

**NOTICE OF PREPARATION  
of a Draft Environmental Impact Report for the  
2040 Union City General Plan Update**

**DATE:** October 22, 2018

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

**PROJECT TITLE:** 2040 Union City General Plan Update

**NOP COMMENT PERIOD:** October 22 – November 21, 2018

**LOCATION:** Union City Planning Area, which includes all land within city limits as shown in Figure LU-1 (attached)

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Union City is updating its General Plan. As Lead Agency under the California Environmental Quality Act (CEQA), the City has determined that the update may have a significant effect on the environment and that a programmatic Environmental Impact Report (Program EIR) will be prepared to evaluate these potential effects.

This Notice of Preparation (NOP) solicits guidance from regulatory agencies about the scope and content of environmental information to be included in the EIR related to the agencies' statutory responsibilities. The agencies will use the City's EIR when considering their permits or other approvals related to the 2040 Union City General Plan Update. The NOP also provides an opportunity for interested parties to tell the City what environmental issues they think should be addressed in the EIR.

## **Project Description**

The City adopted its current General Plan in 2002 to, among other things, provide a roadmap for future land use development in the community, and the City has changed accordingly over the last 16 years. Building on the current General Plan, the 2040 General Plan Update responds to the current needs, values, and preferences of the community. It identifies and prioritizes opportunities to maintain a strong and diverse economy; provide a high quality of life that promotes health and equity; minimize natural hazard risk to people and property; and promotes modern, sustainable land use decisions that accomplish the City's goals. The 2040 General Plan Update emphasizes infill and reuse development within the City limits, encourages higher-density and mixed use projects where appropriate, and supports attractive, walkable design that compliments the existing natural and built environment. New development would occur primarily where existing roads, water, and sewer are in place and in a manner that minimizes the impact of development on existing infrastructure and services. Focus areas for growth in Union City include the Greater Station District, Union City Boulevard Corridor, and Horner-Veasy Area. The 2040 General Plan Update 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 Update 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. The proposed goals, policies and implementation programs are contained in the 2040 General Plan Preliminary Public Review Draft, which is broken down by element and can be found on the General Plan 2040 webpage at: <http://www.uc2040.com/>. The Draft 2040 General Plan Update also includes a proposed Land Use Diagram, attached as Figure LU-1 to this NOP.

## **Probable Environmental Effects and Scope of the EIR**

The EIR for the 2040 General Plan Update will describe existing environmental resource areas and conditions in the General Plan area. The EIR will evaluate the potentially significant environmental impacts of implementing the General Plan Update and will evaluate whether there are feasible mitigation measures that may lessen or avoid such impacts. The EIR is intended to be a program-level document that will analyze the broad environmental effects of the General Plan Update program, considering broad policy alternatives and program-wide mitigation measures. No specific development projects are being considered. Rather, the analysis will focus on the reasonably foreseeable direct and indirect physical environmental effects that could result from implementation of the 2040 General Plan.

In accordance with State CEQA Guidelines Section 15063(a), the City did not prepare an Initial Study, but advises that the EIR will evaluate potentially significant environmental effects related to the following environmental resources:

- Aesthetics (Visual Resources). Physical changes that could occur as a result of the proposed 2040 General Plan Update may alter the aesthetic character of portions of the City. The aesthetic analysis will consider such issues as alteration of public views, changes in visual character, and increased light and glare.
- Agricultural and Forest Resources. Future development associated with the 2040 General Plan Update may result in the conversion of agricultural resources including Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or lands currently under Williamson Contract. The analysis will determine whether any existing agricultural lands or agricultural uses in the City would be impacted as a result of implementation of the 2040 General Plan Update.
- Air Quality. Future development under the 2040 General Plan Update could result in an increase of air quality emissions in the City as a result of either temporary construction activity or long-term/operational emissions.
- Biological Resources. The City contains several sensitive habitats and special-status species; future development under the 2040 General Plan Update could result in loss of sensitive habitats and direct and/or indirect impacts to special-status species.
- Cultural Resources. The City contains historic, archaeological, and paleontological resources. Future development associated with the 2040 General Plan Update could impact these resources.
- Energy. Future development associated with the 2040 General Plan Update would consume energy; the EIR will examine whether energy use would be wasteful, inefficient, or unnecessary, or would conflict with an applicable plan for renewable energy or energy efficiency.
- Geology and Soils. Geologic hazards present within the City could be exacerbated by potential future development facilitated by the proposed 2040 General Plan Update. Potential hazards include fault rupture, groundshaking, landslides, liquefaction/slope stability, erosion, and subsidence.
- Greenhouse Gas Emissions/Climate Change. Future development associated with the 2040 General Plan Update could increase greenhouse gas emissions as a result of construction activity and/or long-term operational activities related to energy use, vehicle trips, water use, and solid waste.
- Hazards/Hazardous Materials. Development associated with the 2040 General Plan Update may result in the potential transport, storage, and use of hazardous materials, could occur on hazardous sites, and could exacerbate potential flooding hazards.

- Hydrology/Water Quality. The City contains several creeks and waterways, and the western border is adjacent to the Eden Landing Ecological Reserve; future development under the 2040 General Plan Update could create erosion and additional runoff that might affect the water quality or capacity of the creeks and the San Francisco Bay. The EIR will also evaluate groundwater recharge impacts.
- Land Use and Planning. Existing City policy documents and regional planning policies apply to the City and future development; the EIR will examine whether the 2040 General Plan Update may be inconsistent with these plans and policies.
- Mineral Resources. The City contains minimal mineral resource areas; the EIR will evaluate whether these areas may be altered as a result of future development under the 2040 General Plan Update.
- Noise. Long-term noise increases under the 2040 General Plan Update would be primarily due to increased traffic on the area roadway system and may exceed applicable noise standards. In addition, temporary noise or vibration may result in impacts related to construction associated with future development under the 2040 General Plan Update.
- Population and Housing. It is not anticipated that future development under the General Plan update would displace people or housing in the City. However, potential population and housing growth as a result of development under the 2040 General Plan Update will be compared to regional growth forecasts for the area.
- Public Services. Future development under the General Plan update may increase demand on existing public services such as police, fire, and schools.
- Recreation. The City contains several parks and recreational facilities. Future development under the General Plan update may increase the demand on these facilities.
- Transportation/Circulation. The existing transportation network in the City may be impacted by future development under the General Plan Update because of the increase in traffic on the City's transportation infrastructure system; the EIR will evaluate these potential traffic impacts, as well as impacts to active transportation and transit.
- Tribal Cultural Resources. Tribal cultural resources, if present, could be impacted from the future development associated with the 2040 General Plan Update.
- Utilities/Service Systems. Future development under the 2040 General Plan Update would increase the demand on utilities and service systems; the EIR will evaluate the potential impacts of this increased demand.
- Wildfire. Areas of Union City are adjacent to Very High Fire Hazard Severity Zones; the EIR will examine whether the 2040 General Plan Update would impair emergency response plans, exacerbate wildfire risks or fuels, or expose people or structures to risk of landslides from post-fire slopes.

**NOP Comment Period:** In accordance with the time limits identified in State law, please respond to this NOP with your comments on the scope and content of the EIR at the earliest possible date, but **not later than 5:00 p.m. on November 21, 2018**. Please include the name of the contact person for your agency and submit written comments to:

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**Scoping Meeting:** To facilitate responses to the NOP, the City will hold a scoping meeting on November 8, 2018 at 7:00 p.m. at the Mark Green Sports Center, 31224 Union City Boulevard, Union City, California, 94587.

#### **Attachments**

1. Figure LU-1: Draft 2040 General Plan Land Use Diagram



**Figure LU-1: General Plan Land Use Diagram**

