



34009 ALVARADO-NILES ROAD
UNION CITY, CALIFORNIA 94587

CITY OF UNION CITY
AGENDA
GENERAL PLAN ADVISORY COMMITTEE
WEDNESDAY, NOVEMBER 20, 2019 AT 6:30 p.m.
IN THE CITY COUNCIL CONFERENCE ROOM OF CITY HALL
34009 ALVARADO-NILES BLVD., UNION CITY, CALIFORNIA

I. CALL TO ORDER / ROLL CALL:

GPAC MEMBERS: Emily Duncan (City Council Member); Pat Gacoscos (City Council Member); Lee Guio (Planning Commissioner); Harris Mojadedi (Planning Commissioner); Chuck Kennedy (Parks & Recreation Commission); Domingo Filardo (Senior Commission); Kimberly Giang (Youth Commission); Sharan Kaur (NHUSD); Barry Ferrier (At-large); Lisa Mata (At-large); Chamber of Commerce Representative

II. BUSINESS MATTERS:

a. REVIEW OF FINAL DRAFT 2040 GENERAL PLAN*

III. ORAL COMMUNICATIONS:

(This is an opportunity for persons to speak on items not listed on the agenda.)

IV. ADJOURNMENT:

* Staff Report Attached

Any writings or documents provided to a majority of the General Plan Advisory Committee 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.



DATE: NOVEMBER 20, 2019
TO: PLANNING COMMISSION
FROM: CARMELA CAMPBELL, ECONOMIC AND COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CONSIDERATION OF FINAL DRAFT 2040 GENERAL PLAN

The City has prepared final revisions to the 2040 General Plan and has released the Final Environmental Impact Report. All documents are available on the City's general plan website (<http://www.uc2040.com/documents/>) for review.

BACKGROUND

The draft 2040 General Plan (2040 GP) is the City's roadmap for the future. It describes the community vision, and contains the goals, policies, and implementation programs necessary to achieve that vision. California State Law requires every city and county to adopt a general plan. Major themes of the 2040 GP include the following:

- Maintain a balanced mix of residential, employment, and commercial uses;
- Ensure new development is fiscally neutral or positive to the City;
- Encourage transit-oriented development in the Station District;
- Support reinvestment/intensification of commercial and employment districts;
- Create vibrant public spaces that serve as gathering places;
- Develop a balanced, integrated, multimodal transportation system; and
- Protect the city's natural resources (creeks, hills, and marshes).

The 2040 GP contains the following 10 elements:

- **Economic Development Element.** The Economic Development Element supports the continued growth of the local economy, increased fiscal solvency of Union City, and overall improvement in the quality of life for Union City residents.
- **Health and Quality of Life Element.** The Health and Quality of Life Element is organized into eight sections: Healthy Food Access; Parks and Open Space;

Recreation, Arts and Cultural Programming; Social Services and Healthcare; Seniors; Building Social Capital Through Citizen Engagement; Unity in Diversity; and Environmental Justice.

- **Land Use Element.** The Land Use Element contains the Land Use Diagram as well as the policies and standards that directly shape land use decisions and the resulting physical form of Union City.
- **Community Design Element.** This element addresses the overall city form and identity, as well as the natural setting, corridors, gateways, public spaces, and public art.
- **Mobility Element.** The Mobility Element seeks to create an efficient, safe, balanced, and integrated multi-modal transportation system that is accessible to all users.
- **Safety Element.** The Safety Element addresses natural hazard risks, such as earthquakes, wildfire, and flooding, manmade hazards and nuisances, and disaster preparedness and emergency response.
- **Public Facilities and Services Element.** Public Facilities and Services Element focuses on the variety of public facilities that are necessary to sustain existing households and businesses and to accommodate future population and employment growth.
- **Resource Conservation Element.** Resource Conservation Element seeks to preserve, protect, and enhance the natural and historical resources that make Union City a unique place.
- **Special Areas Element.** Union City has several distinctive districts that serve as important commercial, employment, and residential areas. This element contains policies specific to each of these areas.
- **Housing Element.** The Housing Element identifies and analyzes existing and projected housing needs in order to preserve, improve, and develop housing for all economic segments of the community. Note: The Housing Element was recently updated in 2015 and is published under separate cover. It is not included in the current update process but is considered a part of the General Plan.

DISCUSSION

Draft 2040 General Plan

The 2040 GP is a comprehensive update of the City's current 2002 General Plan and establishes the community vision for future development of the City through 2040. As part of the general plan update process, the 2040 GP has been reorganized and reformatted, with updated goals and policies that reflect the community vision for Union City. The City's General Plan Land Use Map has also been updated to reflect the vision and the

underlying theme that threads through the 2040 GP: creating quality places that improve the quality of life for residents, attract new and retain existing businesses, and enhance the City's fiscal stability, while preserving successful areas of the community.

The City published preliminary drafts of each General Plan element starting in June 2017. During numerous meetings taking place over the course of approximately 20 months, the City collected feedback on each element from the public, General Plan Advisory Committee, Planning Commission, and City Council. Certain elements were also reviewed by other City commissions and committees including the Economic Development Advisory Team, Human Relations Commission, Youth Commission, Senior Commission, and the Park and Recreation Commission.

The preliminary draft elements were revised in response to the feedback received and form the basis of the 2040 GP.

After City Council review of each element, the draft element was revised and re-released online. A record of revisions for each element can be found on the project website at www.uc2040.com. Since the last City Council meeting on the General Plan in February 2019, the 2040 General Plan has gone through additional changes. Staff and the consultant team made minor refinements to policy language to provide clarification but did not change the intent. See Attachment 1 for an overview of the updates incorporated into the final draft of the 2040 GP since the last version was released. All elements have been compiled and re-formatted to be highly graphic and in line with the City's new branding style.

Community Engagement

The 2040 General Plan was shaped over a five-year period by an extensive public outreach process that included over 65 meetings with residents, business owners, commissions, committees, and decision-makers.

- **Community Workshops and Open Houses.** The City held over a half-dozen community workshops to get input from the community to help shape the vision, guiding principles, and land use framework upon which the General Plan is based. The City also held a series of workshops in the Decoto neighborhood focused on neighborhood-specific issues, as well as a workshop focused on the City's parks and open space areas. During the public review phase of the General Plan update, the draft elements were posted on the project website for review and notice was provided of their availability through the email distribution list, which contained over 8,700 email addresses, and the City's social media channels.
- **Online Townhall Forum.** The General Plan Online Townhall Forum was an online discussion forum that helped the City gather citizen input about the General Plan. The City recognized that many members of the community would not have the time to attend community workshops and public meetings. During pivotal points throughout the General Plan Update process, the Online Townhall Forum was

open to provide community members with more opportunities to share their ideas with the City.

- **General Plan Advisory Committee Meetings.** The General Plan Advisory Committee (GPAC) was created to provide input on the overall General Plan update process. The GPAC met over a dozen times to inform the General Plan process, including review of all the draft General Plan components, and ensure the plan reflects the values of the community. The GPAC consisted of 14 community members, including: two City Council members, two Planning Commissioners, five members representing each of the City commissions (i.e., Parks and Recreation Commission, Human Relations Commission, Senior Commission, Youth Commission, and Economic Development Advisory Team), a representative of the New Haven Unified School District and the Chamber of Commerce, and three at-large community members. These meetings were open to the public, and members of the public were able to provide comments during the meetings.
- **Economic Development Advisory Team Meetings.** The Economic Development Advisory Team (EDAT) was established in 2000 to advise the City on issues pertaining to economic development. The EDAT is made up of members of the City Council, Planning Commission, Chamber of Commerce, and at-large members who represent the business community. The EDAT provided input during key points in the process and reviewed several draft elements of the General Plan.
- **City Council and Planning Commission Meetings.** Throughout the process, the City Council and Planning Commission held several study sessions regarding a variety of General Plan topics, including City services, transportation, parks and open space, and City's existing conditions document (i.e., Background Report). Several additional meetings were held to review milestone documents and provide guidance to staff and the consultants. These meetings were open to the public.

Environmental Impact Report

An Environmental Impact Report (EIR) was prepared for the 2040 GP, consistent with the California Environmental Quality Act (CEQA). The CEQA process discloses significant environmental effects of proposed actions and identifies ways to avoid or reduce environmental impacts. The City is not requesting feedback on the EIR as this is not in the purview of the GPAC. However, GPAC members are welcome to provide comments. The Final EIR can be accessed on-line at <http://www.uc2040.com/documents/>. Additional background information on the EIR is included in the Planning Commission staff report dated November 21, 2019, which can be accessed on the City's meetings page (<https://www.unioncity.org/199/City-Meetings-Video>).

RECOMMENDATION

It is recommended that the General Plan Advisory Committee review the final draft of the 2040 General Plan and provide feedback.

Attachment 1: List of Updates to Draft General Plan from Prior Version

ATTACHMENT 1

Introduction

- Updated number of community engagement meetings from 50 to 65 (p. 16).
- Added exact dates of public comment period for the Draft Environmental Impact Report (p. 19).
- Added a dot under “Optional Elements Allowed by State Law” for Public Facilities and Services in Table 1-1 (p. 22).
- Updated description of Health and Quality of Life Element (p. 23). Modified second and third sentences to read:

“The Health and Quality of Life Element also provides a policy framework to better support traditionally underserved populations living within UC, build social capital, and support efforts that foster a culture of inclusion, all of which assist in improving the quality of life for all residents. In addition, this element addresses potential environmental justice issues within the community consistent with SB 1000.”

Economic Development Element

- Updated time frame for Implementation Program ED-1.A to FY 19/20 and every five years or as market conditions change (p. 49).
- Updated time frame for Implementation Program ED-1.B to FY 20/21 (p. 49).
- Updated time frame for Implementation Program ED-2.A to On-going (p. 49).
- Updated time frame for Implementation Program ED-2.C to On-going (p. 50).
- Updated time frame for Implementation Program ED-5.A to FY 20/21 (p. 50).

Health and the Quality of Life Element

- Switched the last paragraph with the second to last paragraph to make the tone consistent with other element introductions (p. 55).
- Updated the second sentence of the Social Services introduction (p. 66) to read:
“Most of the programming and City-managed social services are managed by the Community and Recreational Services (CRS) Department.”
- Updated “Public Art Board” to refer to “Arts & Culture Commission” (p. 74).
- Updated time frame of Implementation Program HQL-1.A to FY 21-22 (p. 83).

Land Use

- Updated first paragraph of introduction (p. 89) to read:

“Union City is bordered by the city of Hayward to the north and west, and the city of Fremont to the south. Approximately 50 percent of the city’s land is within the protected Hillside Area to the east. The western boundary of the city is marked by sensitive bay lands and is undevelopable. The urbanized area of the community is generally limited to approximately nine square miles of flatlands between the hillsides and the baylands. Because of these constraints, Union City cannot annex new areas to expand its borders. Development of the few remaining vacant sites and the redevelopment of underutilized sites are the only options to accommodate future growth.”

- Deleted reference to a full-scale hard copy of the Land Use Diagram being available at the Union City Economic and Community Development Department (p. 90).

- Updated Land Use Diagram to re-designate a portion of APN (US Pipe Site) from MG (General Industrial) to ML (Light Industrial) (p. 93).

- Deleted reference to land uses that are similar to and compatible with the described uses allowed (p. 94).

- Updated description of the Residential 6-10 dwelling units per gross acre (p. 94) to include:

“...allows detached single-family homes of a moderate intensity...”

- Added the following to the end of the Village Mixed Use Commercial (p. 95) description:

“Ground floor commercial is required in mixed-use buildings along arterials. The allowable FAR for stand-alone commercial is 0.3 to 1.00.”

- Revised the Village Mixed Use Commercial FAR range to 0.3-1.0 for standalone commercial uses (p. 95).

- Modified the end of the Corridor Mixed-use Commercial (p. 96) description to read:

“The allowed floor area ratio (FAR) range for mixed-use buildings is between 0.5 and 1.50, and the allowed residential density range is 17-45 units per acre. Ground floor commercial is required in mixed-use buildings along arterials. The allowable FAR for stand-alone commercial is 0.3 to 1.00.”

- Added the following sentence to the end of the Station East Mixed-use Section (p. 97):

“The minimum parcel size for this designation is three acres.”

- Modified Shopping Districts section (p. 116):
 - Removed Dyer Street from references to interchanges that serve Union City’s shopping districts.
 - Modified last sentence of first paragraph to read:

“Other shopping opportunities include Historic Alvarado District and small strip commercial centers scattered throughout the city that comprise a variety of retail, service, and restaurant uses.”
- Deleted last three sentences of Hillside Area section (p. 123).
- Inserted reference to Measure II in Policy LU-9.1 (p. 125).
- Updated time frame for Implementation Program LU-1.A to FY 20-21 (p. 128).
- Updated time frame for Implementation Program LU-3.A to FY 21/22 (p. 128).
- Updated time frame for Implementation Program LU-6.A to FY 21/22 (p. 128).
- Updated time frame for Implementation Program LU-6.B to FY 20/21 (p. 128).
- Updated time frame for Implementation Program LU-7.A to FY 21/22 (p. 129).

Community Design Element

- Updated “Public Art Board” to refer to “Arts & Culture Commission” (p. 146).
- Updated time frame for Implementation Program CD-1.A to FY 20/21 (p. 148).
- Updated time frame for Implementation Program CD-6.C to FY 21/22 (p. 149).

Mobility Element

- Modified Figure M-2 to correct categorization of existing and proposed roadways (p. 157).
- Added clarifying text to Planned Roadway Improvements section (p. 158).
 - Updated the last two sentences of the first paragraph to read:

“The new parkway will provide important multi-modal access to BART and the Station District. It will also provide a bicycle and pedestrian corridor from the Hillside to the Dumbarton Bridge and link a series of East Bay Regional Parks. This planned roadway was historically known as State Route 84 and the East-West Connector and has been a priority for the City Council since it was envisioned in 1986.”

- Updated last sentence of the second paragraph to read:

“This roadway will alleviate traffic on Decoto Road and provide a much needed secondary access point for cars, trucks, emergency vehicles, bicycles, and pedestrians.”
- Updated first sentence of last paragraph of page 158 to include:

“...and the extension of Dyer Street under Interstate 880 along a railroad right-of-way to link Union City’s freeway commercial centers.”
- Modified Policy M-2.19 (p. 166) to read:

“The City shall maintain its Bicycle and Pedestrian Citizens Advisory Committee (BPAC) composed of five members, including one representative each from the Planning Commission and Parks and Recreation Commission, two residents from the community at large, and a representative (either resident or non-resident) from the bicycling community. The BPAC shall meet on an as needed basis to provide feedback on updates to the City’s Pedestrian and Bike Master Plan and specific bicycle and pedestrian projects within the City.”
- Added clarifying text to Public Transit section (p. 167).
 - Updated bullet 5 to read:

“An at-grade pedestrian crossing of the adjacent railroad track (Oakland Subdivision) that will facilitate the east-west connections for pedestrians and provide direct access to BART.”
 - Modified the last sentence of the section to read:

“While regional rail planning continues, Union City has provided the opportunity for passenger rail service connections at the Union City BART station.”
- Modified first sentence of the second paragraph in the “Shifting from LOS to VMT for CEQA Analysis” call-out box (p. 175) to read:

“Using LOS to measure the traffic impacts of a project resulted in facilitating development in outlying areas where increased traffic could be easily absorbed.”
- Updated the map and map description accompanying policy M-4.11 (p. 177).
 - Modified entire map description to read:

“The proposed Quarry Lakes Parkway is a planned multimodal transportation corridor that extends between Mission Boulevard (SR 238) in Union City and the I-880/Decoto Road Interchange in Fremont. The portion of Quarry Lakes Parkway in Union City includes a four-lane corridor with Class II bike lanes, landscaped medians and green infrastructure and a separated Class I bicycle highway connecting regional parks, trails,

neighborhoods, schools and public transit (BART, AC Transit, Dumbarton Express and Union City Transit). The parkway will provide secondary access to the Union City BART Station and the Greater Station District with direct connections at 11th Street and 7th Street. The parkway is designed with grade separations at BART and two railroad lines, which will facilitate emergency access in and around the Greater Station District. This Quarry Lakes Parkway project is part of the County Wide Transportation Plan.”

- Revised Policy M-6.1 (p. 182) to read:

“The City shall continue to implement variable parking standards that reflect expected level of parking demand based on such factors as land use, proximity to transit, type of occupancy (e.g., seniors, multigenerational families), and intensity. Parking standards should reflect the City’s goal of reducing vehicle miles traveled.”

- Revised Policy M-6.2 (p. 182) to read:

“The City shall ensure that there is adequate off-street parking within new developments to avoid an overflow of parking on the street to the extent feasible.”

- Deleted an incorrect segment on Figure M-7.1 (p. 185).
- Updated time frame for Implementation Program M-1.B to FY 21/22 (p. 187).
- Updated time frame for Implementation Program M-1.C to FY 22/23 (p. 187).
- Updated time frame for Implementation Program M-6.A to FY 20/21 (p. 189).
- Updated time frame for Implementation Program M-7.A to FY 22/23 (p. 190).

Safety Element

- Updated Figure S-3.1: Seismic Hazard Areas to include landslide hazard areas and remove pre-Quaternary faults (p. 206).
- Updated time frame for Implementation Program S-2.C to FY 20/21 (p. 224).
- Updated time frame for Implementation Program S-2.D to FY 20/21 (p. 224).
- Updated time frame for Implementation Program S-8.A to FY 21/22 (p. 226).

Public Facilities and Services Element

- Modified Goal PF-5 (p. 240) to read:

“Provide a stormwater collection system that reduces excess runoff and minimizes flood potential from existing and future development, reduces impacts to water quality, improves

environmental quality, and incorporates nature-based flood management and green infrastructure.”

- Modified Policy PF-5.3 (p. 240) to include coordination with the Alameda County Flood Control & Water Conservation District.

- Modified Policy PF-5.6 (p. 241) to read:

“The City shall consider the use of stormwater detention facilities, with green infrastructure elements, to mitigate drainage impacts and reduce storm drainage system costs in new development.”

- Modified Policy PF-5.7 (p. 241) to read:

“The City shall evaluate public and private development projects to determine the effects of the projects on on-site and downstream drainage patterns and associated ecological systems. Projects may require on-site detention or retention facilities to maintain existing storm flows and velocities in natural drainage system. Any new facilities shall incorporate green infrastructure elements identified in the Green Infrastructure Plan to the extent feasible.”

- Modified Policy PF-5.11 (p. 241) to read:

“The City shall improve storm water treatment in established neighborhoods by implementing programs such as green streets stormwater management as identified in the Green Infrastructure Plan, street sweeping, parking enforcement for street sweeping, and the installation of trash capture devices.”

- Deleted extraneous information from the second paragraph of the Solid Waste, Recycling, and Organics section (p. 242).
- Deleted extraneous information from the first paragraph of the Fire Protection section (p. 251).
- Modified Policy PF-10.1 (p. 251) to read:

“The City shall review and refine the agreement with ACFD, as needed. Levels of service provided under the contract, may be subject to budgetary limitations.”

- Updated number of private schools from five to four under the Schools section (p. 253).
- Updated the year the Union City branch of the Alameda County Library was constructed from 1965 to 1976 under the Library section (p. 255).
- Deleted misplaced text from the Library section (p. 255).
- Updated the time frame for Implementation Program PF-3.A to FY 20/21 (p. 256).

Resource Conservation Element

- Updated percentage of open space, parks, and agriculture in Union City to 60 percent (p. 262).
- Updated the first sentence of the last paragraph under the Water Resources section (p. 270) to read:

“The policies in this element protect the quality of water resources in Union City and incorporate elements of the City’s Green Infrastructure Plan.”

- Updated Policy RC-3.2 title and text (p. 271) to read:

*“**RC-3.2: Work with ACWD to Protect and Recharge Aquifers.** The City shall work with the Alameda County Water District to protect and recharge the Niles Cone water-bearing aquifers through a variety of measures including the incorporation of green infrastructure elements into new development projects.”*

- Updated Policy RC-3.4 to include hydro-modification in list of stormwater management practices listed at the end of the policy. (p. 271)

- Updated Policy RC-3.5 (p. 271) to read:

“The City shall incorporate low-impact development measures using green streets infrastructure as identified in the Green Infrastructure Plan, such as rain gardens, infiltration planters, tree wells, and permeable paving to improve the quality of stormwater runoff within City projects and within existing roadways to the extent feasible.”

- Modified Goal RC-4 (p. 272) to read:

“To protect, to the extent possible, the City’s significant archeological and historical resources.”

- Modified the first sentence of the last paragraph of the Energy Conservation section (p. 276) to read:

“This section focuses on programs and initiatives that promote energy conservation in the built environment.”

- Added new policy (p. 275):

*“**RC-5.4: Health Risk Assessments.** The City shall implement Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines 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 CEQA Guidelines, 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, the City shall 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. Measures identified in HRAs shall be included into the site development plan as a component of a proposed project.”

- Modified Policy RC-7.1 (p. 279) to read:

“Establish Greenhouse Gas Reduction Targets. The City shall establish community and municipal greenhouse gas emission reduction targets in the Climate Action Plan that are consistent with the State Scoping Plan, AB 32, and SB 32.”

- Updated time frame for Implementation Program RC-6.A to FY 22/23 (p. 280).

Additional Policies to Mitigate Potential Significant Impacts (to be included in final document)

- **Measure 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.” (p. ES-6, Final Environmental Impact Report)

- **Measure 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 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.” (p. ES-6, Final Environmental Impact Report)

- **Measure GEO-1: Protection of Paleontological Resources.** The following policy shall be added to the Resource Conservation Element of the 2040 Union City General Plan:

“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 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:

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. ES-8, Final Environmental Impact Report)

Special Areas Element

- Added the following sentence in the Core Station District section (p. 290):

“Over time, the core mixed use commercial designation was expanded to include the BRE Apartments that are located south-westerly of Union Square.”

- Modified second to last sentence of first paragraph in the Station East section (p. 297) to read:

“The DIPSA Specific Plan recognized the importance of this area as a job center and it remains as one of the last opportunity areas for job creation near BART.”

- Deleted last sentence of third paragraph of Station East section (p. 297); specifics of corridor design will be specified in a DIPSA Specific Plan update.
- Revised Figure SA-4.2 to show EDA Grant Job Lands (p. 299).
- Modified third to last sentence in first paragraph of the Union City Boulevard District (p. 311) to read:

“Currently (2019), there is a need for safer and more inviting pedestrian and bicycle facilities.”

- Modified language in the Mission Boulevard Corridor from “poorly maintained,” to “older” (p. 3222).
- Revised second half of the first paragraph of the Decoto Neighborhood section (p. 325) to read:
“They later sold the land to the Decoto Land Company to lay out the settlement of Decoto in the area bounded by Whipple Road to the north, Mission Boulevard and Decoto Road to the east, and the rail lines to the south and west. With the construction of a train station and a grid of streets that ran parallel and at right angles to the rail lines.”
- Updated Figures SA-11.1 (p. 328) and SA-11.2 (p. 331) to correct the Historic Alvarado District boundary line.
- Modified Policy SA-11.14 (p. 332) to read:
“The City shall support businesses in the Historic Alvarado District and efforts to form and sustain a merchant’s association.”
- Updated time frame for Implementation Program SA-1.E to FY 19/20 through 20/21 (p. 345).
- Updated time frame for Implementation Program SA-3.A to FY 22/23 (p. 345).
- Updated time frame for Implementation Program SA-12.D to FY 19/20 (p. 348).
- Updated time frame for Implementation Program SA-13.A to FY 20/21 (p. 348).
- Updated time frame for Implementation Program SA-13.B to FY 20/21 (p. 348).

Global Changes

- Renamed East West Connector to Quarry Lakes Parkway (throughout document).
- Removed references to “Old Alvarado Merchant Association” (throughout document).

New Content

- Added Implementation Program Chapter (Chapter 10) that compiles all implementation programs from all the elements into a single chapter, which includes new introductory text.
- Added a glossary of terms

Other

- Incorporated Commissioner Lew’s comments dated July 11, 2019, including updating minor grammar and spelling errors throughout document. See Attachment for responses to comments.



Desk Item

DATE: JULY 18, 2019

TO: PLANNING COMMISSION

FROM: CARMELA CAMPBELL, INTERIM ECONOMIC AND COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: DESK ITEM - DRAFT 2040 GENERAL PLAN

Commissioner Lew provided some comment / questions regarding the draft 2040 General Plan. City staff has provided responses to certain comments. The remaining comments, which mainly concern grammar and writing style, will be incorporated into the final document. Finally, the glossary was inadvertently left out of the draft General Plan document and will be included in the final document. All comments, including any public comments, will be brought back to the Planning Commission for final consideration.

1. Pg. 1, 3rd para. – I recommend deleting “In 2018,” in the first sentence and the comma after the word “strengths” in the last sentence.
Comment will be incorporated in final document.
2. Pg. 1, notes 1 and 2 under the graph titled “Racial and Ethnic Make-up of Union City Residents” – it is unclear what these notes refer to. Are they footnotes? If so, I did not see any corresponding superior or raised number. Please clarify.
Footnote numbers will be added to the text in the final document. Footnote 1 refers to, “Union City is home to a diverse population of nearly 73,000 people.” Footnote 2 refers to, “Over 45 percent of residents in the city were born outside the United States.”
3. Pg. 2, 1st para., last sentence – I recommend deleting the word “also” after “General Plan.”
Comment will be incorporated in final document.
4. Pg. 2, 2nd para., 2nd sentence – I recommend deleting the word “also” after “the City is.”
Comment will be incorporated in final document.
5. Pg. 3, 1st para., 2nd sentence – I recommend revising the sentence to read “This includes wetlands at the bay shoreline to the west and the vast open space hillside lands to the east.”
Comment will be incorporated in final document.
6. Pg. 7, 2nd para., last sentence – the Intermodal Station does not currently serve ACE, Capital Corridor, and Dumbarton Rail as stated therein so this sentence should be corrected to provide

accurate information. For example, whether there are future plan to serve them.

Final document will be revised to indicate that these lines may serve Union City in the future.

7. Pg. 7, 5th para., last sentence – I recommend revising the sentence to read “These characteristics, which brought residents to Union City, are evident today and expected to remain so in the future.”
Comment will be incorporated in final document.
8. Pg. 8, 2nd para., 2nd sentence – programs do not “create” students, etc. I recommend deleting “create” and inserting “result in.”
Comment will be incorporated in final document.
9. Pg. 16, 3rd para., 2nd sentence – I recommend revising the sentence to read “The City recognized that many members of the community would be unable to attend community workshops and public meetings.”
Comment will be incorporated in final document.
10. Pg. 18, 4th para., 2nd sentence – I recommend revising the sentence to read “Published in May 2015, it provides a ‘snapshot’ of Union City’s current conditions across a wide array of topics and a context for making land use and policy decisions because it is objective and policy-neutral.”
Comment will be incorporated in final document.
11. Pg. 19, 1st para., 1st sentence – I recommend deleting the word “need.”
Comment will be incorporated in final document.
12. Pg. 22, Table 1-1 – there are no blue dots in the column for “Open Space.” Please explain why this general plan element, which is indicated as required by state law, was excluded from this plan.
This was a typographic error. Open space policies are addressed in the Resource Conservation Element. A blue dot will be added to indicate this in the final document.
13. Pg. 23, paragraph titled “Health and Quality of Life Elements”, 7th line – please correct the spelling of “traditionally.”
Comment will be incorporated in final document.
14. Pg. 30, 1st para., last sentence – I recommend revising the sentence to read “A strong economic base provides the revenues needed to deliver essential city services and, in addition, quality of life services that make the community a desirable place to live and work.”
Comment will be incorporated in final document.
15. Pg. 58, 5th para. – the 4th sentence refers to a range from 3 to 5 acres per 1,000 residents under state law. However, the 6th sentence, which refers to consistency with state law, states the City adopted the “maximum allowed standard of 3.0 acres....” This is inconsistent with State law which allows a maximum of 5.0 acres per 1,000 residents. Please clarify the 6th sentence.

The maximum allowed standard of 3.0 acres per 1,000 residents is correct. Jurisdictions that have less than 3.0 acres of existing parkland per 1,000 residents are limited to adopting a maximum standard of 3.0 acres per 1,000 residents. This applies to Union City because the city's current ratio is 1.8 acres of parkland per 1,000 residents. The maximum allowed standard of 5.0 acres per 1,000 residents applies only to jurisdictions that have an existing ratio that meets or exceeds 5.0 acres of parkland per 1,000 residents. This is an explanatory response; no changes were made to the document.

16. Pg. 60, 1st para. in right column – please correct the word “abroad” to “a broad.”
Comment will be incorporated in final document.
17. Pg. 62, HQL-2.17, 5TH line – I recommend deleting the comma after “existing trails.”
Comment will be incorporated in final document.
18. Pg. 63, 1st para., 4th sentence – the locations of the day camp facilities are confusing because there is a semicolon after “Old Alvarado/Cesar Chavez Park” which seems to set the first three locations apart from the next two locations. All locations should be listed with commas separating them. I recommend removing the word “and” before “Old Alvarado/Cesar Chavez Park” and changing the semicolon to a comma. Also, I did not see the Decoto Resource Center listed as a location for day camps in the Summer 2019 Activity Guide. Please verify this location provides day camp services.
Text edits will be incorporated in final document. Decoto Resource Center will be removed from the list of youth day camp sites, as it currently provides youth and family services but not recreation, arts, and cultural programs.
19. Pg. 63, 1st para., last sentence – I recommend removing the colon after the word “including” or removing the word “including” and placing the colon after the word “abilities.” Using a colon after a word such as “including” is redundant and inappropriate. The only exception is when the items in the series are listed on separate lines.
Comment will be incorporated in final document.
20. Pg. 71, 3rd para., last sentence – I recommend changing “provide” to “provides” to agree with the subject “affiliation” which is singular.
Comment will be incorporated in final document.
21. Pg. 72, HQL-6.7, 2nd line – I recommend spelling out the number 8 to conform to the rule that numbers one through ten should be spelled out.
Comment will be incorporated in final document. The rule used in this document is that the numbers one through nine are spelled out.
22. Pg. 72, HQL-6.7, last sentence – I recommend inserting the word “and” before “community support and health services.”
Comment will be incorporated in final document.
23. Pg. 74, 3rd para., last sentence – I recommend inserting the word “while” before “emphasizing.”
Comment will be incorporated in final document.

24. Pg. 76, 1st para., 2nd sentence – I recommend changing all semicolons to commas. The listed items that are separated by commas are contained within parentheses, so semicolons are unnecessary.
Comment will be incorporated in final document.
25. Pg. 76, Goal HQL-8 – I recommend revising the goal to read “The City shall celebrate its diversity and work towards creating a community where residents feel safe and are free of prejudice and discrimination.”
Comment will be incorporated in final document.
26. Pg. 76, HQL-8.1 – I recommend revising the sentence to read “The City shall support efforts that facilitate a culture of inclusion, compassion, acceptance, and unity; encourage diversity in City staff; and sponsor diversity training.”
Comment will be incorporated in final document.
27. Pg. 77, HQL-8.2 – I recommend deleting the words “continue to.”
Comment will be incorporated in final document.
28. Pg. 77, HQL-8.3 – I recommend revising the sentence to read “The City shall support efforts by the Sister Cities Commission to increase awareness of Union City’s Sister Cities program and support its annual Sister Cities Festival, which highlights the culture of all sister cities: Santa Rosalia, Mexico; Baybay, Philippines; Pasay City, Philippines; Liyang, China; Jolandhar, India; Asadabad, Afghanistan; and Chiang Rai, Thailand.”
Comment will be incorporated in final document.
29. Pg. 78, the topic is “Environmental Justice” yet the photo on this page seems wholly unrelated to the topic. Please replace the photo with one that is related to the topic.
Accessibility to a public plaza/park, such as the one depicted in the photo in question, is a factor in determining one’s well-being. Accessibility is an important concept and consideration in the discussion environmental justice and requirements outlined in SB 1000. As such, no change to the photo has been made.
30. Pg. 78, 1st para., 4th line – I recommend removing the colon after “as.”
Comment will be incorporated in final document.
31. Pg. 84, HQL-2.D – what is the reason for excluding lighting from the evaluation? I recommend including lighting for safety reasons.
This was a typographic error. The phrase “and not lighting” will be removed in the final document.
32. Pg. 84, HQL-4.A – updating the list on the City’s website annually is contrary to the purpose of posting information on a website. The list should be updated when changes occur.
In the final document, Time Frame will be changed to say, “Ongoing.”

33. Pg. 85, HQL-4.B, 2nd sentence – I recommend revising the sentence to read “The City shall continually apply for grant funding and distribute these funds on a bi-annual basis as part of the City’s budgeting process.” I recommend changing the time frame to match the grant process.
Comment will be incorporated in final document.
34. Pg. 85, HQL-6.A – I recommend the time frame be changed to “FY 20/21 and annually thereafter.”
Comment will be incorporated in final document.
35. Pg. 106, LU-1.3 – I recommend the sentence be revised to read “The City shall encourage redevelopment and infill in strategic areas such as the Historic Alvarado District, along Union City Boulevard and Mission Boulevard, and at Union Landing and the Greater Station District.”
Comment will be incorporated in final document.
36. Pg. 106, LU-1.6, 1st sentence, 3rd line – I recommend the word “these” be inserted after “allowing.”
Comment will be incorporated in final document.
37. Pg. 107, 2nd para., 7th line – is “1,000 units” a reference to commercial or residential units? Please clarify for future readers.
This is a reference to residential units. Comment will be incorporated in final document.
38. Pg. 107, 3rd para., 2nd sentence – I recommend the sentence be revised to read “These areas should maximize opportunities for alternative transit solutions by improving transit, pedestrian, and bicycle connections from other parts of the city to these popular and high-traffic destinations.”
Comment will be incorporated in final document.
39. Pg. 110, 2nd para., last sentence – I recommend the sentence be revised to read “Finally, a mix of housing and non-residential uses enhances social interactions and human health through walking and bicycling.”
Comment will be incorporated in final document.
40. Pg. 110, 3rd para., 7th line – I recommend deleting the word “northerly” as it appears to be redundant.
Comment will be incorporated in final document.
41. Pg. 114, 1st para., 3rd line – is “Station” a reference to the BART station, the Greater Station District, or another station? Please clarify.
BART Station and future Intermodal Station. Comment will be incorporated in final document.
42. Pg. 116, 1st para., 14th line – please insert “the” before “Historic Alvarado District.”
Comment will be incorporated in final document.

43. Pg. 117, photo at bottom of page – is this a location in Union City? If not, why is it included in the General Plan?
This photo illustrates an example of a big box store over structured parking. A caption will be added in the final document to clarify.
44. Pg. 118, photo at bottom of page – is this place in Union City? If not, why is it included in the General Plan?
This photo illustrates an example of experience-oriented shopping. The General Plan includes photos from Union City as well as examples from outside Union City that illustrate the policy concepts promoted by the General Plan.
45. Pg. 122, LU-8.3 – I recommend the sentence be revised to read “The City shall encourage the siting of care facilities for children, disabled, mentally disabled, and elderly be compatible with community needs, land use, and character. The City shall encourage such facilities be located near employment centers, residential neighborhoods, schools, community centers, recreation facilities, and transit hubs.”
Comment will be incorporated in final document.
46. Pg. 123, 1st para., 13th line – please delete the colon after “include.” If using a colon is desirable, then it can be used correctly by deleting the words “which include” and replace the comma after “Measure B” with a colon.
Comment will be incorporated in final document.
47. Pg. 124, Statement #14 is confusing as written. Suggested revision is “To require all developments pay its fair share of on-site and off-site costs throughout the project’s life.”
Cannot revise. This is excerpted from the adopted 1995 Hillside Area Plan.
48. Pg. 126 2nd para., last sentence – I recommend deleting the comma after “efforts.”
Comment will be incorporated in final document.
49. Pg. 134, 1st para., 3rd sentence – I recommend revising the beginning of this sentence to read “As it continues to evolve into the future and add jobs and population, the City is moving away from single-family development....”
Comment will be incorporated in final document.
50. Pg. 134, 1st para., last sentence – I recommend replacing the semicolons with commas.
Comment will be incorporated in final document.
51. Pg. 138, CD-2.1 – I recommend revising the sentence to read “As it redevelops, the City shall use the layout of streets, blocks, and pedestrian corridors to provide visual access to hillside views.”
Comment will be incorporated in final document.

52. Pg. 140, CD-3.2, 3rd line – I recommend removing the comma after “importance” and inserting “and” before “emphasizing.”
Comment will be incorporated in final document.
53. Pg. 144, 1st para., 8th line – I recommend removing the comma after “community.”
Comment will be incorporated in final document.
54. Pg. 144, CD-5.1 – I recommend inserting the word “a” before “high priority.”
Comment will be incorporated in final document.
55. Pg. 146, CD-6.1 – I recommend a portion of the sentence be revised to read “...art is not feasible due to site constraints or limited visibility.”
Comment will be incorporated in final document.
56. Pg. 153, 2nd para., last sentence – I recommend deleting the word “the” before “public transit systems.”
Comment will be incorporated in final document.
57. Pg. 155, 3rd para., 4th line – I recommend removing the comma after “work.”
Comment will be incorporated in final document.
58. Pg. 155, 4th para., 4th line – I recommend removing the comma after “system.” In the 6th line, I recommend deleting the words “as well as.”
Comment will be incorporated in final document.
59. Pg. 155, 6th para., 1st sentence – I recommend deleting the words “to provide” before “property access.” In the last sentence of this paragraph, the semicolons should be removed and replaced with commas.
Comment will be incorporated in final document.
60. Pg. 158, 1st para., 16th line – “Dunbarton” should be “Dumbarton.”
Comment will be incorporated in final document.
61. Pg. 158, 3rd para., 7th line – “roght-of-way” should be “right-of-way.”
Comment will be incorporated in final document.
62. Pg. 159, 4th para., 1st line – the reference to Figure M-2 appears to be an error. Figure M-2 is the Circulation Diagram and does not show major planned road improvements. The diagram on page 157 appears to show planned road improvements, but it is not numbered or titled. Please correct as needed.
The Circulation Diagram, Figure M-2, shows the major planned road improvements (e.g., proposed new roadways, proposed at-grade crossings). The image on page 157 is just a excerpt from Figure M-2 and does not show any new information.

63. Pg. 160, 1st para., 2nd line – I recommend deleting the word “modal” as it appears to be out of context with the paragraph itself.
Comment will be incorporated in final document.
64. Pg. 160, 3rd para., last sentence – I recommend removing the comma after “policy.”
Comment will be incorporated in final document.
65. Pg. 166, M-2.19 – I recommend the word “Citizens” be removed in the first line and the word “withing” in the last line be corrected to “within.” As a general rule, the City should use the word “residents” instead of “citizens” unless otherwise necessary.
In this specific instance, the word “citizen” is part of a committee name and therefore cannot change without a formal change to the committee name.
66. Pg. 167, last para., 12th line – please correct “Wile regional real” to “While regional rail.”
Comment will be incorporated in final document.
67. Pg. 169, 2nd para., 2nd line – I recommend removing the comma after “Valley.”
Comment will be incorporated in final document.
68. Pg. 177, M-4.8, 2nd line – I recommend removing the word “the” before “removal.”
Comment will be incorporated in final document.
69. Pg. 178, M-4.15, 4th line – I recommend removing the word “to” before “create.”
Comment will be incorporated in final document.
70. Pg. 182, 1st para., 2nd sentence – I recommend the sentence be revised to read “A large supply of free or cheap parking tends to encourage more driving while expensive and limited parking can encourage more people to use transit, walk, or bike.”
Comment will be incorporated in final document.
71. Pg. 182, 1st para, 4th sentence – I recommend the sentence be revised to read “Transit must be readily available, affordable and convenient for those who live or work nearby.”
Comment will be incorporated in final document.
72. Pg. 182, 2nd para., last sentence – I recommend removing the comma after “needs.”
Comment will be incorporated in final document.
73. Pg. 199, 1st para., last sentence – I recommend the sentence be revised to read “The Safety Element addresses these risks along with disaster preparedness and emergency response.”
Comment will be incorporated in final document.
74. Pg. 199, 2nd para. – I recommend removing the colon after “including” and replacing the semicolons with commas.
Comment will be incorporated in final document.

75. Pg. 199, 3rd para. – I recommend changing “the risk” to “risks” in the first line and “man-made” to “manmade” in the last line and thereafter (where the misspelling occurs).
Comment will be incorporated in final document.
76. Pg. 199, 4th para. – I recommend the sentence be revised to read “Other elements of the General Plan also address issues related to health and safety: the Public Facilities and Services Element contains policies related to law enforcement and fire protection and the Natural and Cultural Resources Element addresses air and water quality.”
Comment will be incorporated in final document.
77. Pg. 202, 1st para., last sentence – I recommend removing the comma after “Operations Plan.”
Comment will be incorporated in final document.
78. Pg. 202, 2nd para., 6th line – I recommend changing “the trainings” to “training.”
Comment will be incorporated in final document.
79. Pg. 202, 3rd para. – I recommend the sentence be revised to read “The policies of this section support the City’s disaster preparedness and emergency response services and efforts to better prepare members of the community to respond to major emergencies or disasters.”
Comment will be incorporated in final document.
80. Pg. 203, S-2.2 – I recommend correcting “up to date” to “up-to-date.”
Comment will be incorporated in final document.
81. Pg. 204, S-2.9 – I recommend a comma be inserted after “develop.”
Comment will be incorporated in final document.
82. Pg. 204, S-2.16 – I recommend the first sentence be revised to read “The City shall maintain the Disaster Council to develop and recommend for adoption by the City Council any emergency and mutual aid plans and agreements and any necessary ordinances, resolutions, rules and regulations to implement such plans and agreements.”
Comment will be incorporated in final document.
83. Pg. 217, 1st para. – I recommend replacing the semicolons with commas.
Comment will be incorporated in final document.
84. Pg. 217, S-7.2, 4th line – I recommend removing the comma after “property.”
Comment will be incorporated in final document.
85. Pg. 221, S-8.4 – I recommend removing the comma after “noise)” in the 5th line and the comma after “level” in the 9th line.
Comment will be incorporated in final document.
86. Pg. 231, 1st para. – I recommend removing the colon after “include” in the 6th and 10th lines. Also, the second sentence begins with “this element”, yet the fourth sentence begins with “the

element.” I recommend the fourth sentence begin with “this element” for consistency with the previously stated reference.

Comment will be incorporated in final document.

87. Pg. 232, Goal PF-1 – “man-made” should be “manmade.”

Comment will be incorporated in final document.

88. Pg. 233, PF-1.13 – this policy does not appear to relate to the introduction to General Public Facilities and Services on page 230. Please clarify the purpose of this policy and provide some background to it in the introduction on page 230.

This policy aims to improve accessibility to public facilities for all communities and neighborhoods in Union City. Ensuring that public facilities are well-distributed throughout the city improves residents’ access to these facilities. Comment will be incorporated in the section introduction in final document.

89. Pg. 234, 1st para., 8th line – I recommend removing the comma after “manner.”

Comment will be incorporated in final document.

90. Pg. 236, PF-2.11 – the reference to the “Tenth Street Community Center” differs from “10th Street Community Center” as written in the Summer 2019 Activity Guide, page 50. Please correct for consistency with the City’s name of this building.

Comment will be incorporated in final document.

91. Pg. 241, PF-5.13 – this is a run-on sentence. I recommend the sentence be revised to read “The City shall work with developers to ensure impervious areas are minimized and ground water infiltration, treatment and on-site detention are maximized prior to releasing the drainage to the public stormwater system, to the extent feasible.”

Will revise to read, “The City shall work with developers to ensure impervious areas are minimized and that opportunities for ground water infiltration, treatment and on-site detention to meet hydromodification management (HM) are maximized prior to releasing the drainage to the public stormwater system, to the extent feasible.”

92. Pg. 244, PF-6.8, 3rd line – I recommend inserting “and” after “packaging waste.”

Comment will be incorporated in final document.

93. Pg. 247, 1st para., last sentence – I recommend deleting “compete” and inserting “prosper.”

Comment will be incorporated in final document.

94. Pg. 250, PF-9.5, 2nd sentence – “neighborhood” should be “neighborhoods” and I recommend removing the comma after “schools.”

Comment will be incorporated in final document.

95. Pg. 252, PF-10.3 – “at minimum” should be “at a minimum.”

Comment will be incorporated in final document.

96. Pg. 253, 1st para., 11th line – I recommend changing “and” to “so.”
Comment will be incorporated in final document.
97. Pg. 254, PF-11.8 – there is a reference to “school districts.” What are the other school districts besides NHUSD? Please clarify.
Will make “school districts” singular and will specify NHUSD. Comment will be incorporated in final document.
98. Pg. 254, PF-11.10, 2nd line – after using the acronym NHUSD, it is no longer necessary to spell out the name of the school district. I recommend deleting the name in its entirety and inserting “NHUSD.”
Comment will be incorporated in final document.
99. Pg. 255, 1st para., 2nd line – I recommend deleting “the” before “nearby.”
Comment will be incorporated in final document.
100. Pg. 255, PF-12.1 – the master plan was developed by the Alameda County Library, so it would be appropriate to change “the” to “its.”
Comment will be incorporated in final document.
101. Pg. 257, PF-6.A, 3rd line – I recommend removing the comma after “appropriately.”
Comment will be incorporated in final document.
102. Pg. 263, 4th para., 7th line – I recommend removing the colon after “including.”
Comment will be incorporated in final document.
103. Pg. 264, 1st para. – I recommend removing the colon after “include” in the 4th line and revising the last item to read “the flood control channels, which include creeks that meander through the city.”
Comment will be incorporated in final document.
104. Pg. 265, text box titled Hillside Area Plan, 2nd line – “Voters” should be “voters.”
Comment will be incorporated in final document.
105. Pg. 267, RC-1.9 – “Man-made” should be “Manmade” in the 4th line and the comma after “open space” in the 11th line should be removed.
Comment will be incorporated in final document.
106. Pg. 268, 1st para., 5th line – I recommend deleting the word “habitat” after “mammals.”
Comment will be incorporated in final document.
107. Pg. 268, text box on special status species, 4th line – I recommend deleting both commas.
Comment will be incorporated in final document.

108. Pg. 268, RD-2.1, 2nd line – I recommend deleting the colon after “including.”
Comment will be incorporated in final document.
109. Pg. 269, RD-2.2, 1st sentence – I recommend revising the sentence to read “The City shall require a site survey by a qualified biologist for sites that have the potential to contain critical or sensitive habitat or special status species or for sites within 100 feet of such areas.”
Comment will be incorporated in final document.
110. Pg. 269, RD-2.3, 1st sentence – I recommend revising the sentence to read “A wetland delineation shall be prepared using the protocol defined by the U. S. Army Corps of Engineers for sites with the potential to contain wetland resources.”
Comment will be incorporated in final document.
111. Pg. 269, RD-2.4, 4th line – “special-status” should be “special status” according to the California Endangered Species Act.
Comment will be incorporated in final document.
112. Pg. 269, RC-2.6, 4th line – “special-status” should be “special status.”
Comment will be incorporated in final document.
113. Pg. 270, 1st para., 6th line – Does “District” refer to the Alameda County Water District? Please spell out the name of the district for clarity.
Comment will be incorporated in final document.
114. Pg. 271, RC-3.6, 3rd line – there is a double space between “impacts” and “on.” Please correct.
Comment will be incorporated in final document.
115. Pg. 272, 1st para., 6th line – I recommend deleting the comma after “Survey).”
Comment will be incorporated in final document.
116. Pg. 273, RC-4.7, 12th line – I recommend deleting the comma after “hours.”
Comment will be incorporated in final document.
117. Pg. 274, 6th para., last line – I recommend deleting the comma after “section” and the word “below.”
Comment will be incorporated in final document.
118. Pg. 274, text box, 2nd para., 9th line – I recommend deleting the comma after “level.”
Comment will be incorporated in final document.
119. Pg. 277, RC-6.7, 3rd line – I recommend deleting the comma after “designs.”
Comment will be incorporated in final document.
120. Pg. 277, RC-6.8, 2nd line – I recommend deleting the comma after “projects.”
Comment will be incorporated in final document.

121. Pg. 278, 4th para. – I recommend deleting the colon after “including” in the 6th line and correcting “levels” to “level” in the last sentence.
Comment will be incorporated in final document.
122. Pg. 278, text box on GHG reduction targets, 6th line – I recommend deleting the comma after “update.”
Comment will be incorporated in final document.
123. Pg. 279, RC-7.1 – I recommend deleting the second policy title because it is repetitive.
Comment will be incorporated in final document.
124. Pg. 285, 3rd line – I recommend deleting the comma after “Plan.”
Comment will be incorporated in final document.
125. Pg. 287, 1st para., 3rd line – a space was erroneously inserted before the word “future.” Please correct.
Comment will be incorporated in final document.
126. Pg. 287, 2nd para., last sentence – there is a reference to “Civic Center,” but Figure SA-1.1 shows the area as “City Hall.” Please correct this discrepancy.
Comment will be incorporated in final document.
127. Pg. 289, SA-1.16 – please clarify “short-term parking.” Do you mean hourly parking similar to parking on city streets around the BART station, all-day parking not to exceed 24 hours similar to BART parking lots, or less than seven days similar to parking at airports? Also, what is meant by parking for “services”? Please clarify.
Will revise in final document to clarify hourly parking.
128. Pg. 289, SA-1.17, 2nd line – please correct “children 0 5 years” to “children up to five years.”
Comment will be incorporated in final document.
129. Pg. 293, SA-2.8, change “Offices” in the title to “Office.”
Comment will be incorporated in final document.
130. Pg. 296, SA-3.5 – I recommend deleting the colon after “including.”
Comment will be incorporated in final document.
131. Pg. 298, 2nd para., 1st line – the reference to “District” is unclear. Do you mean the Core Station District or the Greater Station District? Please clarify.
References Station East. Comment will be incorporated in final document.

132. Pg. 298, 3rd para., 3rd line – the reference to “District” is unclear. Do you mean the Core Station District or the Greater Station District? Please clarify.
References Station East. Comment will be incorporated in final document.
133. Pg. 298, photo at bottom of page and accompanying text box – this is a very good example of providing information and a picture of Union City’s vision.
No response needed.
134. Pg. 299, SA-4.4 – I recommend the sentence be revised to read “The City shall not approve any residential development in the Station East area until the updated DIPSA Specific Plan has been completed and approved (see Program SA-1C).
Comment will be incorporated in final document.
135. Pg. 302, SA-4.9, Item c – “circulations systems” should be “circulation systems.”
Comment will be incorporated in final document.
136. Pg. 302, SA-4.9, Item d, 2nd line – I recommend deleting the comma after “service vehicles.”
Comment will be incorporated in final document.
137. Pg. 303, SA-4.11, 7th line – I recommend deleting the comma after “uses.”
Comment will be incorporated in final document.
138. Pg. 309, Goal SA-6, 3rd line – I recommend deleting the comma after “employees.”
Comment will be incorporated in final document.
139. Pg. 309, SA-6.4, 3rd line – I recommend inserting the word “while” after “employees.”
Comment will be incorporated in final document.
140. Pg. 312, 1st para. – I recommend “is” be changed to “are” in the 8th line and “historic” be changed to “Historic” in the 9th line.
Comment will be incorporated in final document.
141. Pg. 314, SA-7.3, Item B, last sentence – I recommend the sentence be revised to read “Ensure that any allowed residential development achieves an average density of no less than 45 units per acre.”
Comment will be incorporated in final document.
142. Pg. 314, SA-7.3, Item c, 2nd line – “require” should be “requires.”
Comment will be incorporated in final document.
143. Pg. 314, SA-7.3, Item d – “the” should be “that” in the first line and delete “to” in the 6th line.
Comment will be incorporated in final document.
144. Pg. 318, 3rd para., 4th line – I recommend deleting the colon after “including.”
Comment will be incorporated in final document.

145. Pg. 323, SA-9.5 – I recommend the sentence be revised to read “The City shall continue to upgrade and maintain existing improvements to the Mission Boulevard corridor to enhance the entry character and reflect the historic or Mission style and to landscape the boulevard to minimize the impression that this roadway is a dividing line in the city.”
Comment will be incorporated in final document.
146. Pg. 325, 1st para., last sentence – this is an incomplete sentence. Please correct.
Sentence will be completed in the final document.
147. Pg. 326, SA-10.1 – “should” should be “shall.”
Comment will be incorporated in final document.
148. Pg. 330, SA-11.5, 1st line – “retain and enhance” should be “retains and enhances.”
Comment will be incorporated in final document.
149. Pg. 332, SA-11.11 – I recommend deleting the comma after “Smith Street.”
Comment will be incorporated in final document.
150. Pg. 332, SA-11.15 – I recommend “the” be inserted before “Historic.”
Comment will be incorporated in final document.
151. Pg. 335, SA-12.4 – Office Commercial needs to be added to the list as bullet number d.
Comment will be incorporated in final document.
152. Pg. 337, SA-12.20 – I recommend the sentence be rewritten as two sentences that read “The City shall support uses that encourage community gathering, create a positive shopping experience and generate sales tax. The City shall avoid uses that could jeopardize the viability of the desired commercial activities or that could detract from the goal of setting a positive image.”
Comment will be incorporated in final document.
153. Pg. 343, SA-1.B, Item c – I recommend the item be revised to read “Improved lighting, sidewalks and pedestrian amenities throughout the Greater Station District, especially along Decoto Road and 7th Street, and within any new developments.”
Comment will be incorporated in final document.
154. Pg. 344, text box, last sentence – the statement that the DIPSAs boundary encompasses the entire Greater Station District appears to be inaccurate if you compare Figure SA-IP.1 to Figure SA-1.1 on page 284. Please note the DIPSAs boundary differs in each figure. Please correct this discrepancy.
Will revise to say, “The DIPSAs boundary falls entirely within the Greater Station District.”
155. Pg. 369, S-2.D – I recommend deleting the comma after “modernization.”
Comment will be incorporated in final document.

156. Pg. 376, RC-6.A, 3rd sentence – I recommend removing the comma after “(i.e., tankless).”

Comment will be incorporated in final document.

157. Any changes to Implementation Programs for the nine elements should also be changed in Chapter 10 for accuracy and consistency.

Implementation Programs in the final document will be updated for accuracy and consistency based on other comments from Commissioner Lew.