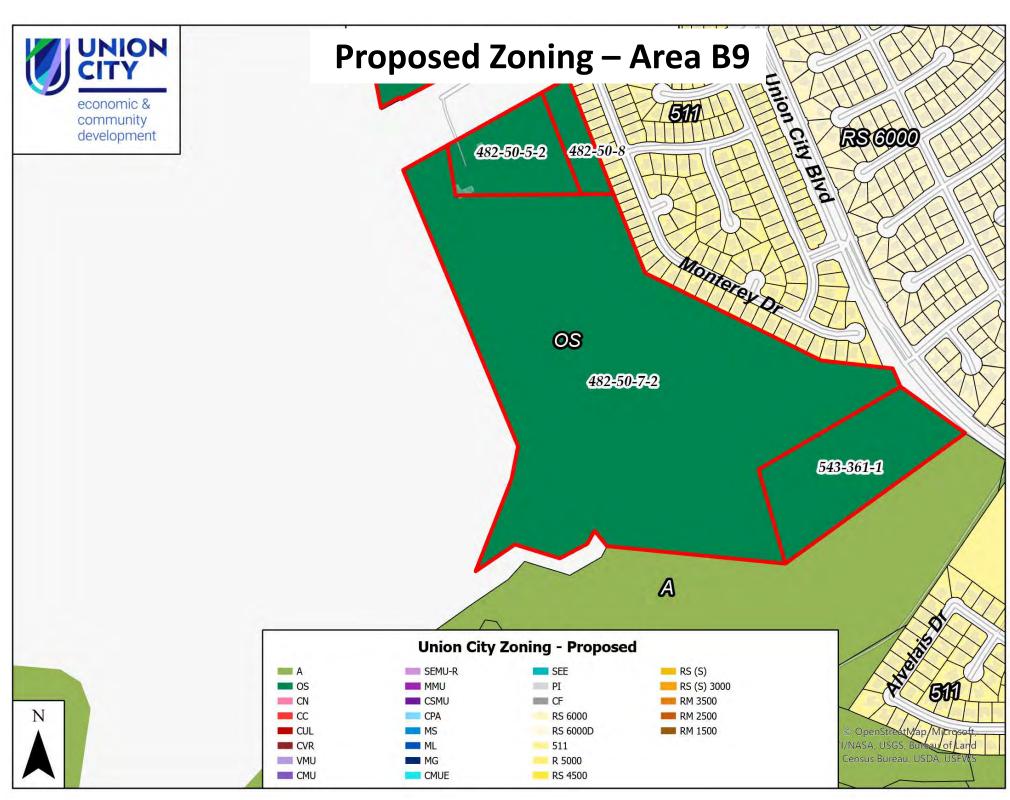


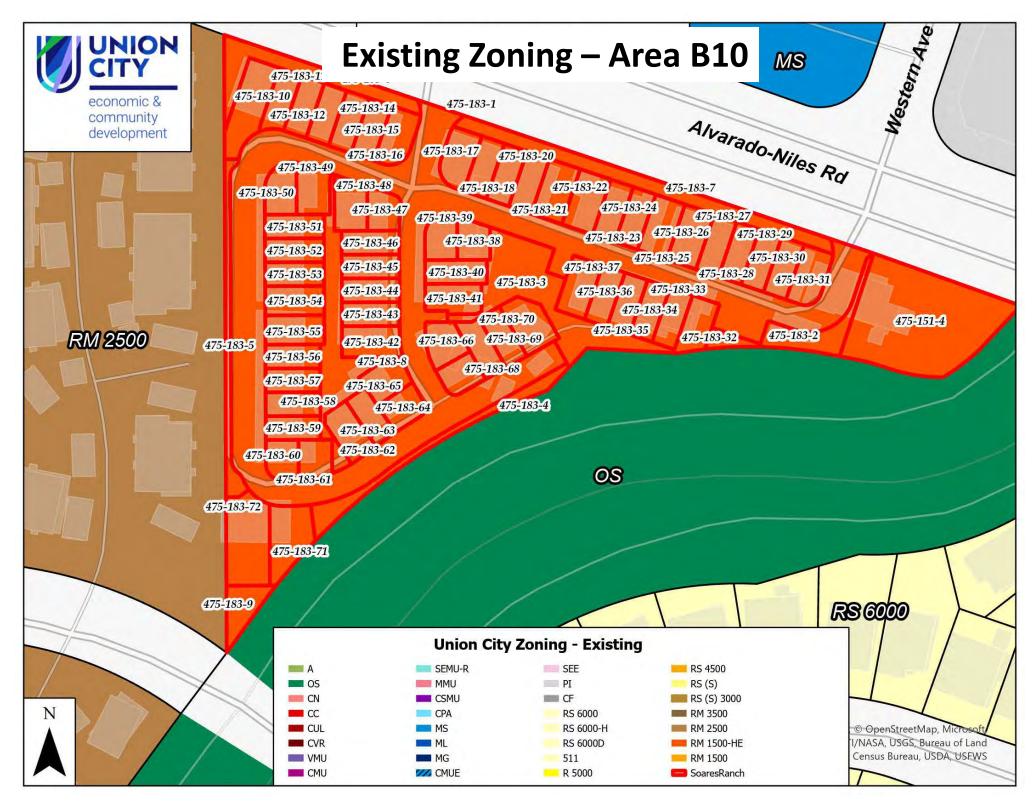


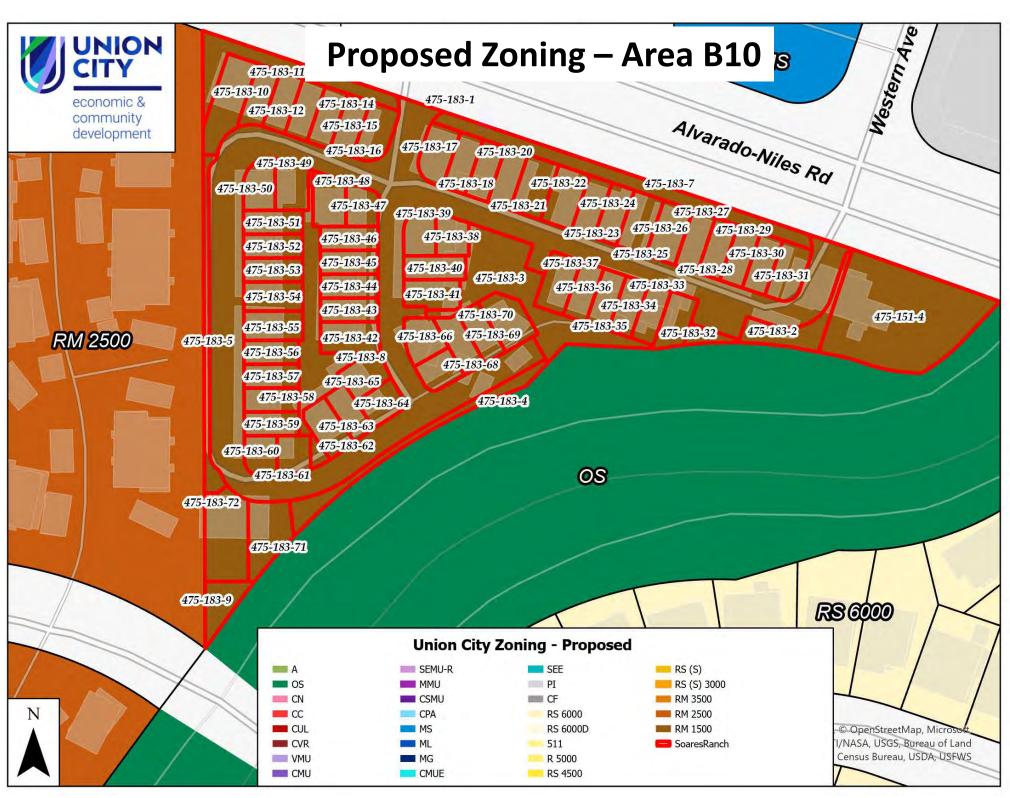


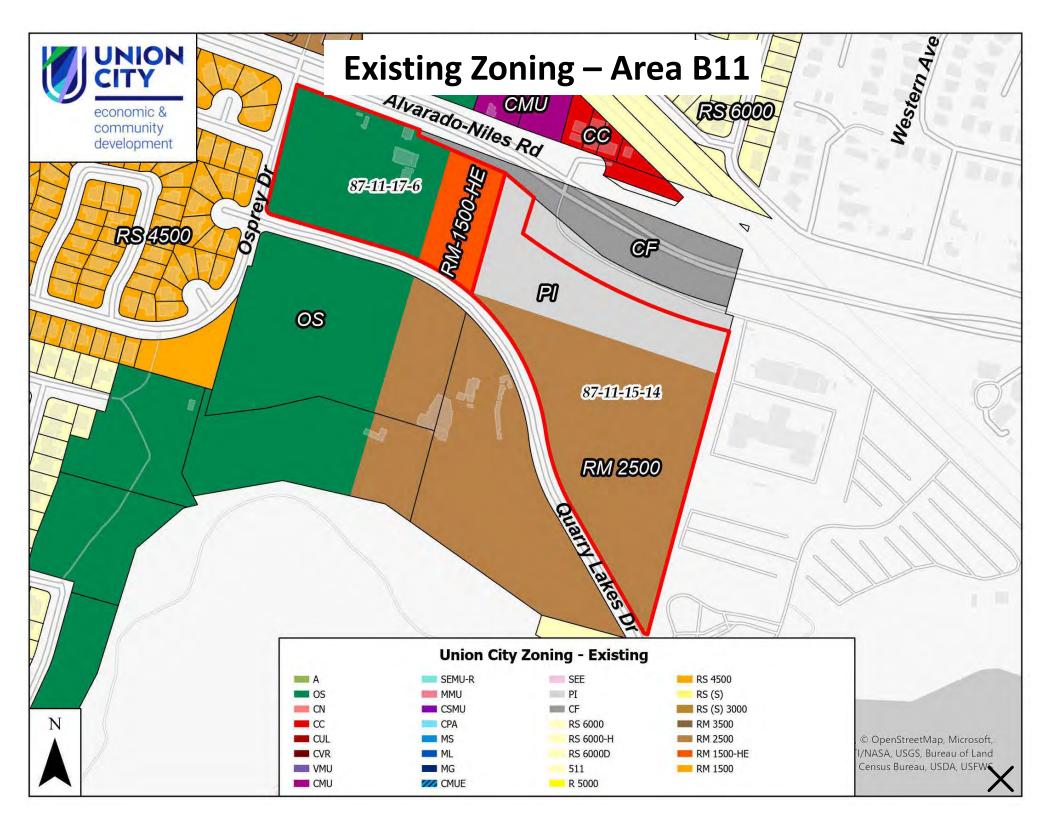


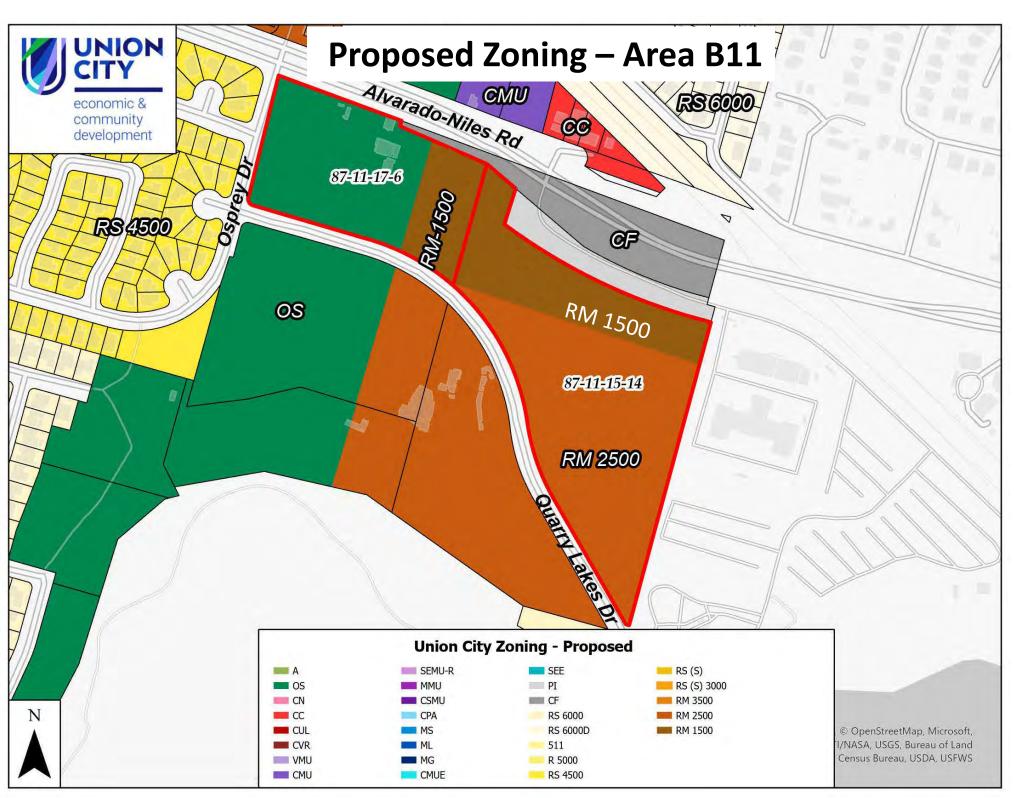


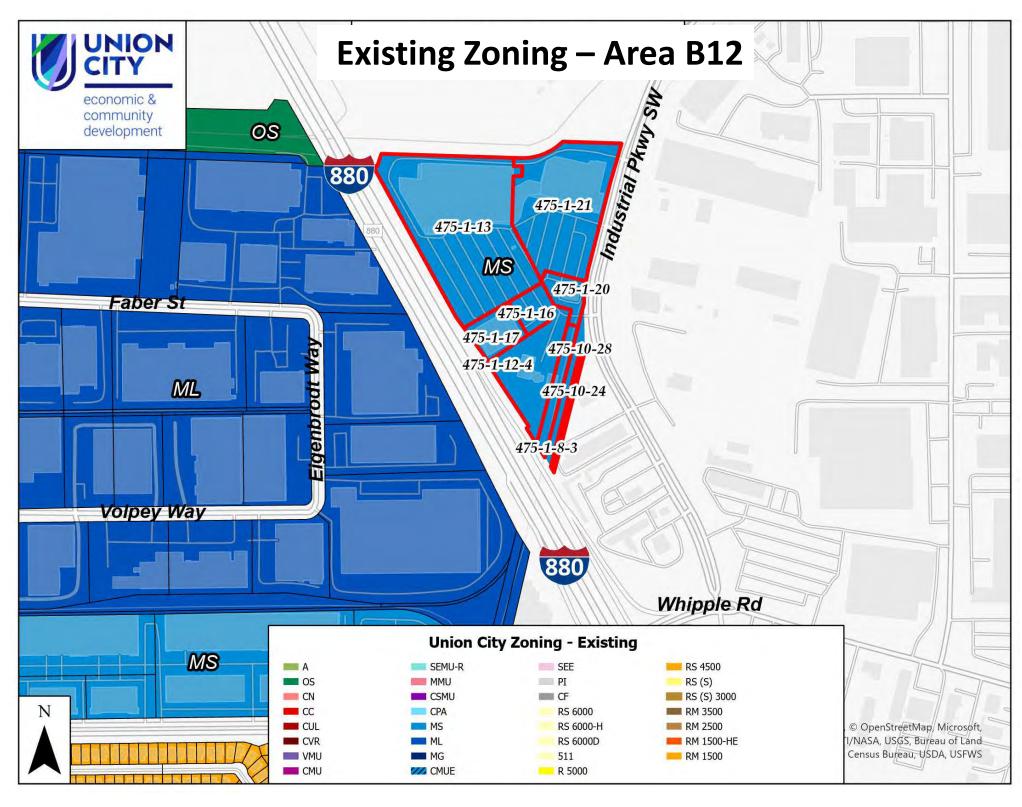


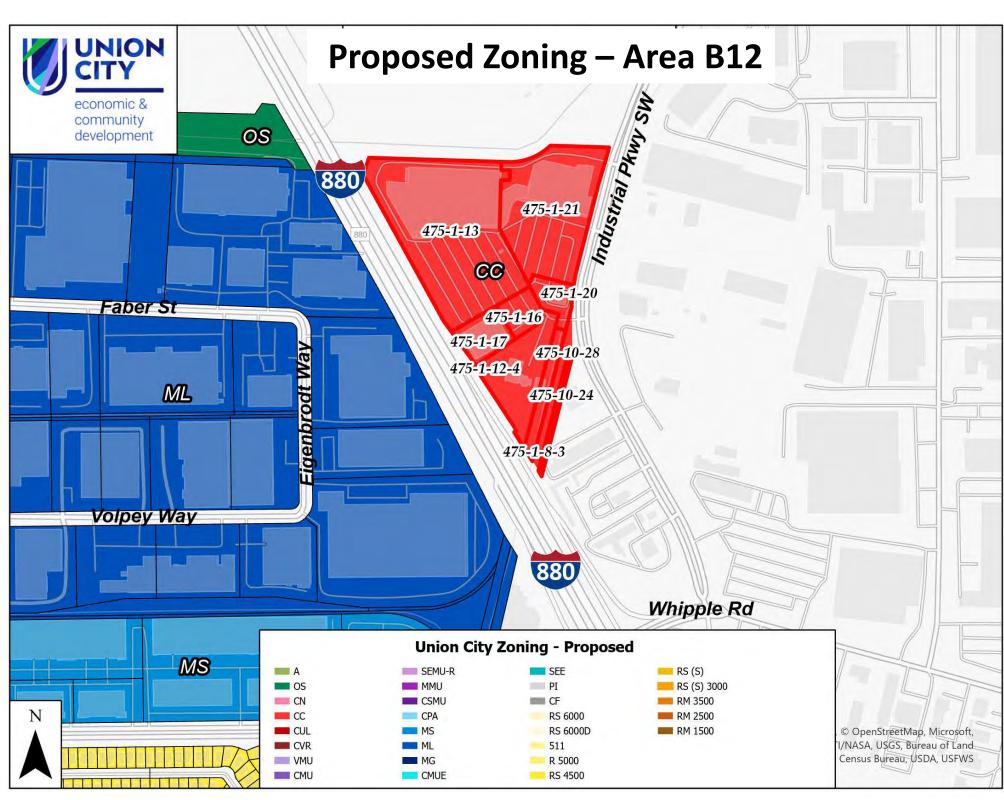












Addendum to the 2040 General Plan Environmental Impact Report (State Clearinghouse No. 2018102057)

Amendments to the General Plan Land Use Diagram and Official Zoning Map

1 INTRODUCTION

1.1 BACKGROUND

In November 2019, the City of Union City (City) certified the Final Environmental Impact Report (EIR) (State Clearinghouse No. 2018102057) for the Union City 2040 General Plan (2040 General Plan). Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code (PRC) § 21000, et seq.), the EIR for the 2040 General Plan (General Plan EIR) evaluated the potential environmental impacts that would result from the 2040 General Plan update.

The City is proposing to amend the General Plan Land Use Diagram and Official Zoning Map for multiple sites, both for consistency with the 2040 General Plan and to better align with existing parcel lines, building locations, and historic and current land uses. Only map amendments are proposed; there are no text amendments proposed for either the General Plan or the Zoning Ordinance. These actions are hereinafter referred to as the "project".

As the lead agency under CEQA, the City has prepared this Addendum in accordance with State CEQA Guidelines Section 15164 to evaluate whether the proposed project's effects were adequately examined in the previous environmental analysis in the General Plan EIR or whether any changes trigger supplemental or subsequent review under State CEQA Guidelines Section 15162 or 15163. This Addendum considers whether the environmental conditions that exist today have changed such that new or substantially more severe environmental impacts would occur as a result of the project compared to that evaluated in the General Plan EIR. As described below, no changes associated with the proposed project, and no changes in circumstances, trigger subsequent or supplemental review.

1.2 PREVIOUS ENVIRONMENTAL ANALYSES

The environmental process for the General Plan involved the preparation of the following documents that are relevant to the consideration of the proposed project.

- Draft EIR for the Union City 2040 General Plan, June 2019; and
- ► Final EIR for the Union City 2040 General Plan, November 2019.

1.3 CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES REGARDING AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT

Altered conditions, changes, or additions to the description of a project that occur after certification of an EIR may require additional analysis under CEQA. The legal principles that guide decisions regarding whether additional environmental documentation is required are provided in the State CEQA Guidelines, which establish three mechanisms to address these changes: 1) a Subsequent Environmental Impact Report (SEIR), 2) a Supplement to an EIR, or 3) an Addendum to an EIR.

Section 15162 of the State CEQA Guidelines describes the conditions under which a SEIR would be prepared. In summary, when an EIR has been certified for a project, no Subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15163 of the State CEQA Guidelines states that a lead agency may choose to prepare a supplement to an EIR rather than a Subsequent EIR if:

- (1) any of the conditions described above for Section 15162 would require the preparation of a SEIR; and
- (2) only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

Under Section 15164, an addendum is appropriate where a previously certified EIR has been prepared and some changes or revisions to the project are proposed, or the circumstances surrounding the project have changed, but none of the changes or revisions would result in significant new or substantially more severe environmental impacts, consistent with CEQA Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164, and 15168.

Based on the criteria above and the project description, the City has determined that an Addendum to the General Plan EIR is the appropriate CEQA document. The EIR conformity evaluation is intended to review relevant environmental topic areas for any changes in circumstances or substantial new information as defined under CEQA Guidelines Section 15162, as compared to the environmental impacts identified in the certified EIR prepared for the 2040 General Plan.

The proposed project would include the rezoning of multiple parcels for consistency with the 2040 General Plan. These changes would be made to the Official Union City Zoning Map. This is an implementation action of the 2040 General Plan. State law requires that the municipal zoning code be consistent with the adopted General Plan, and the Implementation Chapter of the 2040 General Plan references this state requirement. The project would also include multiple parcels proposed for a different land use designation in the 2040 General Plan Land Use Diagram, as well as an associated rezoning on the Official Union City Zoning Map. These actions would be taken in order to better align zoning and general plan boundaries with existing property lines, with existing building locations, and/or with historic and current use of the property. This will eliminate the potential for confusion in these locations and reduce the number of land uses in the City that are incompatible with existing zoning and general plan designations.

The project does not include an action that would result in any ground disturbance or change to the physical environment that was not already analyzed in the General Plan EIR. Additionally, the General Plan EIR analyzed four environmental topic areas where implementation of the 2040 General Plan would result in significant and unavoidable environmental impacts. The project's potential impacts to these significant and unavoidable environmental impacts require extensive analysis, and those four environmental topic areas are discussed in detail in Section 3, below. For these reasons, the checklist excludes more detailed evaluation of the following environmental topic areas:

- ▶ Agriculture/Forestry. While no areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance occur within Union City, the 2040 General Plan designates agricultural land uses in the southwest corner of the city, and throughout much of the hillside area east of State Route 238. The proposed project would not result in any changes to land in the hillside area or land with an agricultural use designation and would not result in any ground disturbance that was not previously evaluated in the General Plan EIR; therefore, the project would not result in any new or more severe significant impacts beyond what was evaluated in the General Plan EIR.
- ▶ Air Quality. The General Plan EIR found that implementation of the 2040 General Plan would be consistent with the Bay Area Air Quality Management District (BAAQMD) 2017 Clean Air

Plan. In addition, the rate of increase for vehicle miles travelled during buildout of the 2040 General Plan would not exceed the rate of service population increase associated with the 2040 General Plan. The EIR indicated that there would be less than significant impacts related to the following: additional sources of toxic air contaminants exposed during buildout of the 2040 General Plan, generation of air pollutants during construction, and the introduction of new odor-generating land uses. Mitigation Measure AQ-1: Health Risk Assessments was included in the General Plan EIR analysis and would continue to apply to subsequent development. The 2040 General Plan goals, policies, and implementation programs in the Resource Conservation Element would limit air quality impacts through reduction in vehicle trips and thus emissions by providing alternate modes of transportation. As stated in the General Plan EIR, development projected by the 2040 General Plan would be designed to promote active transportation in the community, further reducing vehicle emissions (Union City 2019a: 4.2-9). The project would not result in physical changes affecting implementation of air quality plans, increases in criteria air pollutants, exposure to pollutant concentrations, or result in in exposure of other emissions, such as odors. Development would be consistent with regulations pertaining to air quality, and impacts would be of similar type and severity as what could occur under the zoning district and land use designation. No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. With the project's approval, no new or more severe significant impacts related to air quality would occur beyond what was previously analyzed in the General Plan EIR.

- ▶ Biological Resources. As described in the General Plan EIR, there are a variety of vegetation communities in Union City. Areas that may provide habitat for special-status species are primarily located in the open space and undeveloped hillside areas of the City and the marshes and wetlands adjacent to San Francisco Bay in the western part of the City (Union City 2019a). The General Plan EIR found that implementation of the 2040 General Plan development pursuant to other local and regional planning efforts within the greater cumulative impact area (adjoining cities such as Fremont and Alameda County) could result in regional impacts on special-status species, riparian, wetland, or other sensitive natural communities, as well as wildlife movement. The 2040 General Plan sets forth goals and policies for surveys and required actions to be taken if biological resources have potential to be impacted by development. The project does not include changes to the land use designations in the hillside area of the city and would not result in any additional ground disturbance than what was evaluated in the General Plan EIR and the project would implement all applicable policies described in the EIR. Therefore, the proposed project would not result in a new or more severe significant impact than what was analyzed in the General Plan EIR.
- ► Cultural Resources. Based on CEQA Guidelines Section 15064.5, the 2040 General Plan and future development activities facilitated by the plan would have a significant impact on historical cultural resources if it would cause a substantial adverse change in the significance of a historical cultural resource. The General Plan EIR found that development under the

proposed 2040 General Plan could affect known or unknown historical and/or archaeological resources. Goals, policies, and implementation programs contained in the Resource Conservation element of the 2040 General Plan would reduce the potential for cultural resources to be adversely impact from development. In addition, the implementation of Mitigation Measure CR-1 would reduce impacts to historical and unique archeological resources to a less than significant level by including an implementation program in the 2040 General Plan requiring cultural resource studies for projects within the city and implementation of further requirements to avoid or reduce impacts to such resources on a project by-project basis. Moreover, the 2040 General Plan requires compliance with existing regulations relating to the treatment of human remains should ground-disturbing activities associated with development result in damage to or destruction of human burials. The proposed project would comply with the required policies and procedures from the 2040 General Plan and General Plan EIR and would not result in any additional ground disturbance beyond what was previously analyzed. Therefore, the project would not result in any new or more severe significant impacts.

- ▶ Energy. The General Plan EIR indicated that the 2040 General Plan would not result in potentially significant environmental impacts related to consumption of energy and conflicts with applicable plans. The development and population growth facilitated by the 2040 General Plan would result in overall consumption of energy beyond existing conditions. However, the 2040 General Plan is based on a land-use strategy that promotes greater overall energy efficiency in community and municipal operations. 2040 General Plan policies and implementation programs would ensure that development under the 2040 General Plan would comply with existing energy efficiency regulations, and would encourage new development to take advantage of voluntary energy efficiency programs. Wasteful, inefficient, or unnecessary consumption of energy would not occur and impacts would be less than significant. The 2040 General Plan would be consistent with energy efficiency goals contained in the Union City Climate Action Plan. Construction and operation of projects facilitated by the 2040 General Plan would comply with relevant provisions of the State's CalGreen and Title 24 of the California Energy Code.
- by the 2040 General Plan EIR analyzed the potential impacts of development facilitated by the 2040 General Plan and concluded that most potential impacts to geology and soils were less than significant with compliance with existing federal, state, and local laws and ordinances. The 2040 General Plan includes goals and policies in the Safety Element to minimize the risks associated with geologic and soil hazards. Implementation of these policies, in addition to compliance with applicable laws and regulations, would minimize the potential for erosion and loss of topsoil (Union City 2019a). Chapter 15.85 of the Union City Municipal Code also contains erosion control requirements that include slope protection and dust control. Additionally, growth and development facilitated by the 2040 General Plan would occur in the urbanized areas of Union City west of State Route 238, which is relatively flat with low potential for soil erosion. Development facilitated by the 2040 General Plan may result in the construction of structures on expansive soils, which could create a substantial risk to life or property (Union City 2019a). However, development would be required to comply with the

California Building Code, which would ensure that expansive soils are remediated or that foundations and structures are engineered to withstand the forces of expansive soil. The implementation of Mitigation Measure GEO-1 would reduce impacts to paleontological resources to a less than significant level by including an implementation program requiring paleontological resource studies for projects in high sensitivity geological units within Union City and implementation of further requirements to avoid or reduce impacts to such resources on a project-by-project basis. The proposed project would not result in any changes to the level of ground disturbance beyond what was anticipated in the 2040 General Plan and evaluated in the General Plan EIR. Implementation of policies and regulations identified in the General Plan EIR would still be required and would minimize any potential impacts related to seismic and other unstable soils and geologic conditions. The project would not result in any new or more severe significant impacts.

- Hazards and Hazardous Materials. The General Plan EIR indicated that there would be less than significant impacts resulting from: the routine transport, use, or disposal of hazardous materials; reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; the emission or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; and being located on a site included on a list of hazardous materials sites and, as a result, creating a significant hazard to the public or the environment. There are no airports within two miles of Union City, and the city is not within the influence area of an airport. The General Plan EIR also determined that there would be less than significant impacts related to hazards from wildfires because the 2040 General Plan policies address maintaining a Local Hazard Mitigation Plan along with emergency access implementation. The General Plan EIR states that compliance with existing applicable regulations, programs, standards such as the Fire Code and Building Code, and implementation of 2040 General Plan goals and policies would minimize risks from routine transport, use, and disposal of hazardous materials, including potential hazards from the accidental release of hazardous materials. Oversight by the appropriate federal, State, and local agencies and compliance by new development with applicable regulations related to the handling and storage of hazardous materials would minimize the risk of the public's potential exposure to these materials (Union City 2019a:4.8-16). All of these City policies and federal, state, and local regulations would apply to any development that would occur on the affective sites. Therefore, the proposed changes to land use designations would not change the level of impact identified in the General Plan EIR. No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. With the project's approval, the impact on hazards and exposure to hazardous materials would not be more severe than the impact identified in the General Plan EIR, and there would be no new impacts beyond what the EIR evaluated.
- ▶ Hydrology/Water Quality. The General Plan EIR indicated that development facilitated by the 2040 General Plan could potentially result in violation of water quality standards or waste discharge requirements, depletion of groundwater supplies or interference with groundwater recharge, and increased risk of pollutant release in flood hazard areas. Compliance with

applicable laws and regulations and implementation of goals and policies from the Safety Element, Public Facilities and Services Element, Resource Conservation Element, and Special Areas Element of the 2040 General Plan would reduce hydrology/water quality impacts associated with new development to the maximum extent practicable. The 2040 General Plan facilitates development within urbanized areas of the city, primarily as infill and redevelopment. Wetlands, streams, and rivers do not occur on parcels that have previously or are currently developed and that may be redeveloped. Additionally, any development facilitated by the 2040 General Plan within streams or rivers, as well as wetlands, would be required to obtain the necessary permits from regulatory agencies, which would avoid impacts to streams or rivers. The proposed project would comply with applicable laws and regulations in addition to the required policies and procedures from the 2040 General Plan and Union City Municipal Code and would not result in any additional ground disturbance beyond what was previously analyzed. Therefore, the project would not result in any new or more severe significant impacts.

Land Use and Planning. The General Plan EIR states that the 2040 General Plan would have less than significant impacts on land use and planning. Implementation of the 2040 General Plan would provide for orderly development in Union City and would not physically divide any established community. The project would include the rezoning of multiple parcels for consistency with the 2040 General Plan. These changes would be made to the Official Union City Zoning Map. This is an implementation action of the 2040 General Plan. State law requires that the municipal zoning code be consistent with the adopted General Plan, and the Implementation Chapter of the 2040 General Plan references this state requirement. The project would also include multiple parcels proposed for a different land use designation in the 2040 General Plan Land Use Diagram, as well as an associated rezoning on the Official Union City Zoning Map. These actions would be taken in order to better align zoning and general plan boundaries with existing property lines, with existing building locations, and/or with historic and current use of the property. This will eliminate the potential for confusion in these locations and reduce the number of land uses in the City that are incompatible with existing zoning and general plan designations. Therefore, these changes would align with the General Plan EIR's conclusion regarding potential division of an established community. Also, with the project's approval, revisions to the Zoning Ordinance and Zoning Map would be required to ensure consistency with the 2040 General Plan. Specifically, revisions to the Zoning Map would need to be consistent with the 2040 General Plan, incorporating revisions to the land use categories and other recommended design and development standards. Future development would be consistent with regulations pertaining to land use and planning. Future development projects on the affected parcels would continue to be reviewed through the City's development standards (Title 18 of the Municipal Code), entitlement processes, and CEQA to ensure consistency with all relevant federal and State policies and consistency with all relevant City General Plan policies related to land use. No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. With the project's approval, the impact on

- land uses would not be more severe than the impact identified in the General Plan EIR, and there would be no new impacts beyond what the EIR evaluated.
- ▶ Mineral Resources. While development on areas containing mineral resources could result in the permanent loss of those minerals, the 2040 General Plan did not include land use designation changes in the hillside area east of State Route 238, where the known mineral deposit occurs. Therefore, the 2040 General Plan would not facilitate new or additional development within the area of the mineral deposit. The proposed project would not propose a change in land use designations in the hillside area; therefore, the project would not result in new or more severe significant impacts beyond what was evaluated in the General Plan EIR.
- ▶ Population and Housing. The General Plan EIR indicated that implementation of the 2040 General Plan would facilitate the construction of new housing in the city which would increase the City's population over time. However, the General Plan EIR determined that the 2040 General Plan accommodates and plans for population growth and includes policies to manage new development. The General Plan EIR indicated that implementation of the 2040 General Plan would not result in the displacement of substantial numbers of persons or housing and concluded the impact to be less than significant. The proposed project would rezone, redesignate, and align parcels consistent with the 2040 General Plan and would not result in any impacts to population and housing beyond those analyzed in the General Plan EIR.
- Public Services and Recreation. The General Plan EIR indicated that there would be less than significant impacts related to the construction of fire and police protection facilities, school facilities, libraries, and park facilities. The General Plan EIR found that development facilitated by the 2040 General Plan would increase the overall population in Union City, which would generate additional need for fire protection, and police protection services. With an increase in the population, there would be a subsequent increase in the population of school-aged children in the city, increasing demand for school services and potentially creating the need for new school facilities. The increase in population from implementing the 2040 General Plan would further increase the demand for library services and potentially the need for new library facilities in addition to increased demand for parks with the potential need for new park facilities. The proposed project would not result in any impacts to population and housing beyond those analyzed in the General Plan EIR. No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. With the project's approval, the impacts on public services and recreation would not be more severe than the impact identified in the General Plan EIR, and there would be no new impacts beyond what the EIR evaluated.
- ► Tribal Cultural Resources. The General Plan EIR indicated that development projected by General Plan 2040 would have less than significant impacts related to tribal cultural resources. The General Plan EIR anticipates some development projects that may involve excavation, which will have the potential to impact previously unidentified tribal cultural resources. Effects on tribal cultural resources can only be known once a specific project has been proposed because the effects are highly dependent on the individual project site conditions, and the characteristics of the proposed activity, including but not limited to the level of ground

disturbance associated with construction activities. In accordance with the provisions of Assembly Bill (AB) 52 and Senate Bill (SB) 18, the City prepared and mailed letters to local Native American contacts informing them of the project on November 28, 2023. None of the tribes contacted responded to request consultation. This project would rezone, redesignate and align parcels consistent with the 2040 General Plan. New tribal cultural resources may be identified or established during the development process on an individual site, but it is assumed that future development would be consistent with regulations pertaining to tribal cultural resources, and impacts would be of similar type and severity as what could occur under the current zoning district and land use designation. No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification.

- ▶ Utilities and Service Systems. The General Plan EIR indicated that there would be less than significant impacts related to wastewater treatment, new or expanded utility infrastructure, wastewater generation, water supply, solid waste generation, and demand for utility services. It is assumed that future development on the individual sites to be rezoned or redesignated with the project would be consistent with regulations pertaining to utilities and service systems, and impacts would be of similar type and level as what could occur under the current zoning map and land use designation. Future development projects will continue to be reviewed through the City's entitlement process and CEQA to ensure consistency with all relevant federal and State policies and consistency with all relevant City General Plan policies related to utilities. No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. With the project's approval, the impact on utilities and service systems would not be more severe than the impact identified in the General Plan EIR, and there would be no new impacts beyond what the EIR evaluated.
- ▶ Wildfire. The General Plan EIR concluded that the impact related to wildland fires under the 2040 General Plan would be less than significant. Wildfire risk in Union City is limited to the hillside area east of State Route 238 because this area is undeveloped and contains large tracts of vegetation cover that can act as fire fuel. The project does not include changes to the land use designations in the hillside area that would allow for more or increased development compared to what is currently allowed under the 2040 General Plan, which is the area of the city most susceptible to wildfire. In addition, the Safety Element of the 2040 General Plan includes polices to reduce the potential for uncontrolled wildfires in the hillside area and to reduce the potential for structural damage from uncontrolled fire. The parcels to be rezoned, redesignated and aligned with the 2040 General Plan are all located in urban areas and are surrounded by existing development. Therefore, any proposed change in allowed use would not result in any changes to potential wildfire risk or environmental impacts resulting from wildfire than under existing conditions. Future development projects on the affected parcels would continue to be reviewed through the City's entitlement process and the CEQA process to ensure consistency with all relevant federal and State policies and consistency with all



2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The proposed amendments can be broken down into two categories.

The first category includes both amendments to a site's land use designation shown on the 2040 General Plan Land Use Diagram, as well as the zoning designation shown on the Official Union City Zoning Map. These "clean-up" actions would be taken in order to better align zoning and general plan boundaries with existing property lines, with existing building locations, and/or with historic and current uses of the property.

In addition, there is one parcel (APN 482-27-7-15) that is incorrectly identified as Residential (10-17 du/ac) in the General Plan and Light Industrial (ML) on the Zoning Map, but was intended to be Open Space in both the General Plan and Zoning Map, since the property is used as a drainage canal. This error would be corrected by the proposed amendments.

The second category includes parcels proposed to be rezoned for consistency with the 2040 General Plan adopted December 10, 2019. This is an implementation action of the 2040 General Plan. State law requires that the Official Zoning Map be consistent with the adopted General Plan, and the Implementation Chapter of the 2040 General Plan references this state requirement.

General Plan Land Use Diagram Amendments

Exhibit A of this Addendum shows all parcels where a General Plan Land Use Diagram change is proposed. Table 1, below, identifies each of these parcels, along with a rationale for each change proposed.

Table 1. Proposed General Plan Land Use Diagram Changes

Exhibit A Map Area	APN	Existing GP Designation	Proposed GP Designation	Rationale for Change
A1	483-15-68	Residential (10- 17)	Private Institutional	Align with current and historic property use
	483-15-69	Residential (10- 17)	Private Institutional	Align with current and historic property use

A2	482-27-7- 15	Residential (10- 17)	Open Space	Align with use as a drainage canal
A3	475-150-8- 3	Special Industrial (MS) & Light Industrial (ML)	Special Industrial (MS) & Light Industrial (ML)	Ensure designation does not split a building
	475-15-9-1	MS & ML	MS & ML	Ensure designation does not split a building
	475-111-60	MS & ML	MS & ML	Ensure designation does not split a building
	475-111-59	MS & ML	MS & ML	Ensure designation does not split a building
	475-111-15- 11	MS & ML	MS & ML	Ensure designation does not split a building
	475-111-41	MS & ML	ML	Ensure designation follows property line
	475-111-42	MS & ML	MS	Ensure designation follows property line
	475-111-61	ML	Civic Facility	Align with current and historic property use
	475-111-43	MS & ML	Civic Facility	Align with current and historic property use
A4	475-111-14	MS & ML	MS & ML	Ensure designation does not split a building
	475-100-4	MS & ML	MS & ML	Ensure designation does not split a building

475-100-38	MS & ML	MS & ML	Ensure designation does not split a building
475-111-11	MS & ML	MS	Ensure designation follows property line
475-111-10	MS & ML	MS	Ensure designation follows property line
475-100-36	MS & ML	MS	Ensure designation follows property line

Zoning Map Amendments

Exhibit B of this Addendum shows all parcels where a change to the Official Union City Zoning Map is proposed. Table 2, below, identifies each of these parcels, along with a rationale for each change proposed.

Table 2. Proposed Zoning Map Changes

Exhibit B Map Area	APN	Existing Zoning District	Proposed Zoning District	Rationale for Change
B1	483-15-68	Multifamily Residential (RM 2500)	Private Institutional (PI)	Align with current and historic property use
	483-15-69	RM 2500	PI	Align with current and historic property use
B2	482-20-19- 5	Agricultural (A)	Open Space (OS)	Align with 2040 General Plan
	482-20-9	Light Industrial (ML)	OS	Align with 2040 General Plan
	482-27-7- 15	ML	OS	Align with use as a drainage canal

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В3	475-150-8- 3	Special Industrial (MS) & ML	MS & ML	Ensure designation does not split a building
	475-15-9-1	MS & ML	MS & ML	Ensure designation does not split a building
	475-111-60	MS & ML	MS & ML	Ensure designation does not split a building
	475-111-59	MS & ML	MS & ML	Ensure designation does not split a building
	475-111-15- 11	MS & ML	MS & ML	Ensure designation does not split a building
	475-111-41	MS & ML	ML	Ensure designation follows property line
	475-111-42	MS & ML	MS	Ensure designation follows property line
	475-111-61	ML	Civic Facility (CF)	Align with current and historic property use
	475-111-43	MS & ML	CF	Align with current and historic property use
B4	475-111-14	MS & ML	MS & ML	Ensure designation does not split a building
	475-100-4	MS & ML	MS & ML	Ensure designation does not split a building
	475-100- 38	MS & ML	MS & ML	Ensure designation does not split a building
	475-111-11	MS & ML	MS	Ensure designation follows property line

	475-111-10	MS & ML	MS	Ensure designation follows property line
	475-100- 36	MS & ML	MS	Ensure designation follows property line
B5	486-6-28-1	Community Commercial (CC)	Corridor Mixed Use Commercial (CMU)	Align with 2040 General Plan
	486-6-31	СС	СМИ	Align with 2040 General Plan
	486-6-32	СС	СМИ	Align with 2040 General Plan
	486-6-33	СС	CMU	Align with 2040 General Plan
	486-6-34	СС	CMU	Align with 2040 General Plan
	486-6-81-4	СС	СМИ	Align with 2040 General Plan
	486-6-82	СС	СМИ	Align with 2040 General Plan
	486-6-84-1	СС	СМИ	Align with 2040 General Plan
	486-3-64	СС	CMU	Align with 2040 General Plan
В6	475-50-18	General Industrial (MG)	MG & ML	Align with 2040 General Plan
	475-50-19	MG	MG & ML	Align with 2040 General Plan
В7	482-96-16- 1	А	OS	Align with 2040 General Plan
	482-96-16- 2	А	OS	Align with 2040 General Plan
	482-96-17	А	OS	Align with 2040 General Plan

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	482-5-1-3	А	OS	Align with 2040 General Plan
	482-5-11-3	А	OS	Align with 2040 General Plan
	482-96-18	A	OS	Align with 2040 General Plan
	482-96-19	A	OS	Align with 2040 General Plan
В8	482-40-21	511	OS	Align with 2040 GP and 511 Specific Plan
	482-40-13- 7	511	OS	Align with 2040 GP and 511 Specific Plan
	482-40-15- 1	511	OS	Align with 2040 GP and 511 Specific Plan
	482-40-7- 2	511	OS	Align with 2040 GP and 511 Specific Plan
	482-40-8-1	511	OS	Align with 2040 GP and 511 Specific Plan
	482-40-23	511	OS	Align with 2040 GP and 511 Specific Plan
	482-40-12- 1	511	OS	Align with 2040 GP and 511 Specific Plan
	482-40-8- 5	511	OS	Align with 2040 GP and 511 Specific Plan
	482-40-8- 2	511	OS	Align with 2040 GP and 511 Specific Plan
	482-53-5	511	OS	Align with 2040 GP and 511 Specific Plan

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	482-50-1-1	511	OS	Align with 2040 GP and 511 Specific Plan
	482-53-6	511	OS	Align with 2040 GP and 511 Specific Plan
	482-50-10- 6	511	OS	AligB10n with 2040 GP and 511 Specific Plan
В9	482-50-5- 2	511	OS	Align with 2040 GP and 511 Specific Plan
	482-50-8	511	OS	Align with 2040 GP and 511 Specific Plan
	482-50-7- 2	511	OS	Align with 2040 GP and 511 Specific Plan
	543-361-1	511	OS	Align with 2040 GP and 511 Specific Plan
B10	475-151-4	Multifamily Residential (1500) – Housing Element	Multifamily Residential (1500)	Align with 2040 GP and Housing Element
	475-183-1	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
	475-183-10	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
	475-183-11	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
	475-183-12	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
	475-183-13	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element

475-183-14	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183-15	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183-16	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183-17	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183-18	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183-19	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183-2	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 20	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183-21	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 22	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 23	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 24	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 25	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element

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475-183- 26	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 27	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 28	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 29	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183-3	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 30	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183-31	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 32	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 33	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 34	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 35	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 36	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 37	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element

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475-183- 38	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 39	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183-4	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 40	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183-41	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 42	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 43	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 44	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 45	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 46	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 47	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 48	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 49	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element

475-183-5	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 50	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183-51	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 52	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 53	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 54	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 55	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 56	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 57	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 58	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 59	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183-6	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 60	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element

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475-183-61	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 62	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 63	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 64	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 65	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 66	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 68	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 69	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183-7	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 70	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183-71	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183- 72	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
475-183-8	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element

	475-183-9	RM-1500-HE	RM-1500	Align with 2040 GP and Housing Element
B11	87-11-17-6	OS & RM-1500-HE	OS & RM-1500	Align with 2040 GP and Housing Element
	87-11-15-14	RM-2500 & PI	RM-2500 & RM- 1500	Align with 2040 GP and Housing Element
B12	475-1-12-4	MS	СС	Align with 2040 General Plan
	475-1-13	MS	СС	Align with 2040 General Plan
	475-1-16	MS	СС	Align with 2040 General Plan
	475-1-17	MS	CC	Align with 2040 General Plan
	475-1-20	MS	CC	Align with 2040 General Plan
	475-1-21	MS	СС	Align with 2040 General Plan
	475-1-8-3	MS	СС	Align with 2040 General Plan
	475-10-24	MS	CC	Align with 2040 General Plan
	475-10-28	MS	СС	Align with 2040 General Plan

3 EIR CONFORMITY EVALUATION

As described in the Introduction, the purpose of this EIR conformity evaluation is to review relevant environmental topic areas for any changes in circumstances or substantial new information as defined under State CEQA Guidelines Section 15162 (stated above), as compared to the environmental impacts identified in the certified EIR prepared for the General Plan. Most environmental issue areas were removed from more detailed evaluation (see Introduction for the reasons why each section was eliminated from the detailed conformity evaluation). The General Plan EIR identified several environmental resource areas where development under the 2040 General Plan would result in significant and unavoidable environmental impacts. These areas included the following and are evaluated in greater detail below to determine if the project would increase the severity of these already identified impacts, or result in new impacts that would be significant and unavoidable:

- Aesthetics
- Greenhouse Gas Emissions
- Noise
- Transportation

3.1 AESTHETICS

The General Plan EIR anticipated that development under the 2040 General Plan would have significant and unavoidable impacts on the visual resources in some areas of the city, specifically those with a view of the hillside area, marshlands along the bay, or other open space areas and in the existing urbanized areas of the city. The following goals and associated policies from the 2040 General Plan Community Design Element and Resource Conservation Element would reduce potential impacts to views of scenic open space in the city and provide protection of open space areas in the city, including scenic vistas of these areas.

Community Design Element Goals and Policies

- ► Goal CD-2: Protect and enhance the visual and physical access to the hillsides, Baylands, and creeks.
 - Policy CD-2.1 Frame Visual Access to Hillside Views. As the city redevelops, the City shall use the layout of streets, blocks, and pedestrian corridors to provide visual access to hillside views.
 - Policy CD-2.2 Minimize Hillside Viewshed Impacts. The City shall minimize the viewshed impacts of development at the base of the hillsides.
 - Policy CD-2.5 Minimize Visual Impact on Baylands. The City shall ensure that new development near the Baylands respects its natural setting by maintaining visual harmony with the Baylands and using buffers such as pedestrian trails, linear parks, and landscaped rights-of-way.
 - Policy CD-2.8 Provide Visual Access to Creeks. Wherever practical, new development shall provide visual access to creeks.

Resource Conservation Element Goals and Policies

- ► Goal RC-1: To provide for a continuous system of open spaces for the preservation, enhancement, and protection of open space land.
 - Policy RC-1.1 Provide for a Variety of Open Spaces. The City shall provide a variety of open spaces including open space for public use and enjoyment and for the protection of agricultural uses including grazing, wildlife habitats, and scenic vistas.
 - Policy RC-1.2 Protect Scenic Views. The City shall strive to protect areas of outstanding natural scenic qualities and outstanding views of natural or man-made significance, such as ridgelines and valley sides in the eastern hillsides and the critical wetland areas at the western end of the city through regulation, public acquisition, or dedication of development rights or scenic easements.
 - Policy RC-1.3 Observation Areas. The City shall encourage observation areas with outstanding vistas be provided in coordination with recreational trails

The General Plan EIR indicated that the 2040 General Plan would have less than significant impacts related to new sources of light and glare. The General Plan EIR indicated that the 2040

General Plan would have less than significant impacts related to damage of other scenic resources within a state scenic highway.

The General Plan EIR concluded that development under the General Plan would result in a significant and unavoidable impact related to scenic views, including hillside views. The EIR also concluded that there were no mitigation measures available to reduce the potential visual impact associated with increased maximum height limits to a less than significant level. However, the applicable goals and policies in the 2040 General Plan, listed above, would address and minimize the potential intrusion into scenic vistas. The General Plan EIR indicates that non-residential development facilitated through the 2040 General Plan could result in buildings ranging in height from 40 to 75 feet in the City's business parks and up to 160 feet in the Greater Station District (Union City 2019a). The EIR's analysis assumes that new residential development would be between three and eight stories (Union City 2019a: 4.1-10); this equates to a building height between 30 and 80 feet. Therefore, even in the event that a structure was developed on one of the rezoned sites at the proposed maximum allowed height of 55 feet, it would still be consistent with the analysis of the General Plan EIR and would not result in an increase in severity of a significant impact.

The project would include the rezoning of multiple parcels for consistency with the 2040 General Plan. The project would also include multiple parcels proposed for a different land use designation in the 2040 General Plan Land Use Diagram, as well as an associated rezoning on the Official Union City Zoning Map. These actions would be taken in order to better align zoning and general plan boundaries with existing property lines, with existing building locations, and/or with historic and current use of the property. In the event future development projects are proposed for these parcels, they would continue to comply with General Plan policies and will be reviewed through the City's development standards (e.g., Municipal Code and design review process), entitlement process and the CEQA process to ensure consistency with all relevant federal and State policies and related to aesthetic resources.

No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. With the project's approval, the impact on visual aesthetics would not be more severe than the impact identified in the General Plan EIR, and there would be no new impacts beyond what the EIR evaluated.

3.2 GREENHOUSE GAS EMISSIONS

The General Plan EIR indicated that there would be significant and unavoidable impacts associated with development facilitated by the 2040 General Plan and the overall generation of greenhouse gas emissions (GHGs). Based on the growth factors prepared by Mintier Harnish (2018), as well as traffic modeling and vehicle miles traveled (VMT) data provided by Hexagon Transportation Consultants (2018), emissions facilitated through the 2040 General Plan would exceed the 2040 efficiency threshold of 1.12 metric tons of carbon dioxide equivalent (MT CO_{2e}) per service population per year. Likewise, construction activities associated with buildout of the 2040 General Plan would generate temporary short-term GHG emissions primarily due to the operation of construction equipment and worker and hauling trips.

Goals, policies, and implementation programs included in the Resource Conservation Element, Public Facilities Element, and Mobility Element with the direct purpose of reducing GHG emissions are listed below.

Mobility Element Goals and Policies

- Goal M-3: Provide an accessible, sustainable, efficient, and convenient public transit system for residents, workers, and visitors in Union City.
 - Policy M-3.21: Greening the Bus Fleet. The City shall continue to increase the use of alternative fuel vehicles in the bus fleet and shall support opportunities for in-route charging infrastructure for electric transit vehicles.
 - Implementation Program M-3.C: Convert Bus Fleet. The City shall convert the bus fleet to a zero-emission fleet as vehicle replacement funds become available through the Metropolitan Transportation Commission and the Federal Transit Administration.
- ► Goal M-4: Establish a safe, convenient, and efficient street network that facilitates vehicle travel throughout Union City.
 - Policy M-4.19: Electric Vehicle Charging Stations. The City shall support electric vehicles and other low-emissions/zero-emissions vehicles by working with third-party vendors to provide easily accessible charging stations within the city.

Resource Conservation Element Goals and Policies

- ► 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.
 - Policy RC-6.1: Reduced Energy Consumption. The City shall support measures to reduce energy consumption and increase energy efficiency in residential, commercial, industrial, and public buildings.
 - Policy RC-6.2: Renewable Energy. The City shall support measures to reduce energy consumption and increase energy efficiency in residential, commercial, industrial, and public buildings.

- Policy RC-6.3: Solar Technology on Private Buildings. The City shall encourage the incorporation of solar panels and other solar technology on parking structures and residential, industrial, and commercial buildings.
- Policy RC-6.4: Solar Panels on City Facilities. The City shall install solar panels on City facilities, as appropriate and feasible.
- Policy RC-6.5: Use of Landfills for Renewable Energy. The City shall encourage the reuse of closed landfills within the City, including the Turk Island Landfill, as a site for solar or other renewable energy generation.
- Policy RC-6.6: Energy-Efficient Lighting. The City shall employ energy-efficient lighting technology to reduce the energy required to light parks, streets, and public facilities.
- Policy RC-6.7: Green Building. The City shall encourage new development to adopt and incorporate green building features included in the CalGreen Tier 1 checklist in project designs, and shall consider future amendments to the municipal Code to adopt CalGreen Tier 1 requirements consistent with the State building code.
- Policy RC-6.8: Zero Net Energy. The City shall encourage Zero Net Energy (ZNE) building design for new residential and non-residential construction projects, and consider future amendments to the Municipal Code to adopt ZNE requirements consistent with the State building code.
- Policy RC-6.9: Water Heater Replacement. The City shall encourage the use of highefficiency or alternatively-powered water heater replacements at time of replacement in existing residential development.
 - Implementation Program RC-6.A: High-Efficiency or Alternatively-Powered Water Heater Replacement Program. 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 heater 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 heating systems, tankless or storage electric water heaters, and electric heat pump systems.

Public Facilities and Services Element Goals and Policies

- ► 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.
 - Policy PF-2.13: New Technology in City Facilities. As financially feasible, the City shall incorporate new technology into public buildings and operations on an ongoing basis to increase efficiency and productivity, reduce operating costs, enhance customer service, improve communication with residents, and facilitate access to City services.

- Policy PF-2.14: Sustainable Practices. The City shall consider the following as part of everyday operations:
 - Implementation of green infrastructure systems that reduce impacts on the environment;
 - Purchasing decisions that minimize the generation of waste;
 - Recycling programs that reduce waste;
 - Energy efficiency and conservation practices that reduce water, electricity, and natural gas use; and
 - Fleet operations that reduce gasoline consumption.
- Policy PF-2.15: Energy Efficient Buildings and Infrastructure. The City shall continue to improve energy efficiency of City buildings and infrastructure through efficiency improvements, equipment upgrades, and installation of clean, renewable energy systems to achieve climate action goals and reduce operating costs.
- Policy PF-4.3: Renewable Energy Generation at Wastewater Treatment Facility. The City shall support efforts by Union Sanitary District to supply the energy demand from the wastewater treatment facility through renewable energy generation.
- ► Goal PF-7: Ensure the provision of a reliable, efficient, cost-effective, and environmentally-sound gas and electric service within Union City.
 - Policy PF-7.1: Community Choice Energy. The City shall participate in regional efforts to provide competitive electricity rates and cleaner energy that reduces GHG emissions to Union City residents and businesses.
 - Policy PF-7.6: Expedite Solar Energy Installation. The City shall expedite the review and permitting of solar installations.

In addition to the above policies and implementation programs, the 2040 General Plan encourages infill and transit-oriented development and active transportation to reduce overall GHG emissions throughout the city. The 2040 General Plan contains land-use strategies to encourage high-density and mixed-use development adjacent to the Intermodal Station, along transit corridors, and near job centers. The 2040 General Plan further identifies infill development and creative reuse and redevelopment of existing sites as the primary means for accommodating future growth. Although the 2040 General Plan encourages placing services and amenities close to where people live and work, buildout is still anticipated to result in GHG emissions above the per service population target established for the 2040 General Plan to meet statewide goal trajectories. Therefore, the following mitigation measure was included in the General Plan EIR analysis and would continue to apply to subsequent development:

Mitigation Measure GHG-1 Update to Climate Action Plan. In accordance with Implementation Program RC-7.A of the 2040 General Plan, the City of Union City shall update its Climate Action Plan (CAP). The updated CAP shall demonstrate a pathway to achieving the GHG reduction targets for Union City's fair share contribution consistent with SB 32 and Executive

Order S-3-05. Implementation measures in the updated CAP may include but are not limited to the following:

- Develop and adopt Zero Net Energy requirements for new residential and non-residential development
- Develop and adopt a building electrification ordinance
- Implement VMT reduction measures such as improvements to public transit, full buildout of the Pedestrian and Bicycle Master Plan, and incentivization of transit-oriented development
- Expand charging infrastructure for electric vehicles
- Implement carbon sequestration by expanding the urban forest, participating in soil-based or compost application sequestration initiatives, supporting regional open space protection, and/or incentivizing rooftop gardens
- Purchase carbon offsets from a validated source¹

Mitigation Measure GHG-1 requires updating the City's CAP to reflect the most recent GHG reduction regulations and establish a Citywide GHG reduction target. In the absence of the updated CAP the General Plan EIR establishes per service population GHG emission thresholds for the year 2040, specific to the 2040 General Plan.

The proposed project would rezone, redesignate, and align parcels consistent with the 2040 General Plan. Future development on these parcels would be consistent with regulations pertaining to GHG emissions, and impacts would be of similar type and severity as what was analyzed in the General Plan EIR. Future development projects will continue to be reviewed through the City's entitlement process and CEQA to ensure consistency with all relevant State policies and consistency with all relevant City General Plan policies related to GHGs.

No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. With the project's approval, the impact on greenhouse gas emissions would not be more severe than the impact identified in the General Plan EIR, and there would be no new impacts beyond what the EIR evaluated.

¹ Validated sources are carbon offset sources that follow approved protocols and use third-party verification. At this time, appropriate offset providers include only those that have been validated using the protocols of the Climate Action Registry, the Gold Standard, or the Clean Development Mechanism (CDM) of the Kyoto Protocol. Credits from other sources will not be allowed unless they are shown to be validated by protocols and methods equivalent to or more stringent than the CDM standards.

3.3 NOISE

The General Plan EIR indicated that there would be significant and unavoidable impacts related to development projected under the 2040 General Plan and the temporary generation of increased noise levels and groundborne vibrations during construction. The following mitigation measure was included in the General Plan EIR analysis and would continue to apply to subsequent development:

- ▶ Mitigation Measure N-1 Construction Noise Reduction. For projects involving impact piledrivers that are located within 400 feet of noise-sensitive receptors, projects involving sonic piledrivers that are located within 200 feet of construction, and projects without pile-driving that are located within 175 feet from noise-sensitive receptors, the following mitigation would be required:
 - Equipment Staging Areas. Equipment staging shall be located in areas that will create the greatest distance feasible between construction related noise sources and noise-sensitive receptors.
 - Electrically-Powered Tools and Facilities. Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities.
 - Smart Back-up Alarms. Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction.
 - Additional Noise Attenuation Techniques. During the clearing, earth moving, grading, and foundation/conditioning phases of construction, temporary sound barriers shall be installed and maintained between the construction site and the sensitive receptors. Temporary sound barriers shall consist of sound blankets affixed to construction fencing or temporary solid walls along all sides of the construction site boundary facing potentially sensitive receptors.

Even after implementation of identified mitigation measures, the General Plan EIR concludes that buildout of the 2040 General Plan would result in significant and unavoidable impacts related to construction noise. The project would include the rezoning of multiple parcels for consistency with the 2040 General Plan and would not change the amount of ground disturbance assumed in the General Plan EIR; therefore, the overall level of construction noise would be substantially similar.

The General Plan EIR concluded that impacts related to new on-site noise sources associated with residential, commercial, and industrial land uses, which considers potential increase traffic noises, are less than significant. Future development projects on the rezoned parcels will continue to be

reviewed through the City's noise standards, entitlement process, and CEQA to ensure consistency with all relevant federal and State policies and consistency with all relevant City General Plan policies related to noise and vibration.

No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. With the project's approval, the impact on noise and vibration would not be more severe than the impact identified in the General Plan EIR, and there would be no new impacts beyond what the EIR evaluated.

3.4 TRANSPORTATION

The General Plan EIR indicated that the 2040 General Plan would be inconsistent with CEQA Guidelines Section 15064.3, subdivision (B) and have significant and unavoidable impacts on vehicle miles travelled (VMT) in Union City. New development would also have significant and unavoidable impacts on traffic on roadways in and surrounding the city. Additionally, the General Plan EIR indicated that the 2040 General Plan would have less than significant impacts related to the provision of emergency access; and conflicts with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, and the performance or safety of such facilities.

With limited opportunities for new development in Union City, the 2040 General Plan emphasizes infill and reuse development within the city limits, encourages higher-density and mixed use projects where appropriate, and supports walkable design that compliments the existing natural and built environment to reduce VMT per service population. The 2040 General Plan further provides the policy framework to guide future development toward land uses that support walking, biking, and transit ridership, including a Vision Zero policy. The 2040 General Plan places a greater emphasis on active transportation infrastructure such as protected bike lanes and enhanced pedestrian crossings, improved transit facilities and services, and ADA accessibility. In addition to the 2040 General Plan's land use strategy, the 2040 General Plan contains several policies and implementation programs intended to minimize or avoid VMT generated by Union City residents. While the 2040 General Plan encourages infill development and redevelopment in urbanized areas of the city, including near transit and the BART station, the additional population growth would result in a net increase in the total VMT within the city.

The 2040 General Plan establishes the following goals and policies that are intended to result in roadway designs that safely accommodate all users:

Mobility Element Goals and Policies

- ▶ Goal M-1: Design and maintain streets to be safe and accessible for all categories of users.
 - Policy M-1.3: Planning for Complete Streets. The City shall incorporate "complete streets" practices as a routine part of everyday operations, and a factor to be considered in every projects, program, and practice relating to the transportation network for all categories of

- users, and work in coordination with other departments, agencies, and jurisdictions to maximize opportunities for complete streets, connectivity, and cooperation.
- Policy M-1.4: Safe Travel for All Users. The City shall ensure complete streets infrastructure sufficient to enable reasonably safe travel along and across the right of way for each category of users is incorporated into all planning, funding, design, approval, and implementation process for any construction, reconstruction, retrofit, maintenance, operations, alteration, or repair of streets, except that specific infrastructure for a given category of users may be excluded if an exception is approved by the Public Works Director.
- ► Goal M-2: To provide a robust and interconnected bicycle and pedestrian circulation system throughout the City.
 - Policy M-2.9: Safe Pedestrian Environment. The City shall implement improvements to create a safe pedestrian environment.
 - Policy M-2.11: Minimize Cub Cuts. The City shall require new development to minimize the number and width of curb cuts for vehicle traffic to reduce vehicle conflicts with pedestrians.
 - Policy M-2.12: Safety in Sidewalk Design. The City shall prioritize safety in the design of sidewalk improvements along major arterials, including separating sidewalks from vehicle travel lanes where possible.
- ► Goal M-4: Establish a safe, convenient, and efficient street network that facilitates vehicle travel throughout Union City.
 - Policy M-4.5: Require Projects to Address Transportation Impacts. The City shall require developers to address the impacts that their projects will have on the City's transportation system and implement all feasible mitigation measures, including impact fees, street improvements, traffic signal and intelligent transportation systems improvements, transportation demand management, and improvement of non-automobile transportation modes.
 - Policy M-4.6: Transportation Impact Fee and Other Funding. The City shall establish a transportation impact fee to ensure new development pays its fair share contributions to transportation improvements and shall continue to explore other funding sources to assist large-scale capital projects.
 - Policy M-4.11: Support Quarry Lakes Parkway. The City shall pursue the timely construction
 of Quarry Lakes Parkway as a partially depressed and at grade parkway from Mission
 Boulevard to Interstate 880 to resolve current circulation deficiencies, improve the area's
 regional access and visibility, and stimulate the market for region serving retail, light
 industrial/ service commercial, and office uses.
 - Policy M-4.14: Dyer Street Extension. The City shall plan for the extension of Dyer Street to link the Calaveras Landing and Union Landing shopping centers.

The proposed project would rezone, redesignate, and align parcels consistent with the 2040 General Plan, and would not involve changes related to future site design, access, or circulation and would therefore not result in changes to the Draft EIR's analysis and conclusion related to hazardous design features, inadequate emergency access, or conflicts with a program, plan, ordinance or policy addressing the circulation system.

Increasing residential density in urbanized areas that are well-served by transit and/or within existing employment-rich areas, generally results in a reduction of VMT and impacts on transportation in the city by promoting the enhancement of connectivity (Union City, 2019a). Therefore, the proposed project would not result in an increase in the severity of the impact related to VMT efficiency compared to the level evaluated in the General Plan EIR. No substantial changes would occur beyond what was addressed in the General Plan EIR that would substantially alter city-wide anticipated under the General Plan. Development would be consistent with regulations pertaining to transportation.

Future development projects on the rezoned parcels will continue to be reviewed through the City's entitlement process and CEQA to ensure consistency with all relevant federal and State policies and consistency with all relevant City General Plan policies related to transportation.

No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. With the project's approval, the impact on transportation would not be more severe than the impact identified in the General Plan EIR. Increasing residential density in urbanized areas that are well-served by transit and/or within existing employment-rich areas, generally results in a reduction of VMT; therefore, there would be no new impacts beyond what the EIR evaluated.

4 REFERENCES

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- California Air Resources Board. 2022 (May). *Draft 2022 Scoping Plan Update. Appendix D: Local Actions*. Available: https://ww2.arb.ca.gov/resources/documents/2022-scoping-plan-documents. Accessed September 2022.
- ——. 2022 (May). *Draft 2022 Scoping Plan Update. Appendix E: Sustainable and Equitable Communities*. Available: https://ww2.arb.ca.gov/resources/documents/2022-scoping-plandocuments. Accessed September 2022.
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- ——. 2022 (July). *Revised Public Review Draft Housing Element 2023-2031*. Available: https://www.unioncity.org/604/Housing-and-Safety-Element-Update. Accessed: September 2022.
- Mintier Harnish. 2018. Union City General Plan Update Buildout Methodology Memorandum [draft]. September 20, 2018.



Desk Item

DATE: MARCH 21, 2024

TO: PLANNING COMMISSION

FROM: CARMELA CAMPBELL, ECONOMIC AND COMMUNITY

DEVELOPMENT DIRECTOR

SUBJECT: CITY SPONSORED AMENDMENTS TO THE GENERAL PLAN LAND

USE DIAGRAM (AG-24-001) AND THE OFFICIAL ZONING MAP (A-

24-001)

Staff received questions/comments from Commissioner Lew regarding AG-24-001 and A-24-001. The following are the questions/comments received and staff's responses (*shown in italicized font*). Please note an older version of Table 1 was inadvertently included in the staff report resulting in some inconsistencies with the exhibits, which are described in more detail below.

1. Staff report, page 3, Table 1, Map No. A3 shows APN 475-15-9-1 but this parcel is not shown in Exhibit A, Map Area A3. Should the parcel number be 475-150-9-1? Please clarify and confirm the proposed designation and rationale for change are correct as shown in the staff report.

Regarding the comment above, a number was inadvertently left out of an Assessor Parcel Number (APN) resulting in an inconsistency between the staff report and the exhibits. Exhibits for Area A3 and B3 show the correct APN of 475-150-9-1. The number included in the staff report for this APN is incorrect and will be updated in the staff report provided to the City Council.

2. Staff report, pages 3 to 4, Table 1, APN 475-111-14 is shown in Exhibit A, Map Area A3 but not listed in Table 1 of the staff report. Please explain this omission and clarify what information should be included in the staff report for this APN.

APN 475-111-14 was inadvertently left out of Table 1. This APN is an unused railroad spur owned by Union Pacific. Staff is proposing to update the zoning and general plan designations to better align with the adjacent property located at 33288 Central Avenue. Table 1 will be updated in the staff report provided to the City Council to add this APN and the related justification. See Figure 2 below showing the APN in its entirety and the relocated boundary between the ML and MS designations.

3. Staff report, page 4, Table 1, the following parcels are listed as being shown on Map No. A3 but are actually shown on Map Area A4: APN 475-100-4, APN 475-100-38, APN 475-111-11, APN 475-111-10, and APN 475-100-36. Please explain these inconsistencies.

The APNs listed in the comment above should be included in Table 1 under the heading A4. Table 1 will be updated in the staff report provided to the City Council.

4. Staff report, page 4, Table 1 shows two parcels listed as shown on Map No. A4, but they have already been listed on Map No. A1. Please explain the duplicate listings.

Table 1 will be updated in the staff report provided to the City Council.

5. Table 1 in the staff report is inconsistent with Table 1 in Exhibit C, pages 2-1 through 2-3. Please clarify the needed corrections to ensure consistency between the two documents.

Table 1 in the Addendum will be updated to reflect Table 1 in the staff report including any updates discussed in this Desk Item. Any Planning Commission motion will need to reference this update to the Addendum.

6. Exhibit A, Map Area A2 shows an existing agriculture (A) parcel on Whipple Rd., north of Horner St. This same parcel is proposed as open space (OS) but no mention of this parcel is contained in Tables 1 and 2. In addition, the parcel designated as an existing agriculture parcel is inconsistent with the color key. Please explain the errors and omissions regarding this parcel.

Exhibit A, Existing Designations- Area A2, shows the wrong general plan designation of Agriculture (A) for the parcel referenced in the comment above (APN 482-20-19-5). The parcel is located along the westerly side of Whipple Road between Horner Street and Bettencourt Way. Attached is an updated Exhibit A-Area A2 showing the correct general plan designation of Open Space (OS) consistent with what is shown on the bottom map entitled "Proposed Designations-Area A2". Please note that no changes are proposed to this site's general plan designation. An amendment is proposed to the site's zoning designation from A to OS for consistency with the existing general plan designation, which may have led to the error. An updated Exhibit A is attached showing the change and should be referenced in any actions regarding the project. See figure 1 below, Exhibit A, Area 2, showing the update.

7. Staff report, page 7, Table 2, Map No. B3 shows APN 475-15-9-1 but this parcel is not shown in Exhibit B, Map Area B3. Should the parcel number be 475-150-9-1? Please clarify and confirm the proposed zoning district and rationale for change are correct as shown in the staff report.





Figure 1

See staff response #1 above. The number included in Table 2 for this APN is incorrect and will be updated from 475-15-9-1 to 475-150-9-1 in the staff report provided to the City Council. The exhibit is correct.

8. Staff report, page 7, Table 2, Map No. B4 shows APN 475-111-14, but the parcel as shown on Exhibit B, Map Area B4 is unclear. Please provide a drawing that shows this parcel in its entirety and confirm the proposed zoning and rationale for the change are correct as shown in the staff report.

See Figure 2 below showing parcel in its entirety and the relocated boundary between the ML and MS general plan and zoning designations, which are part of the proposed amendments. Table 2 of the staff report provided to City Council will be updated to reflect that the change is proposed to better align with the proposed general plan and zoning designations of the adjacent parcel.

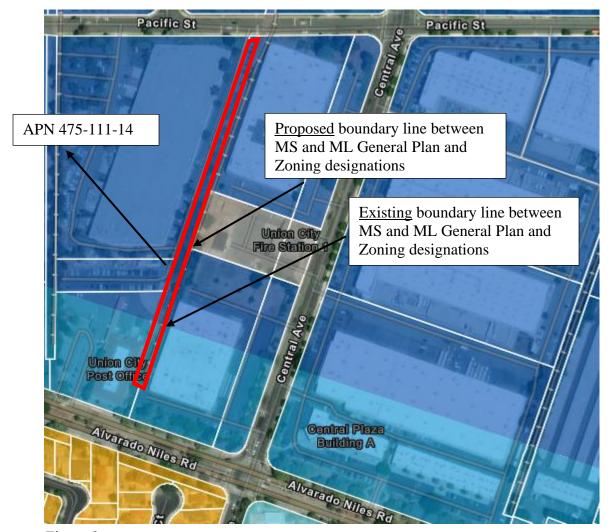
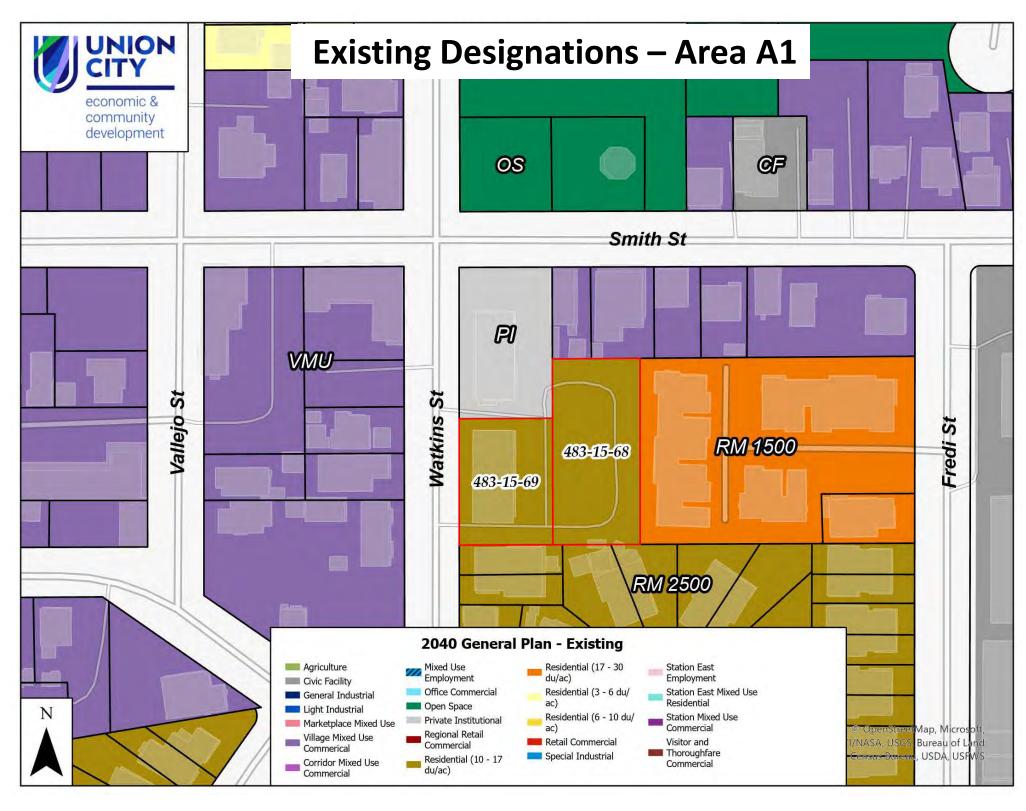


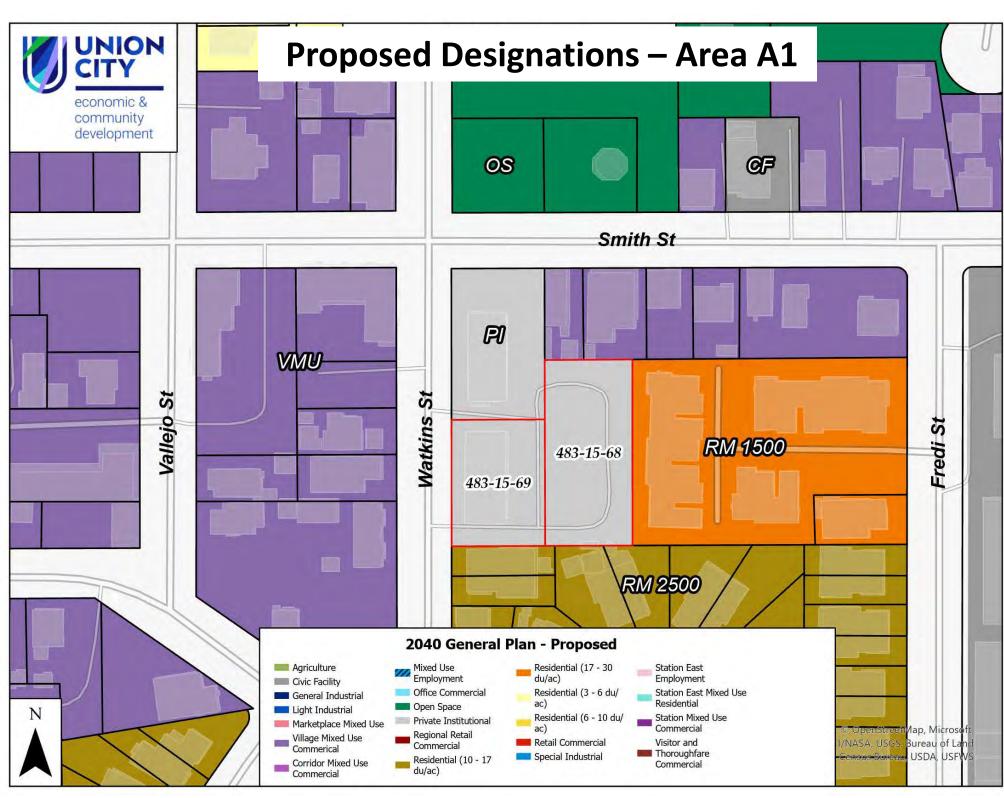
Figure 2

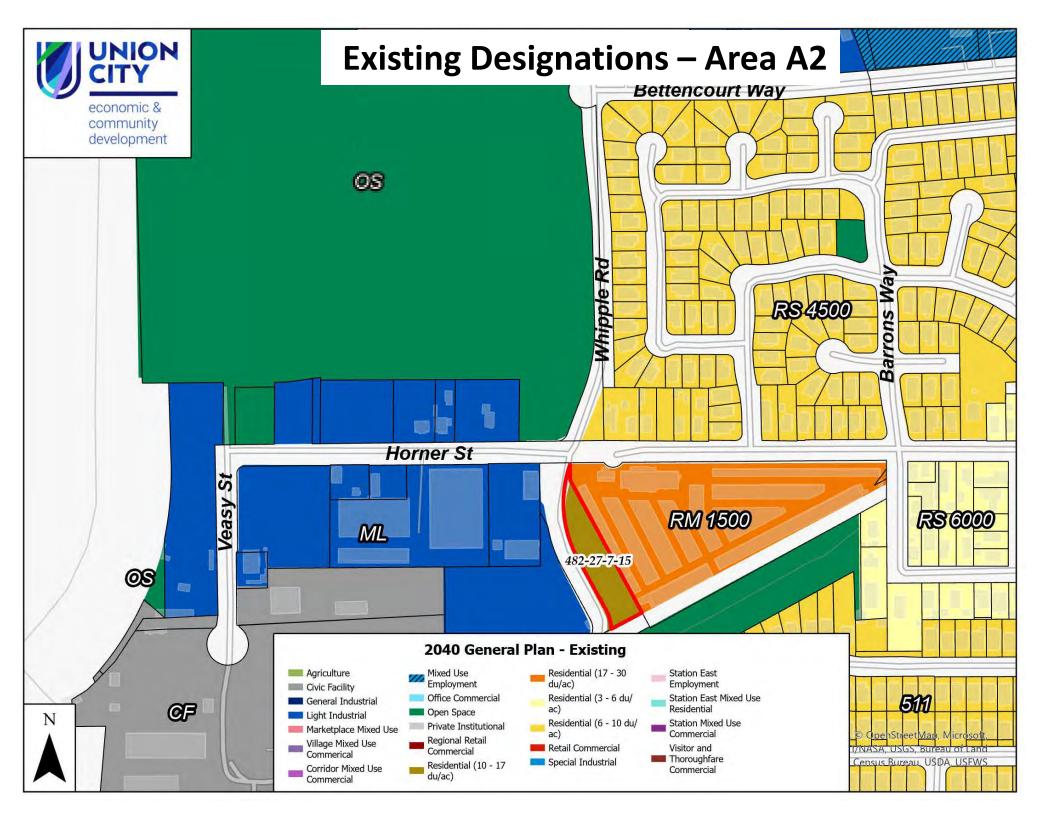
9. Staff report, page 8, Table 2, Map No. B8 shows APN 482-40-8-1 listed once but Exhibit B, Map Area B8 shows two parcels with this number. Please confirm there are two parcels with the same parcel number and they are correctly shown as one parcel in the staff report.

The map shows APN 482-40-8-1 incorrectly split into two parcels. This is an issue with the City's Geographic Information Systems (GIS) underlying parcel layer and will need to be updated in the system by the City's third-party vendor. For purposes of the proposed amendments, the zoning designation update from 511 to OS will apply to both portions of APN 482-40-8-1 as detailed in the exhibit.

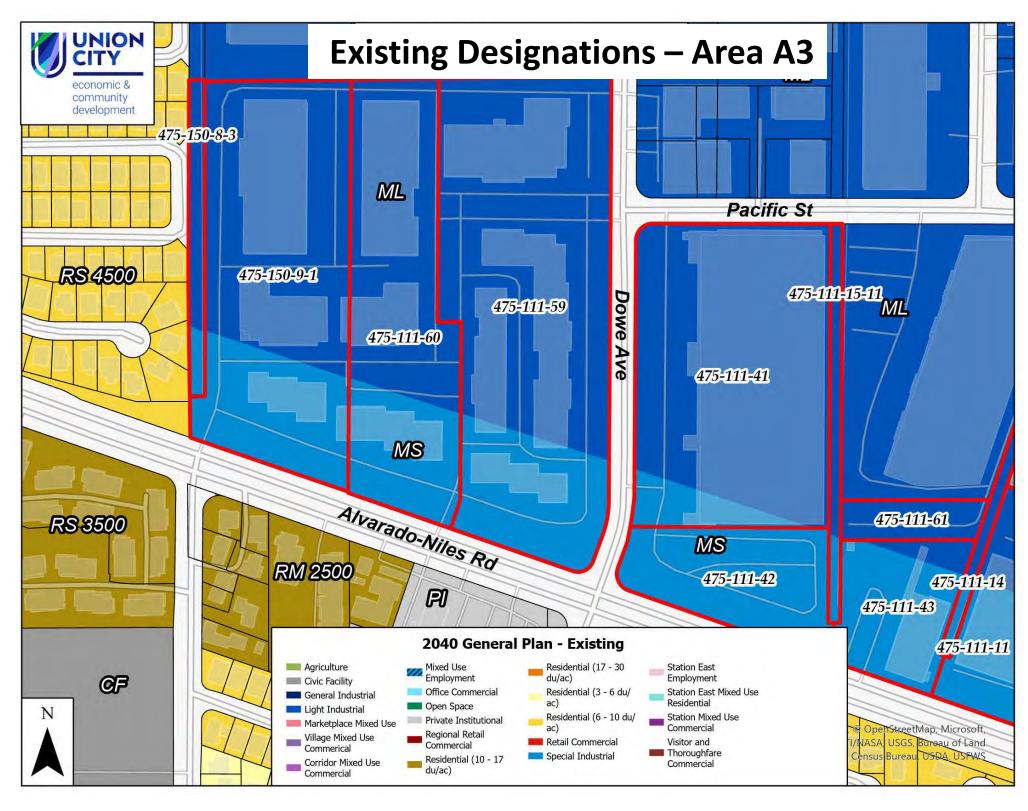
Attachment: Updated Exhibit A showing correction to Area A2 Diagram

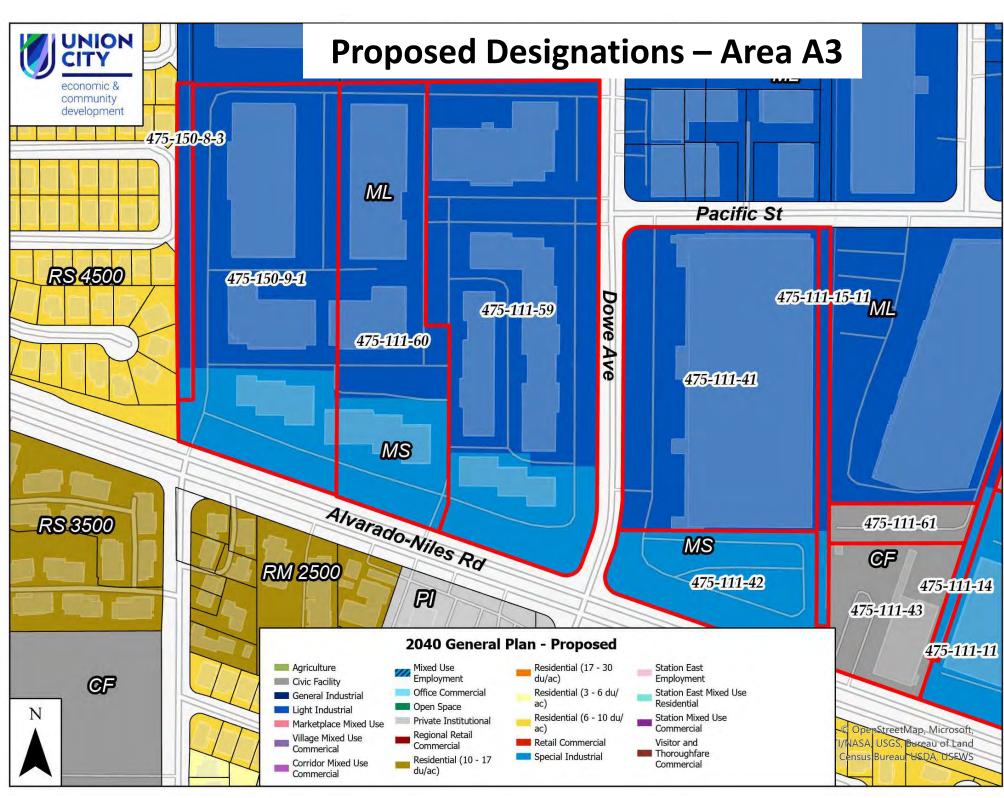


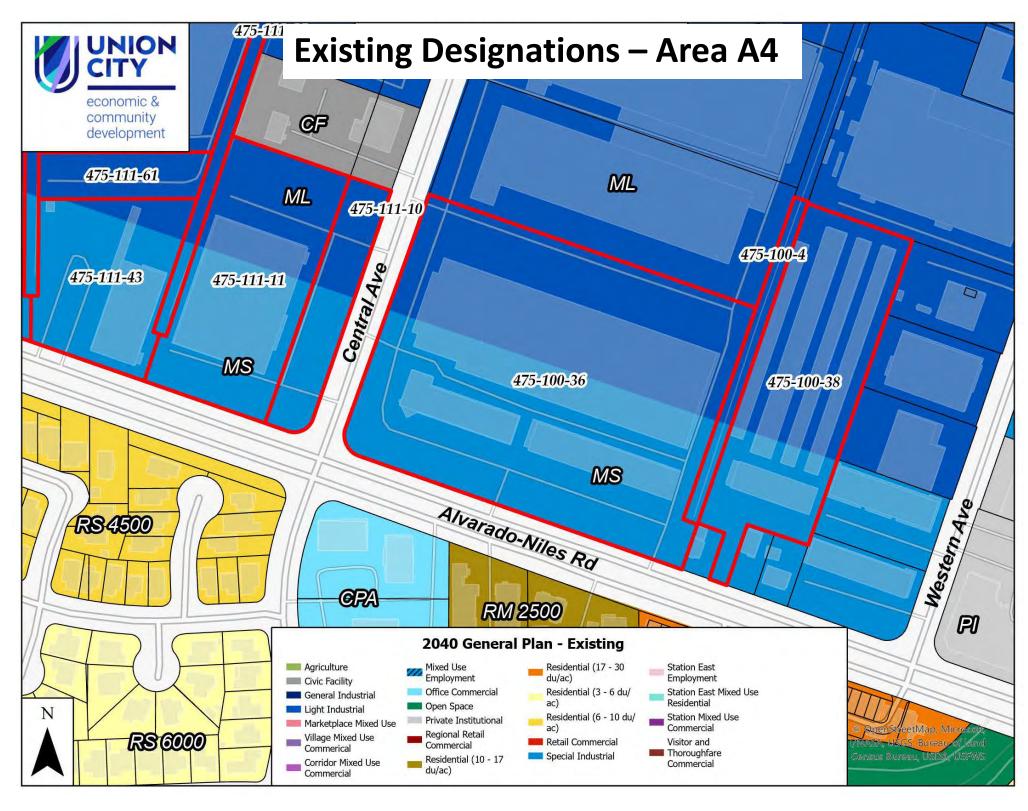


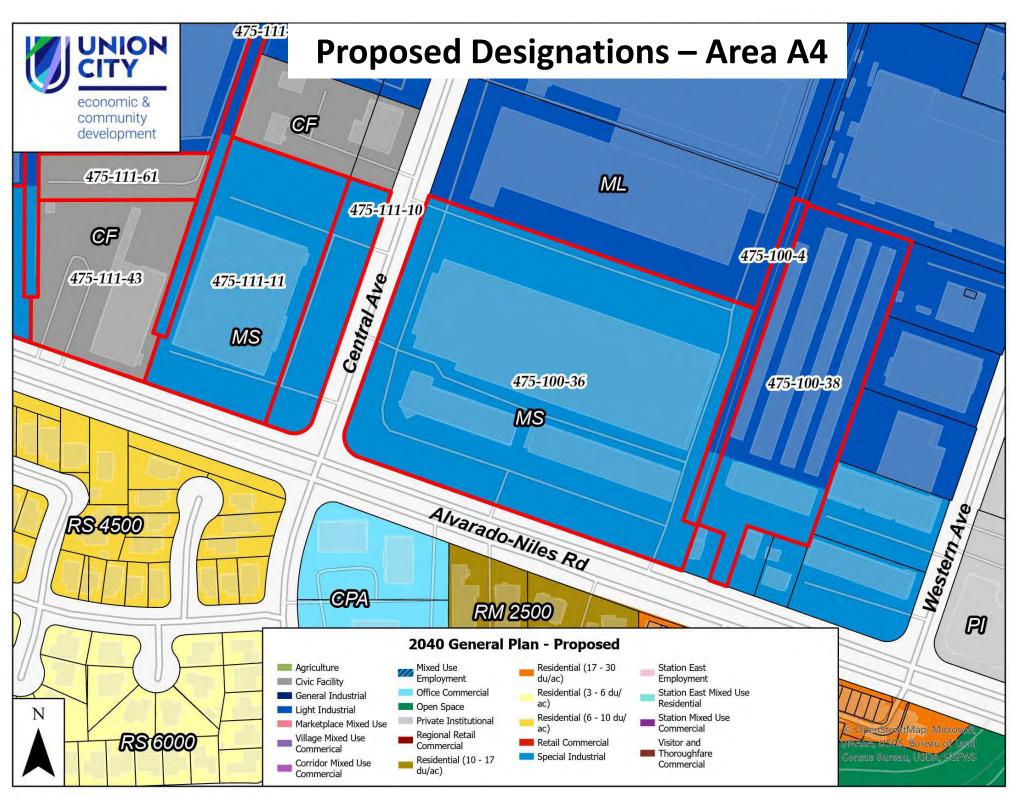
















UNION Amendments to General Plan Diagram and Zoning Map
Planning Commission Hearing

March 21, 2024

Project Overview

- Amendments to the General Plan Land Use Diagram Clean-up and align with existing uses, buildings, and property lines
- Amendments to the Zoning Map Clean-up and consistency with General Plan
- EIR Addendum Addendum to 2019 General Plan Environmental Impact Report
- No text amendments to the General Plan or Zoning Code

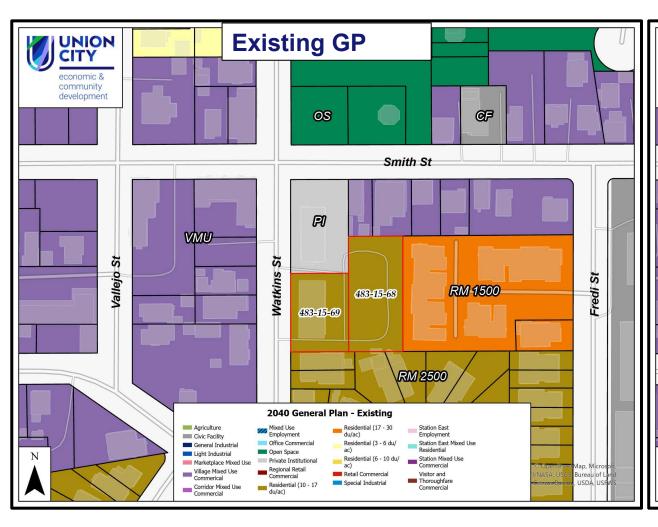


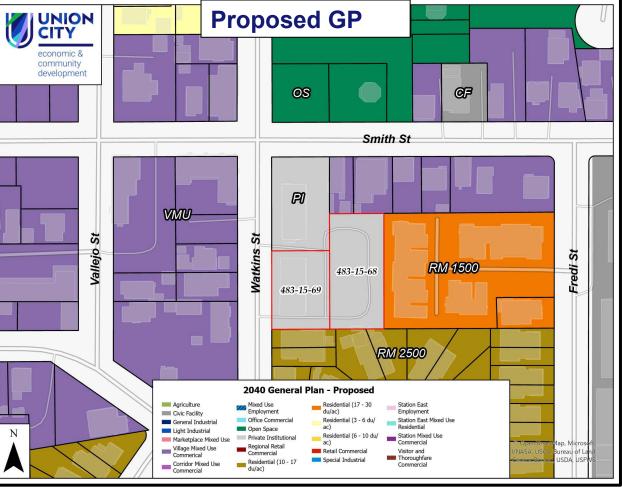
GP and Zoning Amendments Summary

- 19 total parcels affected
- Areas A1-A4 and B1-B4
- Three primary reasons for changes:
 - Align with current and historic property uses
 - Ensure GP designation does not split a building
 - Ensure GP designation follows a property line

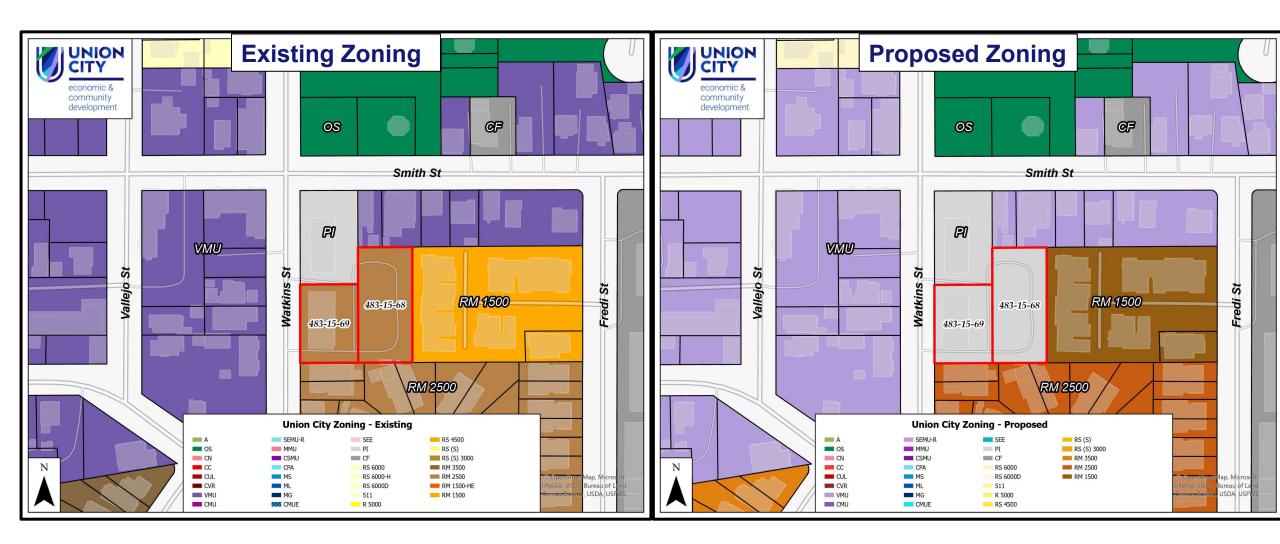






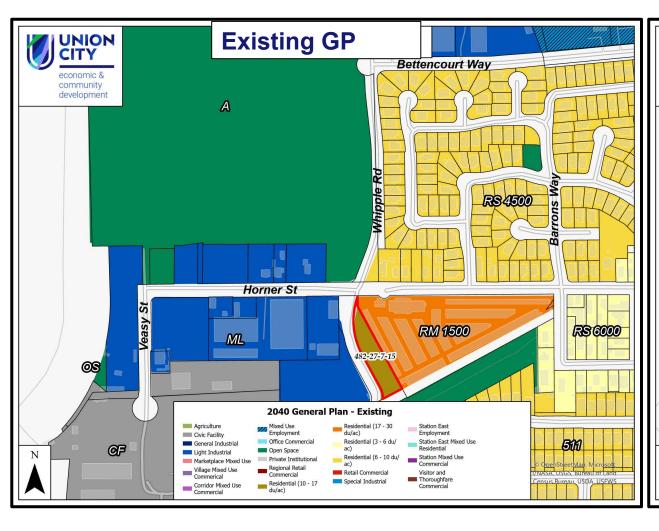


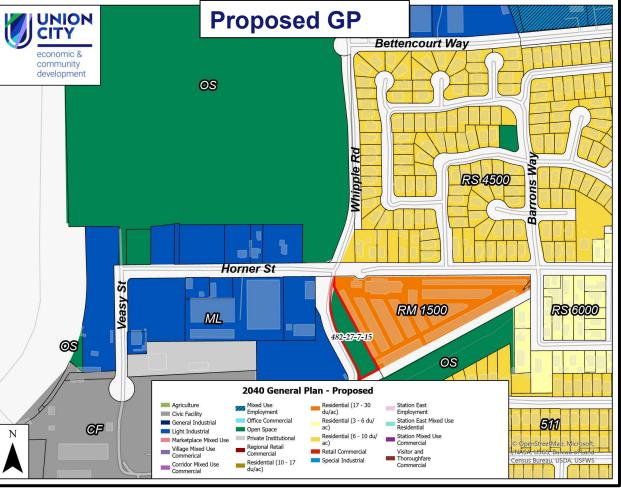




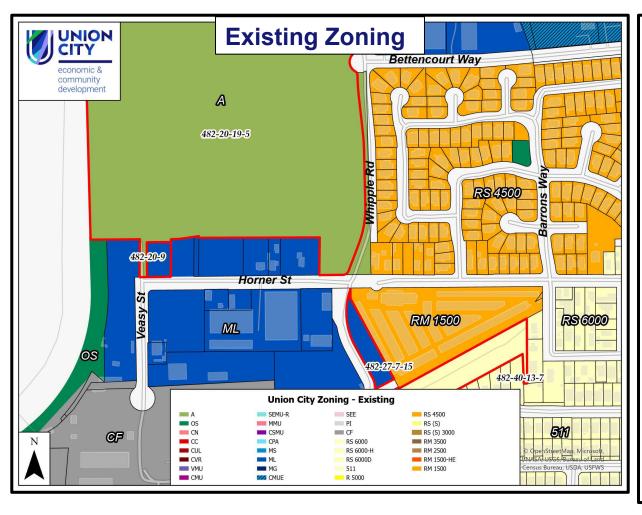


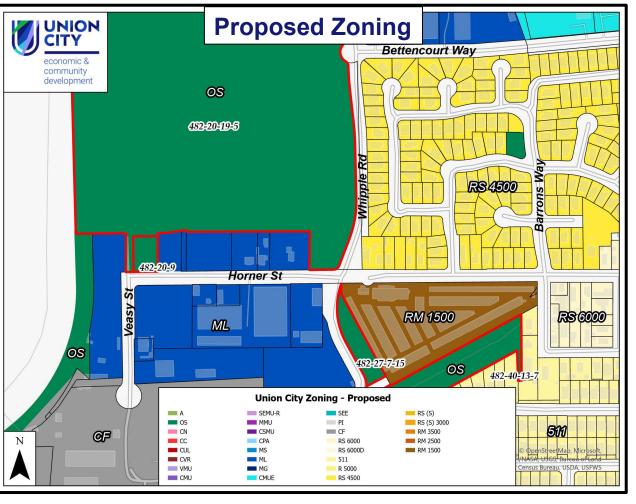
Area A2





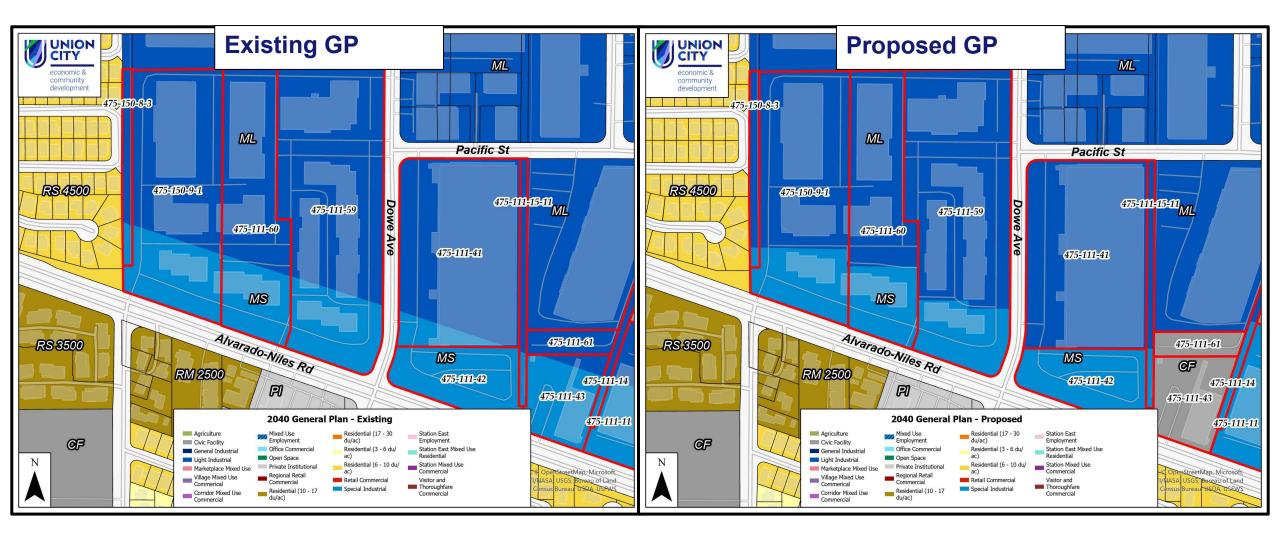




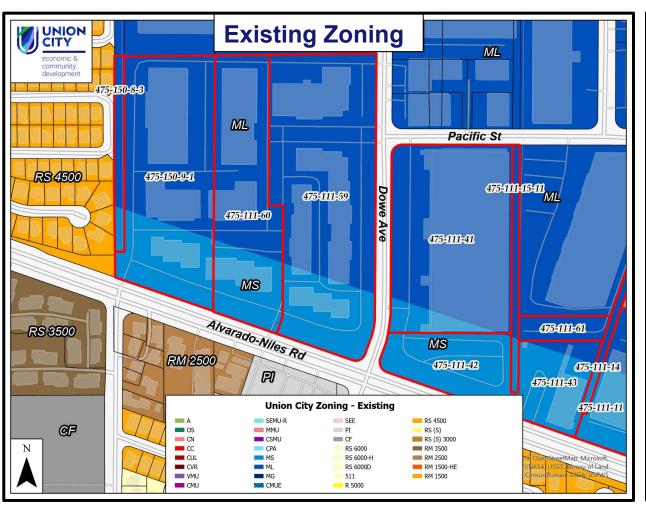


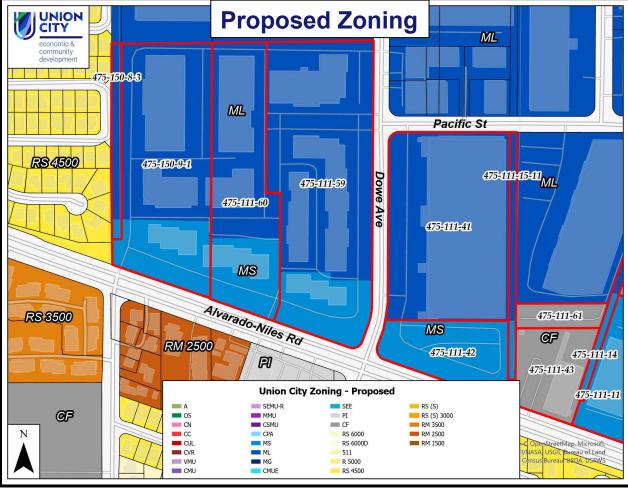


Area A3



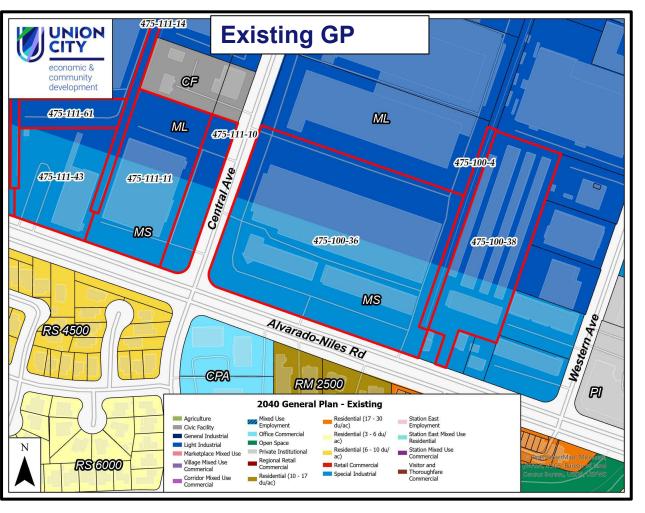


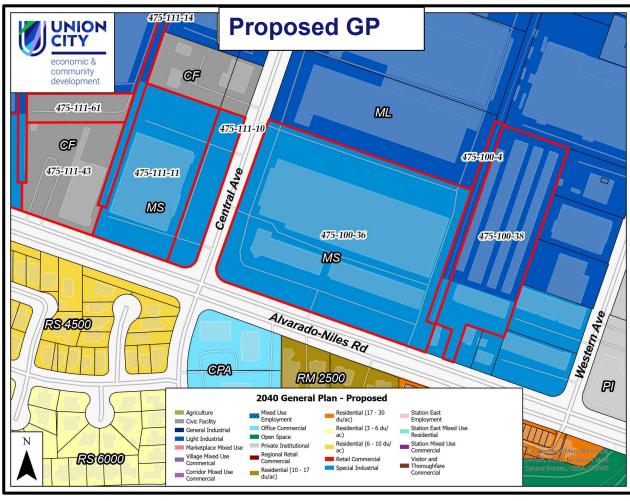




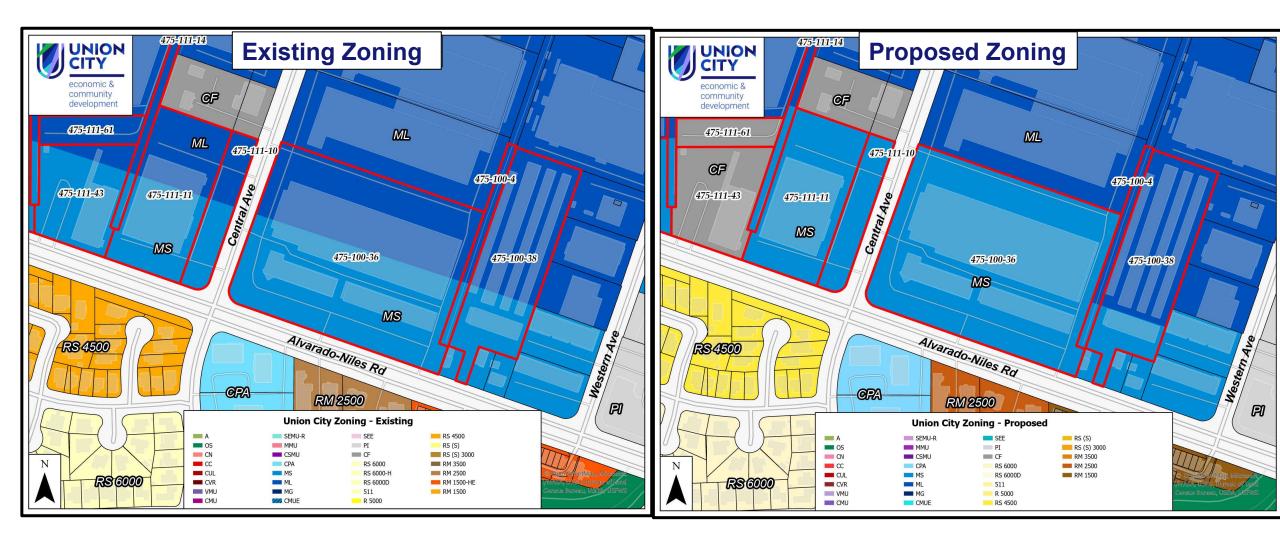


Area A4









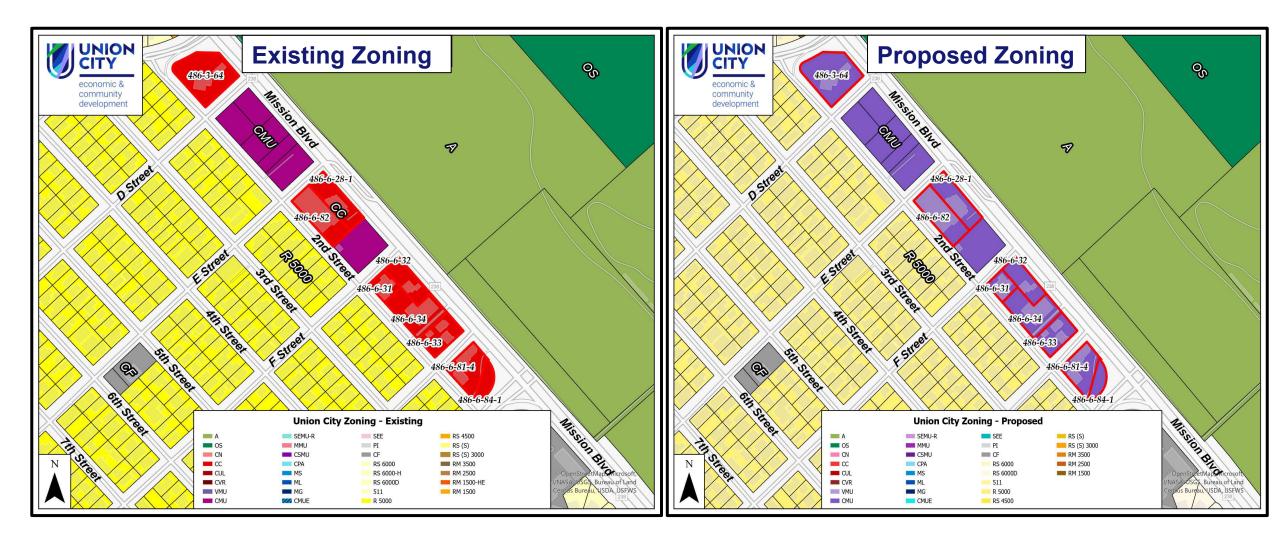




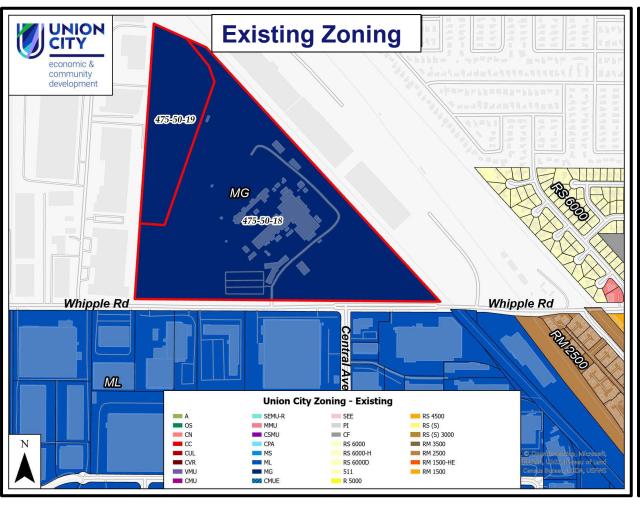
Zoning Map Amendments Summary

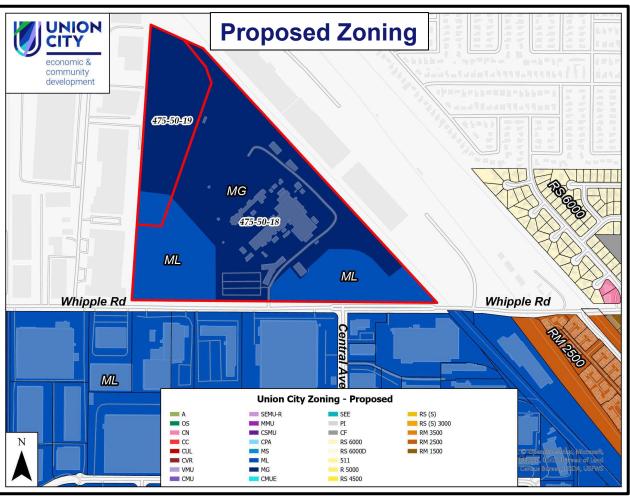
- 138 total parcels affected
- Changes to Areas B5-B12 are for consistency with existing 2040 GP and Housing Element as required by State law





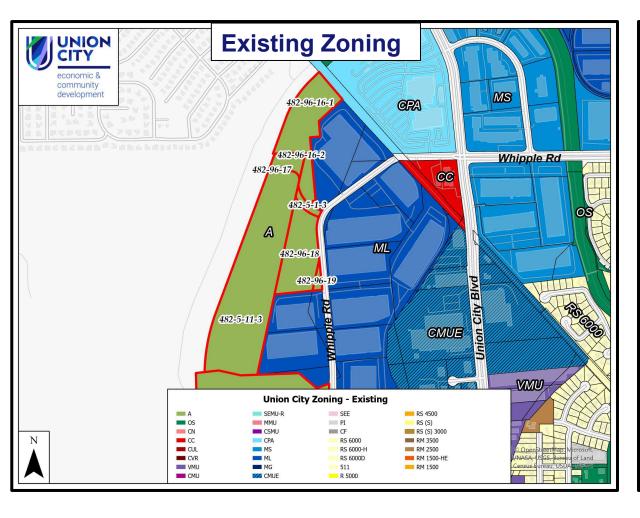


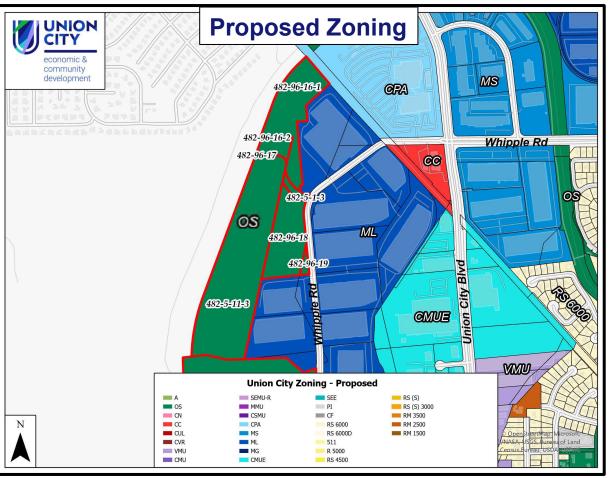






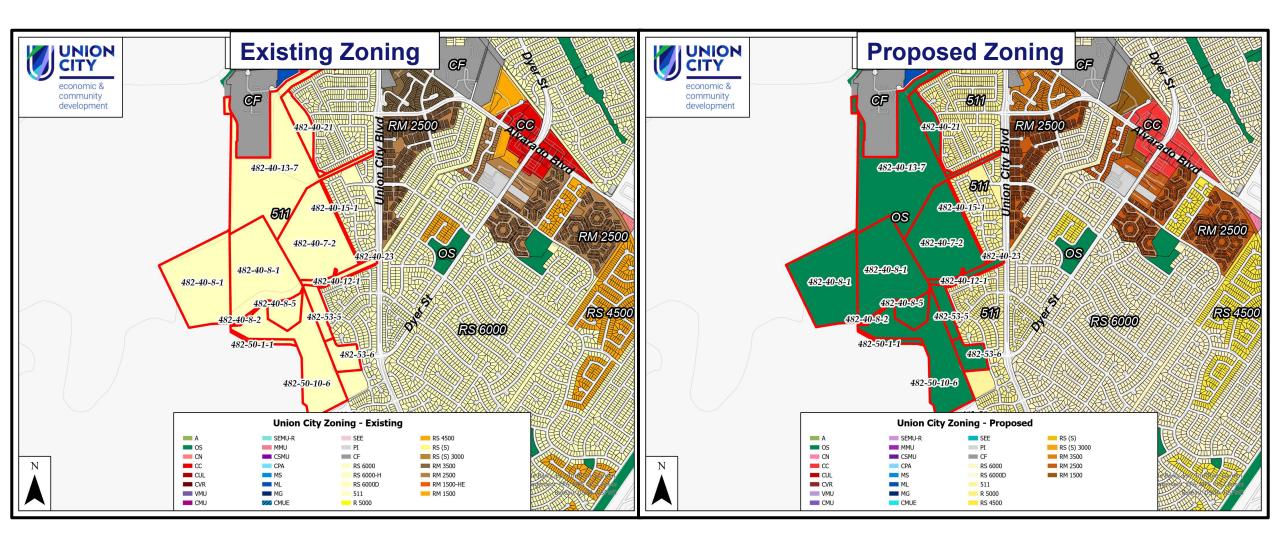






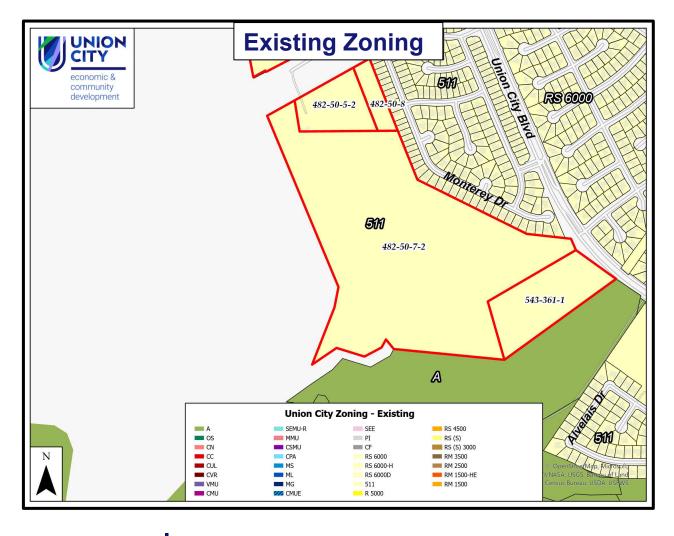










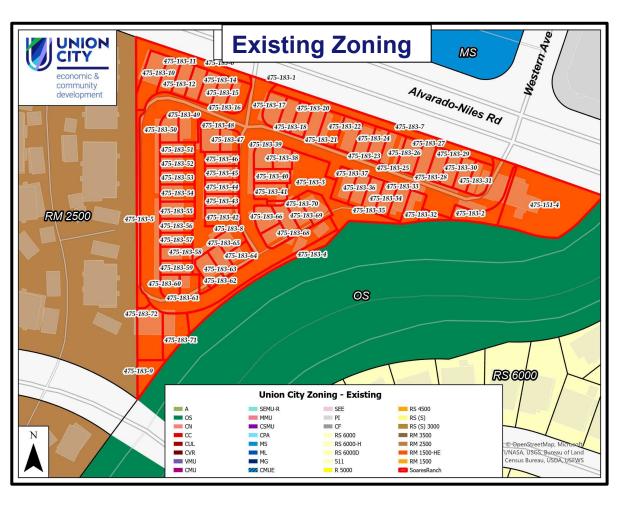


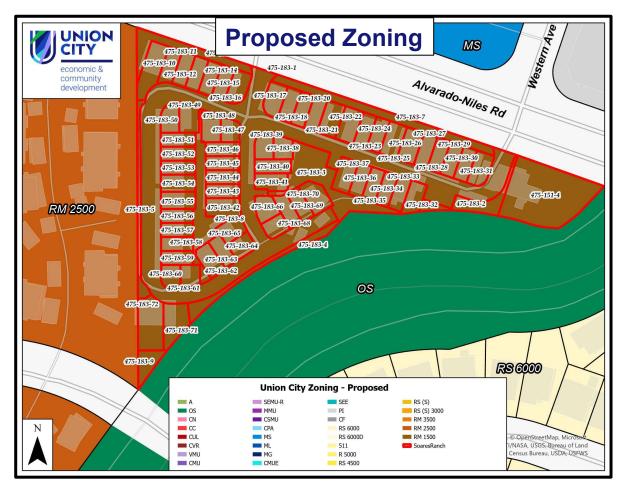




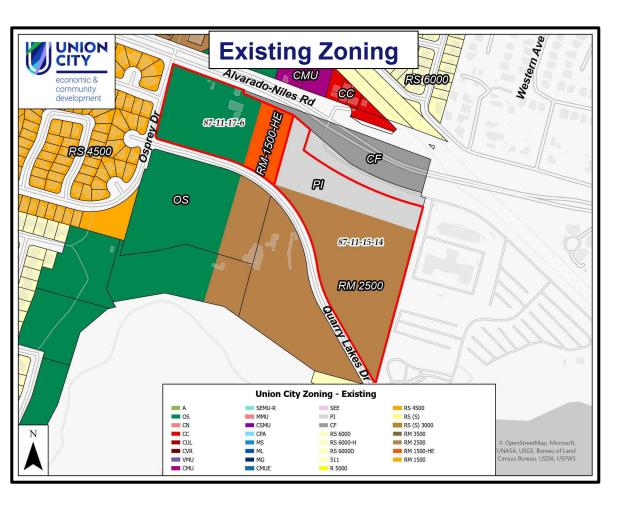


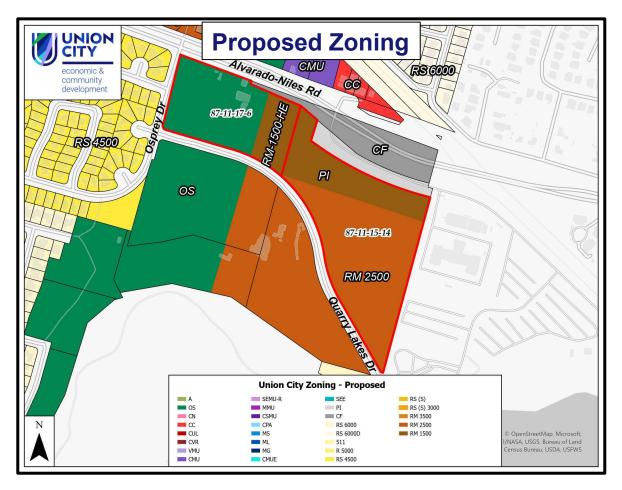
Area B₁₀





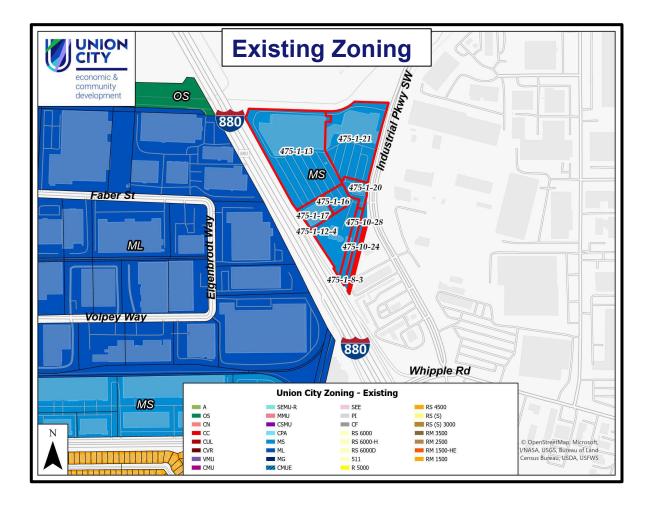


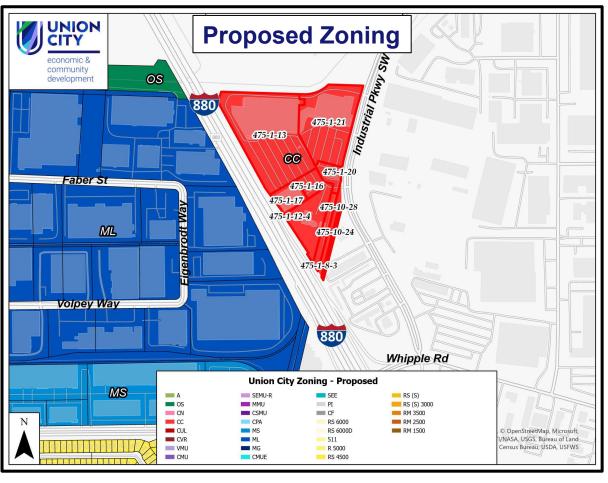














Outreach Process



Mailed notifications to all parcels affected



Public hearing notice in Tri-City Voice



Notification of California Native American tribes per SB 18 (no responses received)

EIR Addendum

- Evaluates potential environmental impacts associated with proposed amendments
- Determines how impacts related to the amendments to the General Plan Land Use Diagram and Official Zoning Map compare to those evaluated in General Plan EIR

Addendum Determination:

 No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification, and no new or more severe impacts would occur beyond what was previously analyzed in the certified General Plan EIR



Desk Item

- A Desk Item was prepared in response to comments made by Commissioner Lew
- Majority of comments were in response to inconsistencies between the APNs listed in the exhibits and the tables in the staff report
- Staff report edits will be reflected in the version provided to the City Council
- Minor update is needed to Addendum to reflect typo on APN (Area A3)
- New Exhibit A attached to Desk Item to reflect incorrect zoning designation shown on Area
 A2



Recommendation

Staff recommends the following:

- That the EIR Addendum is adequate, complete and in compliance with CEQA and the Addendum will be updated to address the minor typo shown in the Desk Item;
- That the Planning Commission recommend approval of the General Plan amendments to the Land Use Diagram and Zoning Amendments to the Official Zoning Map, as modified by the Desk Item, to the City Council, per the findings included in the staff report; and
- Adopt Resolutions confirming these actions.

