



2040 Union City General Plan Update

Final Environmental Impact Report SCH#2018102057

prepared by

City of Union City

Planning Division, Economic and Community Development
34009 Alvarado-Niles Road
Union City, California 94587

Contact: Carmela Campbell, AICP, Economic and Community Development Director

prepared with the assistance of

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Table of Contents

1	Executive Summary	1
1.1	Project Description.....	1
1.2	Alternatives	1
1.3	Areas of Known Controversy/Issues to be Resolved	2
1.4	Summary of Impacts and Mitigation Measures.....	2
2	Introduction	15
2.1	The EIR Process	15
2.2	EIR Certification Process and Project Approval	15
3	Response to Comments	16
3.1	Summary of Comments Received	16
3.2	Letter 1.....	17
3.3	Letter 2.....	22
3.4	Letter 3.....	30
3.5	Letter 4.....	48
4	Corrections and Additions to the Draft EIR	51
5	Mitigation Monitoring and Reporting Program.....	56

Tables

Table ES-1	Summary of Environmental Impacts and Mitigation Measures.....	2
Table 3-1	Comments Received on the Draft EIR	16

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1 Executive Summary

This Final Environmental Impact Report (Final EIR) is an informational document prepared by the City of Union City (City) to evaluate the potential environmental impacts that would result from the 2040 Union City General Plan Update. The lead agency, Union City, is required to evaluate comments on environmental issues received during the public comment period from persons who have reviewed the Draft EIR and to prepare written responses to those comments. This document, together with the Draft EIR (incorporated by reference in accordance with *CEQA Guidelines* Section 15150), will comprise the Final EIR for this project. This Final EIR contains individual responses to each comment received during the public review period for the Draft EIR. In accordance with *CEQA Guidelines* Section 15088(b), the written responses describe the disposition of significant environmental issues raised.

1.1 Project Description

The 2040 General Plan builds on the current 2002 General Plan, but also is a comprehensive effort to update the current General Plan. The update responds to the current needs, values, and preferences of the community, as well as changes in State law that may not have been in effect when the current General Plan was last updated.

The 2040 General Plan defines the policy framework by which the City's physical and economic resources are to be managed and used through the planning horizon year, which is 2040. The 2040 General Plan clarifies and articulates the City's intentions with respect to the rights and expectations of various community stakeholders, including residents, property owners, and business owners. Through the General Plan, the City informs these groups of its goals, policies, and standards, and thereby communicates expectations of the public and private sectors for meeting community objectives.

The 2040 General Plan has been organized into ten elements: Land Use; Economic Development; Community Design; Mobility; Health and Quality of Life; Safety; Public Facilities and Services; Resource Conservation; and Housing. These ten elements describe the existing conditions and context for the related topic areas, followed by goals, policies, and implementation programs to guide the City's management and development into the future. The General Plan Housing Element was last updated in January 2015, covering the period from January 2015 through January 2023, and was subject to a separate environmental review process. The 2040 General Plan incorporates the adopted 2015 Housing Element. No substantive changes are being proposed to the Housing Element as part of its incorporation into the 2040 General Plan.

1.2 Alternatives

As required by the California Environmental Quality Act (CEQA), this EIR examines alternatives to the proposed project. Studied alternatives include the following three alternatives.

- Alternative 1: No Project Alternative
- Alternative 2: Reduced Density Alternative

- Alternative 3: Enhanced Employment Alternative

Refer to Section 6, *Alternatives*, in the Draft EIR for analysis of these alternatives and a discussion of the environmentally superior alternative.

1.3 Areas of Known Controversy/Issues to be Resolved

The EIR scoping process did not identify any areas of controversy for the proposed 2040 General Plan.

1.4 Summary of Impacts and Mitigation Measures

Table ES-1 lists the environmental impacts of the proposed 2040 General Plan, the proposed mitigation measures, and residual impacts or significance after mitigation. Impacts are defined as significant, unavoidable adverse impacts that require a statement of overriding consideration, pursuant to Section 15093 of the *CEQA Guidelines* if the proposed 2040 General Plan is approved; significant, adverse impacts that can be feasibly mitigated to less than significant levels and that require findings to be made under Section 15091 of the *CEQA Guidelines*; adverse impacts that are less than those allowed by adopted significance thresholds; and no impact.

Table ES-1 Summary of Environmental Impacts and Mitigation Measures

Impact	Mitigation Measure (s)	Significance After Mitigation
Notes: Mitigation measures indicated by asterisks (*) are new or revised policies or implementation measures recommended for incorporation into the 2040 General Plan.		
Aesthetics		
Impact AES-1. The 2040 General Plan will facilitate development in some areas of the city with a view of the hillside area, marshlands along the bay, or other open space areas. Adherence with goals and policies in the 2040 General Plan would maintain some visual access to natural features surrounding the City but would not reduce impacts to scenic vistas related to the hillside area and Bayshore. Impacts on scenic vistas would be significant and unavoidable.	None available	Significant and unavoidable
Impact AES-2. There are no designated state scenic highways in union city. The 2040 General Plan would not facilitate new land uses or growth in areas of the city adjacent to State Route 84, a designated state scenic highway. Therefore, the 2040 General Plan would have no impact.	None required	Less than significant without mitigation
Impact AES-3. Goals and policies from the 2040 General Plan indicate that development would integrate into the community visually and protect and enhance the neighborhoods in which development occurs. Adherence to the prescribed goals and policies in Land Use, Community Design, and Special Areas Elements of the 2040 General Plan for new construction, parking,	None available	Significant and unavoidable

Impact	Mitigation Measure (s)	Significance After Mitigation
<p>Notes: Mitigation measures indicated by asterisks (*) are new or revised policies or implementation measures recommended for incorporation into the 2040 General Plan.</p>		
<p>gateways, and streetscapes would direct the quality of the City’s visual character. However, the 2040 General Plan envisions more intensive future development including buildings that are taller than what is generally existing in the urbanized areas of Union City. Impacts to visual character and quality would be significant and unavoidable.</p>		
<p>Impact AES-4. New development facilitated by the 2040 General Plan would result in new sources of light and glare. New development would occur in already urbanized areas of the City, where lights and glare are already common. Light and glare would also be minimized by the 2040 General Plan policies. Impacts would be less than significant.</p>	<p>None required</p>	<p>Less than significant without mitigation</p>
<p>Air Quality</p>		
<p>Impact AQ-1. The 2040 General Plan would be consistent with BAAQMD’s 2017 Clean Air Plan and the rate of increase for vehicle miles traveled under buildout of the 2040 General Plan would not exceed the rate of service population increase associated with the 2040 General Plan. This impact would be less than significant.</p>	<p>None required</p>	<p>Less than significant without mitigation</p>
<p>Impact AQ-2. Buildout of the 2040 General Plan would result in the temporary generation of air pollutants during construction, which would affect local air quality. The 2040 General Plan policies incorporate the BAAQMD Basic Construction Mitigation Measures, which would reduce construction emissions. Therefore, impacts would be less than significant.</p>	<p>None required</p>	<p>Less than significant without mitigation</p>
<p>Impact AQ-3. Buildout of the 2040 General Plan may expose sensitive receptors to additional sources of toxic air contaminants. Impacts would be less than significant with mitigation incorporated.</p>	<p>AQ-1 Health Risk Assessments. Implement Bay Area Air Quality Management District (BAAQMD) <i>CEQA Air Quality Guidelines</i> and State Office of Environmental Health Hazard Assessment policies and procedures requiring health risk assessments (HRAs) for new residential development and other sensitive receptors, as defined in the BAAQMD <i>CEQA Air Quality Guidelines</i>, within 1,000 feet of sources of toxic air contaminants, including freeways and roadways with over 10,000 vehicle trips per day. Based on the results of the HRA, identify and implement measures, such as air filtration systems, to reduce potential exposure to particulate matter, carbon monoxide, diesel fumes, and other potential health hazards in accordance with the receptor thresholds contained in BAAQMD’s <i>CEQA Air Quality Guidelines</i>, Table 2-6.</p>	<p>Less than significant</p>
<p>Impact AQ-4. Buildout of the 2040 General Plan would not introduce new odor-generating land uses intermixed with residential or mixed-use land uses. Compliance with 2040 General Plan policies</p>	<p>None required</p>	<p>Less than significant without mitigation</p>

Impact	Mitigation Measure (s)	Significance After Mitigation
Notes: Mitigation measures indicated by asterisks (*) are new or revised policies or implementation measures recommended for incorporation into the 2040 General Plan.		
would ensure that new odor-generating land uses do not generate objectionable odors off-site. Impacts related to odors would be less than significant.		
Biological Resources		
Impact BIO-1. Development facilitated by the 2040 General Plan could result in isolated impacts to habitat for special-status species and impacts to migratory bird nest sites. Impacts would be less than significant with mitigation incorporated.	*BIO-1 Nesting Bird Protection Policy. The following policy shall be added to the 2040 General Plan Resource Conservation Element as Policy RC-2.10: The City shall require project applicants to retain the services of a qualified biologist(s) to conduct a pre-construction nesting bird survey during the nesting season (February 1 through August 31) prior to all new development that may remove any trees or vegetation that may provide suitable nesting habitat for migratory birds or other special-status bird species. If nests are found the qualified biologist(s) shall identify appropriate avoidance measures, and these measures shall be incorporated into the project and implemented accordingly.	Less than significant
Impact BIO-2. The 2040 General Plan would facilitate development that could result in construction within riparian habitat, and direct placement of fill in wetlands. However, compliance with existing regulations, and implementation of 2040 General Plan policies would reduce potential impacts to a less than significant level.	None required	Less than significant without mitigation
Impact BIO-3. Development facilitated by the 2040 General Plan could result in construction within streams and associated riparian zones that serve as wildlife movement corridors. However, implementation of 2040 General Plan policies preserving streams and wildlife movement corridors, as well as open space would reduce impacts to less than significant.	None required	Less than significant without mitigation
Impact BIO-4. Development facilitated by the 2040 General Plan would result in removal of trees. However, the 2040 General Plan policies require new development to comply with the City's Tree Conservation Ordinance. With adherence to the Tree Conservation Ordinance, impacts would be less than significant.	None required	Less than significant without mitigation
Impact BIO-5. There are no Habitat Conservation Plans or Natural Community Conservation Plans applicable to the 2040 General Plan. Therefore, the 2040 General Plan would have no impacts.	None required	Less than significant without mitigation
Cultural Resources		
Impact CR-1. Development facilitated by the 2040 General Plan would have the potential to impact historical resources and unique archaeological resources. Impacts would be	*CR-1 Cultural Resources Study Implementation Program. The following Implementation Program shall be added to Resource Conservation Element of the 2040 General Plan: If a project requires activities that have the potential to	Less than significant

Impact	Mitigation Measure (s)	Significance After Mitigation
Notes: Mitigation measures indicated by asterisks (*) are new or revised policies or implementation measures recommended for incorporation into the 2040 General Plan.		
potentially significant but mitigable.	impact cultural resources, the City shall require the applicant to retain a qualified archaeologist meeting the Secretary of the Interior’s (SOI) Professional Qualification Standards (PQS) in archaeology and/or an architectural historian meeting the SOI PQS standards in architectural history to complete a Phase 1 cultural resources inventory of the project site (NPS 1983). A Phase 1 cultural resources inventory should include a pedestrian survey of the project site and sufficient background archival research and field sampling to determine whether subsurface prehistoric or historic remains may be present. Archival research should include a records search conducted at the Northwest Information Center (NWIC) and a Sacred Lands File (SLF) search conducted with the Native American Heritage Commission (NAHC). The technical report documenting the Phase 1 cultural resources inventory shall include recommendations to avoid or reduce impacts to cultural resources. These recommendations shall be implemented and incorporated in the project.	
Impact CR-2. Ground-disturbing activities associated with development facilitated by the 2040 General Plan could result in damage to or destruction of human burials. Impacts would be less than significant.	None required	Less than significant without mitigation
Energy		
Impact E-1. 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.	None required	Less than significant without mitigation
Impact E-2. 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. Impacts would be less than significant.	None required	Less than significant without mitigation
Geology and Soils		
Impact GEO-1. Construction and occupancy of development facilitated by the 2040	None required	Less than significant

Impact	Mitigation Measure (s)	Significance After Mitigation
Notes: Mitigation measures indicated by asterisks (*) are new or revised policies or implementation measures recommended for incorporation into the 2040 General Plan.		
General Plan could result in exposure of people or structures to a risk of loss, injury, or death from seismic events. However, required adherence to the requirements of the CBC, Union City Municipal Code, and implementation of the goals and policies of the 2040 General Plan would minimize the potential for loss, injury, or death following a seismic event. Impacts would be less than significant.		without mitigation
Impact GEO-2. Construction of development facilitated by the 2040 General Plan would include ground disturbance such as excavation and grading that would result in loose or exposed soil, increasing the potential for erosion and soil loss. Compliance with applicable regulations, including the Clean Water Act, and implementation of the goals and policies of the 2040 General Plan would minimize the potential for erosion and loss of topsoil and would reduce this impact to less than significant.	None required	Less than significant without mitigation
Impact GEO-3. 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. However, development would be required to comply with the CBC, which would ensure that expansive soils are remediated or that foundations and structures are engineered to withstand the forces of expansive soil. With mandatory compliance with the CBC, impacts would be less than significant.	None required	Less than significant without mitigation
Impact GEO-4. Development facilitated by the 2040 General Plan would occur where existing sewer systems are in place. There would be no impact.	None required	Less than significant without mitigation
Impact GEO-5. Development facilitated by the 2040 General Plan has the potential to impact paleontological resources. Impacts would be less than significant with mitigation incorporated.	<p>*GEO-1 Protection of Paleontological Resources. The following Policy shall be added to the Resource Conservation Element of the 2040 Union City General Plan:</p> <p>Policy: Protection of Paleontological Resources. Require avoidance and/or mitigation for potential impacts to paleontological resources for any development in Union City that occurs within high sensitivity geologic units, whether they are mapped at the surface or occur at the subsurface. High sensitivity geology units include Great Valley Sequence (Panoche and Knoxville Formations), Monterey Group (Claremont Shale and Hambre Sandstone), Briones Formation, Orinda Formation, and Pleistocene age alluvial fan and fluvial deposits. When paleontological resources are uncovered during site excavation, grading, or construction activities, work on the site will be suspended until the significance of the fossils can be determined by a qualified paleontologist. If significant resources are determined to exist, the</p>	Less than significant

Impact	Mitigation Measure (s)	Significance After Mitigation
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	<p>paleontologist shall make recommendations for protection or recovery of the resource. The City shall require the following specific requirements for projects that could disturb geologic units with high paleontological sensitivity:</p> <ul style="list-style-type: none"> ▪ Retain a Qualified Paleontologist to Prepare a PMMP. Prior to initial ground disturbance in previously undisturbed strata of geologic units with high sensitivity, as shown on Figure 4.6-3, the project applicant shall retain a Qualified Paleontologist, as defined by the SVP (2010), to direct all mitigation measures related to paleontological resources and design a Paleontological Mitigation and Monitoring Program (PMMP) for the project. The PMMP should include measures for a preconstruction survey, a training program for construction personnel, paleontological monitoring, fossil salvage, curation, and final reporting, as applicable. 	
<p>Greenhouse Gas Emissions/Climate Change</p>		
<p>Impact GHG-1. Development facilitated by the 2040 General Plan would generate GHG emissions that would exceed the 2040 efficiency threshold of 1.12 MT of CO₂e per service population per year. Implementation of policies contained in the 2040 General Plan and Mitigation Measure GHG-1 would minimize GHG emissions under buildout of the 2040 General Plan; however, this impact would remain significant and unavoidable.</p>	<p>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:</p> <ul style="list-style-type: none"> ▪ 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 	<p>Significant and unavoidable</p>
<p>Impact GHG-2. The 2040 General Plan would be consistent with GHG reduction measures contained in the City’s Climate Action Plan and ABAG/MTC’s Plan Bay Area 2040. Impacts would be less than significant.</p>	<p>Mitigation Measure GHG-1 would apply to this impact.</p>	<p>Significant and unavoidable</p>
<p>Hazards/Hazardous Materials</p>		
<p>Impact HAZ-1. Implementation of the 2040</p>	<p>None required</p>	<p>Less than</p>

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.

Impact	Mitigation Measure (s)	Significance After Mitigation
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<p>General Plan could result in an incremental increase in the overall routine transport, use, storage, and disposal of hazardous materials in Union City and increase the risk of hazardous materials releases. Compliance with applicable regulations related to hazardous materials and compliance with General Plan policies would minimize the risk of releases and exposure to these substances. Impacts would be less than significant.</p>		<p>significant without mitigation</p>
<p>Impact HAZ-2. Implementation of the 2040 General Plan could result in hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school; however, compliance with existing regulatory requirements would minimize risks to schools and students, resulting in a less than significant impact.</p>	<p>None required</p>	<p>Less than significant without mitigation</p>
<p>Impact HAZ-3. Implementation of the 2040 General Plan could facilitate development on hazardous materials sites. However, compliance with applicable regulations relating to site cleanup and the 2040 General Plan policies would minimize hazards from development on contaminated sites. Impacts would be less than significant impact.</p>	<p>None required</p>	<p>Less than significant without mitigation</p>
<p>Impact HAZ-4. There are no airports within two miles of Union City, and the City is not within the influence area of an airport. There would be no impact.</p>	<p>None required</p>	<p>Less than significant without mitigation</p>
<p>Impact HAZ-5. The 2040 General Plan policies address maintaining a Local Hazard Mitigation Plan and emergency access implementation. Therefore, the 2040 General Plan would not result in interference with these types of adopted plans. Impacts would be less than significant.</p>	<p>None required</p>	<p>Less than significant without mitigation</p>
<p>Hydrology and Water Quality</p>		
<p>Impact HWQ-1. Development projected by the 2040 General Plan could result in violation of water quality standards or waste discharge requirements or degradation of groundwater quality. Compliance with applicable laws and regulations and implementation of the goals and policies of the 2040 General Plan would reduce this impact to a less-than-significant level.</p>	<p>None required</p>	<p>Less than significant without mitigation</p>
<p>Impact HWQ-2. Development projected by the 2040 General Plan could result in the depletion of groundwater supplies or the interference with groundwater recharge. Implementation of the goals and policies of the 2040 General Plan would reduce this</p>	<p>None required</p>	<p>Less than significant without mitigation</p>

Impact	Mitigation Measure (s)	Significance After Mitigation
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impact to a less-than-significant level.		
<p>Impact HWQ-3. Development facilitated by The 2040 General Plan would not alter the course of a stream or river but has the potential to add impervious surfaces that may alter drainage patterns and increase runoff. However, this increase would be minimal. Impacts would be less than significant.</p>	None required	Less than significant without mitigation
<p>Impact HWQ-4. Development facilitated by the 2040 General Plan could increase the risk of pollutant release due to project inundation within flood hazard zones. Compliance with applicable regulations and implementation of the goals and policies of the 2040 General Plan would minimize the potential for adverse effects and would reduce this potential impact to a less than significant level.</p>	None required	Less than significant without mitigation
<p>Impact HWQ-5. Development facilitated by the 2040 Union City General Plan would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.</p>	None required	Less than significant without mitigation
Land Use and Planning		
<p>Impact LU-1. Implementation of the proposed 2040 General Plan would provide for orderly development in Union City and would not physically divide an established community. Impacts would be less than significant.</p>	None required	Less than significant without mitigation
<p>Impact LU-2. Implementation of the 2040 General Plan would be generally consistent with applicable land use plans, policies, or regulations adopted to avoid or mitigate environmental effects, such as ABAG/MTC's <i>Plan Bay Area 2040</i>. Impacts would be less than significant.</p>	None required	Less than significant without mitigation
Noise		
<p>Impact N-1. Construction of individual projects facilitated by the 2040 General Plan would temporarily generate increased noise levels, potentially affecting nearby noise-sensitive land uses. Provisions in the Union City Municipal Code and 2040 General Plan policies would limit noise disturbance to the extent feasible. However, construction noise may still exceed noise standards and impacts would be significant and unavoidable.</p>	<p>N-1 Construction Noise Reduction. For projects involving impact pile-drivers that are located within 400 feet of noise-sensitive receptors, projects involving sonic pile-drivers 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:</p> <ul style="list-style-type: none"> ▪ 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 	Significant and unavoidable

Impact	Mitigation Measure (s)	Significance After Mitigation
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	<p>power any temporary structures, such as construction trailers or caretaker facilities.</p> <ul style="list-style-type: none"> ▪ 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. 	
<p>Impact N-2. Development projected by the 2040 General Plan would introduce new on-site noise sources associated with residential, commercial, and industrial land uses and would contribute to increases in traffic noise. The continued regulation of on-site noise, consistent with the Union City Municipal Code, and implementation of goals and policies in the 2040 General Plan would minimize disturbance to adjacent land uses. Impacts would be less than significant.</p>	None required	Less than significant without mitigation
<p>Impact N-3. Construction of individual projects facilitated by the 2040 General Plan could temporarily generate groundborne vibration, potentially affecting nearby land uses. Policies in the 2040 General Plan would limit vibration disturbance and ensure that high vibration levels during working construction hours to the extent feasible. However, construction vibration from pile-drivers may disturb people or damage buildings. Impacts would be significant and unavoidable.</p>	N-1 Construction Noise Reduction , listed above.	Significant and unavoidable
Population and Housing		
<p>Impact PH-1. Implementation of General Plan 2040 would facilitate the construction of new housing in Union City, which would allow the City’s population to increase over time and slightly exceed ABAG population forecasts. However, the 2040 General Plan is intended to accommodate and plan for population growth and includes policies to manage new development. Therefore, impacts would be less than significant.</p>	None required	Less than significant without mitigation
<p>Impact PH-2. Implementation of General Plan 2040 would not result in the</p>	None required	Less than significant

Impact	Mitigation Measure (s)	Significance After Mitigation
Notes: Mitigation measures indicated by asterisks (*) are new or revised policies or implementation measures recommended for incorporation into the 2040 General Plan.		
displacement of substantial numbers of housing or people. To the contrary, General Plan 2040 would facilitate the development of new housing in accordance with State and local housing requirements, while preserving existing residential neighborhoods. Impacts would be less than significant.		without mitigation
Public Services		
Impact PS-1. Development facilitated by the 2040 General Plan would increase population in Union City, generating additional need for fire protection and Police Protection services. However, adherence to the 2040 General Plan policies would reduce impacts related to the construction of fire and police protection facilities to a less than significant level.	None required	Less than significant without mitigation
Impact PS-2. Development facilitated by the 2040 General Plan would result in an increase in population of school-aged children in Union City. This would increase demand for school services and potentially create the need for new school facilities. Compliance with 2040 General Plan policies would reduce impacts related to the construction of school facilities and new development would be required to pay impact fees which would result in less than significant impacts with regard to the provision of school facilities.	None required	Less than significant without mitigation
Impact PS-3. Development facilitated by the 2040 General Plan would result in an increase in the City's population. This would increase demand for library services and potentially create the need for new library facilities. Compliance with 2040 General Plan policies would reduce impacts related to the construction of library facilities to a less than significant level.	None required	Less than significant without mitigation
Impact PS-4 Development facilitated by the 2040 General Plan would result in an increase in the City's population. This would increase demand for parks and potentially create the need for new park facilities. Compliance with 2040 General Plan policies would reduce impacts related to the construction of park facilities to a less than significant level.	None required	Less than significant without mitigation
Transportation		
Impact T-1. New development facilitated by the 2040 General Plan would accommodate increases in traffic throughout Union City. This traffic increase would not conflict with policies contained in the <i>Plan Bay Area 2040</i> or the City's Pedestrian and Bicycle Master	None required	Less than significant without mitigation

Impact	Mitigation Measure (s)	Significance After Mitigation
Notes: Mitigation measures indicated by asterisks (*) are new or revised policies or implementation measures recommended for incorporation into the 2040 General Plan.		
Plan. Impacts would be less than significant.		
Impact T-2. Development and population growth facilitated by the 2040 General Plan would increase VMT in Union City and VMT per service population would not be 15 percent below the nine bay area regional VMT per service population. Therefore, the 2040 General Plan would be inconsistent with CEQA Guidelines Section 15064.3, subdivision (B). Impacts would be significant and unavoidable. .	None available	Significant and unavoidable
Impact T-3. The proposed 2040 General Plan is a program-level plan that does not directly address project-level design features. Roadway improvements and site access measures would be designed and reviewed in accordance with City standards. This impact would be less than significant.	None required	Less than significant without mitigation
Impact T-4. The proposed 2040 General Plan identifies circulation improvements and policies that would support emergency access throughout the City. This impact would be less than significant.	None required	Less than significant without mitigation
Impact T-5. New development facilitated by the 2040 General Plan would increase traffic in Union City. This traffic may cause delays that conflict with applicable City LOS standards. Impacts would be significant and unavoidable.	None available	Significant and unavoidable
Impact T-6. New development facilitated by the 2040 General Plan would increase traffic on CMA roadways surrounding Union City. This traffic may conflict with the LOS standards of the Alameda County CMA. Impacts would be significant and unavoidable.	None available	Significant and unavoidable
Tribal Cultural Resources		
Impact TCR-1. Development projected by General Plan 2040 may involve excavation, which has the potential to impact previously unidentified tribal cultural resources. Impacts on tribal cultural resources would be less than significant.	None required	Less than significant without mitigation
Utilities and Service Systems		
Impact UTL-1. Development projected by the 2040 General Plan would increase demand for electric power, natural gas, telecommunications, and stormwater drainage. However, development facilitated by the 2040 General Plan would occur in developed areas of the City where these facilities exist and relocation, if applicable, would occur in previously disturbed or developed areas generally. Impacts would be less than significant.	None required	Less than significant without mitigation

Impact	Mitigation Measure (s)	Significance After Mitigation
Notes: Mitigation measures indicated by asterisks (*) are new or revised policies or implementation measures recommended for incorporation into the 2040 General Plan.		
<p>Impact UTL-2. Development projected by the 2040 General Plan would increase demand for water supply. However, with adherence to the 2040 General Plan policies and ACWD drought contingency plans, water supplies would be adequate to support new development. Impacts would be less than significant.</p>	None required	Less than significant without mitigation
<p>Impact UTL-3. Development projected by the 2040 General Plan would increase demand for wastewater treatment. However, the existing wastewater treatment plant has sufficient capacity for future development, and the 2040 General Plan contains policies to ensure treatment is adequate. Impacts would be less than significant.</p>	None required	Less than significant without mitigation
<p>Impact UTL-4. Development facilitated by the 2040 General Plan would increase the volume of solid waste generated in Union City. However, local infrastructure serving Union City has adequate capacity to accept the additional waste. Further, the 2040 General Plan contains policies to increase recycling and comply with federal, State, and local management reduction regulations. Therefore, impacts would be less than significant.</p>	None required	Less than significant without mitigation
Wildfire		
<p>Impact WFR-1. The 2040 General Plan policies address emergency access, response, and preparedness. The policies enforce maintaining an emergency management plan. Therefore, the 2040 General Plan would not impair an emergency response plan or emergency evacuation plan. Impacts would be less than significant.</p>	None required	Less than significant without mitigation
<p>Impact WFR-2. The 2040 General Plan does not facilitate urban development in areas most susceptible to wildfire. Prevailing wind and slopes would generally spread fire and related smoke away from areas where urban development is envisioned. Additionally, the 2040 General Plan policies would reduce the potential for the uncontrolled spread of a wildfire. Impacts would be less than significant.</p>	None required	Less than significant without mitigation
<p>Impact WFR-3. The 2040 General Plan facilitates growth primarily as infill and redevelopment within urbanized areas of the City where infrastructure and roads currently exist. The General Plan policies require maintenance of fire access roads, which could have temporary or ongoing noise impacts and vegetation removal</p>	None required	Less than significant without mitigation

Impact	Mitigation Measure (s)	Significance After Mitigation
<p>Notes: Mitigation measures indicated by asterisks (*) are new or revised policies or implementation measures recommended for incorporation into the 2040 General Plan.</p>		
<p>impacts. Impacts would be less than significant because maintenance would be infrequent and would reduce the potential for fire risk.</p>		
<p>Impact WFR-4. If a severe wildfire were to occur in the hillside area of Union City, structures downslope would not be at risk of flooding or landslides. The 2040 General Plan does not include changes to the land use designations in the hillside area or areas adjacent to the base of the hillside area that would allow for more or increased development. In addition, 2040 General Plan policies would reduce the potential for wildfire in the hillside area. Therefore, impacts would be less than significant.</p>	<p>None required</p>	<p>Less than significant without mitigation</p>