



10

Implementation Programs





Implementation Programs

Introduction

If the City's General Plan is to serve its purpose effectively, it must be reviewed, maintained, and implemented in a systematic and consistent manner. This section begins with an outline of the process for reviewing and updating the 2040 General Plan. The section also outlines requirements for implementing the City's General Plan consistent with its goals, policies, and programs and concludes with a table that lists specific implementation programs.

General Plan Maintenance and Monitoring

Annual General Plan Implementation Review

The City is committed to annually reviewing its progress in implementing the goals and policies of the General Plan. Since many of the factors and issues that the General Plan addresses change from year to year, an annual review and reporting of implementation will help ensure the City is moving forward to achieve the Plan's vision. This review will report on the status of each specific implementation program in the General Plan and take into account the availability of new implementation tools, changes in funding sources, and feedback from Plan monitoring activities.

10-Year General Plan Review and Update

The City will strive to thoroughly review the General Plan and revise and update it as necessary at least once every 10 years. This review and update process will encompass the entire General Plan including the goals, policies, and implementation programs.

General Plan Amendments

As conditions and needs change, the City will need to consider proposed amendments to the General Plan. Some of these will be policy changes, while many will likely be changes to the Land Use Diagram. Each of the changes will need to be carefully evaluated not only for merit and potential impact, but also for consistency with the rest of the General Plan. State law requires that the General Plan be an integrated and internally consistent set of goals, policies, programs, and diagrams.

General Plan Consistency in Implementation

To ensure that the policies and proposals of the General Plan are systematically implemented, State law requires that the actions and decisions of each local government concerning both its own projects and the private projects it approves are consistent with its adopted General Plan. The following is a partial list of City actions that must be consistent with the General Plan:

- Master plans
- Specific plans
- Capital projects
- Development agreements
- Subdivision approvals
- Zoning Code
- Development projects

Specific Implementation Programs

Specific implementation programs are listed in the following tables. Following each implementation program is a description of which policy(ies) the program implements, which city department(s) is responsible for implementation, and a timeline that identifies when the implementation will be completed.

1 - ECONOMIC DEVELOPMENT			
Program Description	Implements Policy	Responsibility	Time Frame
<p>ED-1.A Economic Development Strategic Plan The City shall review and update the Economic Development Strategic Plan every five years or as market conditions change. The Plan shall identify short- and mid-term goals and strategies to diversify and expand Union City’s economy. The Economic Development Strategic Plan shall be the City’s primary tool for implementing economic development-related policies of the General Plan.</p>	EDSP: All Policies	Economic and Community Development Department, Economic Development Advisory Team (EDAT)	FY 19/20 and every five years or as market conditions change
<p>ED-1.B Industrial Land Conversion Decision Matrix The City shall develop a decision matrix to evaluate any proposed rezoning of industrial or commercial lands to alternate uses. The matrix shall include scoring criteria to help decision makers evaluate the potential impacts of the proposed conversion.</p>	ED-1.3, 1.4	Economic and Community Development Department, Economic Development Advisory Team (EDAT)	FY 20/21
<p>ED-2.A Targeted Business Attraction Strategy The City shall review and update the list of targeted industries at least every five years, based on market research and analysis, and develop marketing strategies that target investors and businesses with a focus in the targeted industries.</p>	ED-2.1, 2.2	City Manager’s Office, Economic and Community Development Department, Economic Development Advisory Team (EDAT)	Ongoing

1 - ECONOMIC DEVELOPMENT			
Program Description	Implements Policy	Responsibility	Time Frame
<p>ED-2.B Website and Marketing Materials The City shall actively maintain and improve the City's Economic Development webpages and marketing materials to provide investors and businesses with information needed to encourage them to locate in Union City.</p>	ED-2.1, 2.2, 2.4, 2.8, 7.6	City Manager's Office, Economic and Community Development Department	Ongoing
<p>ED-2.C Commercial/Industrial Sector and Real Estate Indicators Program The City shall develop and maintain a commercial/industrial sector database by industry type, and match business prospects with real estate vacancies or key development opportunities.</p>	ED-2.8	City Manager's Office, Economic and Community Development Department, Administrative Services Department (Management Information Systems)	Ongoing
<p>ED-4.A High-Speed Internet Program The City shall strive to implement Wi-Fi and/or access to high speed internet within employment centers.</p>	ED-4.1	Economic and Community Development Department, Public Works Department	Ongoing (implementation underway in Station District)
<p>ED-5.A Warehouse Transformation Strategy The City shall develop strategies to support the conversion of warehouse uses to flex space for manufacturing and research and development, Class A office space, and generally a more diverse mix of commercial and industrial uses.</p>	ED-1.1, 2.7, 5.1, 5.2, 5.3	City Manager's Office, Economic and Community Development Department, Economic Development Advisory Team (EDAT)	FY 20/21
<p>ED-6.A Retail Performance Monitoring The City shall periodically evaluate the performance of the city's shopping centers. The City shall support property owners and brokers leasing efforts by matching business prospects with real estate vacancies or development opportunities. The City shall conduct outreach efforts with owners and brokers of underperforming retail centers to discuss options for rehabilitation, modernization, or intensification of the centers; possible changes in retail mix; or conversion to non-retail uses.</p>	ED-6.3, 6.4, 6.6, 6.7	City Manager's Office, Economic and Community Development Department	Monitor sales tax performance on a quarterly basis

1 - ECONOMIC DEVELOPMENT			
Program Description	Implements Policy	Responsibility	Time Frame
<p>ED-7.A Business Outreach Program The City shall continue to reach out to Union City businesses to learn about new industries and technologies, discuss specific needs of local businesses, identify business expansion opportunities, and determine if City policies and regulations are reflective of changing and emerging business needs.</p>	ED-7.1	City Manager's Office, Economic and Community Development Department	Ongoing
<p>ED-9.A Green Business Support The City shall encourage participation in the Alameda County Green Business Program by including program information in business license applications, hosting outreach events, and coordinating with the Chamber of Commerce. The City shall recognize green businesses in the community through actions such as listing green businesses on the City website, hosting recognition ceremonies for businesses that achieve certified green business status, and providing award certificates.</p>	ED-9.1, 9.2	Economic and Community Development Department	Ongoing

2 - HEALTH AND QUALITY OF LIFE			
Program Description	Implements Policy	Responsibility	Time Frame
<p>HQL-1.A Amend Zoning Ordinance for Healthy Foods. The City shall review and amend its Zoning Ordinance, as appropriate, to increase opportunities for healthy foods, including healthy food retail outlets, community gardens, farmers markets, backyard gardens. The City shall also consider adopting limitations on fast food outlets near schools.</p>	HQL-1.1, 1.2	Economic and Community Development Department	FY 21/22

2 - HEALTH AND QUALITY OF LIFE			
Program Description	Implements Policy	Responsibility	Time Frame
<p>HQL-2.A Parks and Recreation Master Plan The City shall periodically update the Parks and Recreation Master Plan to address a variety of issues related to the City's parks and recreational facilities, including but not limited to:</p> <ul style="list-style-type: none"> An inventory of potential sites for future parks or recreational opportunities, which includes a high-level feasibility assessment that takes into consideration a variety of factors including, but not limited to, configuration, location, access, current use, availability, and ownership. The assessment shall also provide feedback on the types of parks or recreational facilities most appropriate for the site. The inventory of potential sites shall include, but is not limited to, the Turk Island landfill site, lands owned by Masonic Homes located east of Mission Boulevard, a portion of the Gateway Site identified in the Land Use Element for new residential housing and a park, and open space lands west of Union City Boulevard. An assessment of existing parks and recreational facilities to determine what improvements or renovations are needed to address the diverse needs of existing and future users. This shall include developing guidelines that recognize the life span of various park components and a time line for replacement. 	HQL-2.1, 2.4, 2.7, 2.8, 2.13	Community and Recreation Services, Economic and Community Development Department, Public Works Department	FY 20/21, and periodically thereafter, dependent upon budget availability
<p>HQL-2.B Update Park Facilities Fee The City shall update the Park Facilities Fee to better reflect current costs and needs. Any future nexus study conducted to justify a revised park impact fee should also consider the feasibility of expanding it to apply to commercial and industrial development. Adoption of a nonresidential fee should be contingent upon a market study indicating the amount of the fee that would be feasible without affecting the City's economic development goals.</p>	HQL-2.3, 2.4	Finance Department, Community and Recreation Services, Economic and Community Development Department	FY 20/21

2 - HEALTH AND QUALITY OF LIFE			
Program Description	Implements Policy	Responsibility	Time Frame
<p>HQL-2.C Joint Use Agreements with NHUSD. The City shall work collaboratively to update joint use agreements with the New Haven Unified School District to maximize public access to school recreational facilities and grounds during non-school hours. The City shall emphasize agreements that: (a) provide access to facilities which are currently lacking in existing City parks; and (b) benefit areas that currently lack neighborhood or community parks.</p>	HQL-2.9	Community and Recreation Services, Economic and Community Development Department	Ongoing
<p>HQL-2.D Landscape and Lighting District Parcel Tax. Evaluate updating the Landscape and Lighting District parcel tax, and focus on park maintenance.</p>	HQL-2.12	Public Works Department	FY 22-23
<p>HQL-3.A Community and Recreation Services Activity Guide. The City shall prepare and distribute an Activity Guide of Community and Recreation Services.</p>	HQL-3.6	Community and Recreation Services, Economic and Community Development Department, City Manager's Office	Three times per year
<p>HQL-4.A Maintain List of Social and Community Services. The City shall periodically update the City's website to maintain a current list of local social and community services.</p>	HQL-4.1, 4.2, 4.3, 4.4, 4.5, 4.6	Community and Recreation Services, Economic and Community Development Department, City Manager's Office	Ongoing
<p>HQL-4.B Public Service Grants. 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.</p>	HQL-4.9	Economic and Community Development Department, City Council	FY 19/20, and biennial thereafter

2 - HEALTH AND QUALITY OF LIFE			
Program Description	Implements Policy	Responsibility	Time Frame
<p>HQL-4.C Public Service Needs Assessment and Funding Strategy. The City shall periodically update the Public Services Needs Assessment and Funding Strategy Report to establish funding priorities for the Public Service Grants Program.</p>	HQL-4.9	Economic and Community Development Department, City Council	FY 20/21, and every five years thereafter
<p>HQL-6.A Guide to Senior Services. The City shall prepare and distribute a Union City Resource Guide for Seniors.</p>	HQL-6.1, 6.2, 6.6	Community and Recreation Services	FY 20/21 and annually thereafter

3 - LAND USE			
Program Description	Implements Policy	Responsibility	Time Frame
<p>LU-1.A Update Infill Regulations in Municipal Code The City shall evaluate and update, as appropriate, the Municipal Code regulations and procedures for infill development to ensure compatibility with the City's infill development goals, as articulated in the General Plan.</p>	LU-1.1, 1.2, 1.3, 1.6	Economic and Community Development Department	FY 20/21

3 - LAND USE			
Program Description	Implements Policy	Responsibility	Time Frame
<p>LU-3.A Update Mixed Use Regulations in Municipal Code The City shall evaluate and update, as appropriate, the Municipal Code regulations and procedures to ensure compatibility with the City's mixed-use development goals, as contained in the General Plan.</p>	LU-3.1, 3.2, 3.3	Economic and Community Development Department	FY 21/22
<p>LU-5.A Update Residential Impact Fees The City shall review and update its residential impact fees to ensure that they adequately address the costs to the City of providing services now and in the future.</p>	LU-5.8	Economic and Community Development Department, Administrative Services Department	FY 20/21
<p>LU 6.A Maintenance Standards for Shopping Districts The City shall develop maintenance standards for its shopping districts to improve their appearance.</p>	LU-6.2	Economic and Community Development Department, Public Works Department	FY 21/22
<p>LU 6.B Update Zoning Ordinance to Encourage Intensification in Commercial Zones The City shall review the Zoning Ordinance to ensure that standards for commercial zones encourage higher-intensity, infill development, and experience-oriented uses within shopping districts.</p>	LU-6.1, 6.3, 6.4, 6.5, 6.7	Economic and Community Development Department	FY 20/21
<p>LU 7.A Reviewing Zoning Ordinance to Respond to Market Trends The City shall review and update the Zoning Ordinance periodically to facilitate the conversion of the City's business and industrial parks to more job-intensive uses. The City shall regularly review the Zoning Ordinance thereafter to respond to real estate market and development trends, as well as changes in technology, including a review of the lists of permitted and conditionally permitted uses in industrial areas to ensure that desired and potentially compatible uses are not excluded.</p>	LU-7.2, 7.3	Economic and Community Development Department, Planning Commission	FY 21/22; and ongoing thereafter

4 - COMMUNITY DESIGN			
Program Description	Implements Policy	Responsibility	Time Frame
<p>CD-1.A Amending Zoning Ordinance to Include Design Criteria for Shopping Centers The City shall amend the Zoning Ordinance to include design criteria and maintenance standards for new and substantially renovated shopping centers.</p>	CD-1.2, 1.3, 1.4	Economic and Community Development Department	FY 20/21
<p>CD-1.B Update Zoning Ordinance to Ensure Compatible Single-Family Infill Development The City shall review and update the Zoning Ordinance to incorporate appropriate regulations to ensure the scale, massing, and design of new homes and additions to existing homes in single-family residential neighborhoods is compatible with surrounding single-family development.</p>	CD-1.14	Economic and Community Development Department	FY 19/20
<p>CD-3.A Prepare Streetscape Master Plans for Major Corridors The City shall prepare streetscape master plans for the major arterial corridors that have not yet had plans prepared, such as Decoto Road, Union City Boulevard, and Whipple Road. Streetscape master plans that have already been prepared shall be updated as appropriate.</p>	CD-3.1	Public Works Department	As funding becomes available
<p>CD-3.B Masonry Wall Master Plan The City shall prepare a master plan to identify the replacement of wooden residential fences on major arterials with well-designed masonry walls, and develop a program to identify methods of funding the replacements.</p>	CD-3.6	Public Works Department, Economic and Community Development Department, City Manager's Office	As funding becomes available
<p>CD-4.A Gateway Sign Program The City shall create a consistent wayfinding sign program for gateway signs along major corridors to help distinguish Union City from Fremont and Hayward.</p>	CD-4.2	Public Works Department	FY 22/23

4 - COMMUNITY DESIGN			
Program Description	Implements Policy	Responsibility	Time Frame
<p>CD-6.A Public Art Master Plan The City shall work through the Arts & Culture Commission to prepare a citywide Public Art Master Plan that identifies opportunities for public art throughout Union City.</p>	CD-6.1	Economic and Community Development Department	FY 23/24
<p>CD-6.B Mural Program The City shall implement a mural program, in which the City contracts with local artists to paint murals on utility boxes, buildings, and structures throughout the city.</p>	CD-6.2	Economic and Community Development Department	Ongoing
<p>CD-6.C Public Art Inventory The City shall conduct and maintain an inventory of existing public art throughout the city and make the inventory available online.</p>	CD-6.4	Economic and Community Development Department	FY 21/22

5 - MOBILITY			
Program Description	Implements Policy	Responsibility	Time Frame
<p>M-1.A Complete Street Design Standards The City shall review and update its Standard Specifications and Design Criteria for streets to include complete streets standards as well as green street standards, with an overall goal of making the transportation system less auto-centric. Standards should accommodate multiple transportation modes within rights-of-way and achieve mutually supportive land use, transportation, and urban design objectives.</p>	M-1.1, 1.2, 1.3, 1.4	Public Works Department	FY 20/21

5 - MOBILITY			
Program Description	Implements Policy	Responsibility	Time Frame
<p>M-1.B Evaluate Performance of Transportation Network for All Users The City shall perform periodic evaluations of how well the streets and transportation network of the City are serving each category of users by collecting baseline data and collecting follow-up data on a regular basis.</p>	M-1.1, 1.4, 1.6	Public Works Department	FY 21/22, and at least every five years thereafter
<p>M-1.C Vision Zero Action Plan The City shall prepare and adopt a Vision Zero Action Plan that uses historic crash data to pinpoint the factors contributing to traffic deaths and serious injuries and identifies safety countermeasures to address those factors.</p>	M-1.10	Public Works Department	FY 22/23
<p>M-2.A Pedestrian and Bicycle Master Plan Update The City shall review and update the Pedestrian and Bicycle Master Plan every 5-10 years. The Plan shall identify a cohesive bikeway and pedestrian network and maintain a list of priority bicycle and pedestrian improvement projects. The Plan update shall include an analysis to determine existing challenges, opportunities, and priority investments.</p>	M-2.1, 2.3	Public Works Department, Economic and Community Development Department	FY 19/20, and every 5-10 years thereafter
<p>M-2.B ADA Transition Plan-related Improvements The City shall examine sidewalk conditions and pedestrian crossings and prioritize locations for implementing and maintaining pedestrian-friendly improvements, including replacement of damaged or uplifted sidewalks that present tripping hazard to pedestrians, crosswalk striping, pedestrian actuation, pedestrian countdown signals, signal re timing, audible pedestrian signals, and ADA improvements (e.g., curb ramps, sidewalk gaps, and sidewalk obstructions).</p>	M-2.9	Public Works Department	FY 22/23, and every 5 years thereafter

5 - MOBILITY			
Program Description	Implements Policy	Responsibility	Time Frame
<p>M-2.C Outreach Materials on Biking and Walking The City shall develop outreach materials, such as route maps for new bicycle and pedestrian facilities to encourage their use, as well as bicycle and pedestrian safety information for bicyclists, pedestrian, and drivers. The City shall develop these materials in multiple languages, and distribute via the City’s website, printed materials, and through other media.</p>	M-2.14	Public Works Department	Ongoing
<p>M-3.A Short-Range Transit Plan The City shall continue to prepare and implement the Union City Transit Short-Range Transit Plan to plan for transit system and route adjustments, capital improvements, equipment (i.e., buses), administrative and operational changes, maintenance and other recommendations presented in the Short-Range Transit Plan to the extent feasible to provide better and more efficient transit service.</p>	M-3.15	Union City Transit	FY 19/20, and update as required by MTC
<p>M-3.B Bus Service to Connect Employment Centers to Intermodal Station Union City Transit shall review the need for route modifications, based on demand, to connect employment centers with the Intermodal Station.</p>	M-3.3, 3.4, 3.16	Public Works Department, Union City Transit, Economic and Community Development Department	Ongoing
<p>M-3.C Convert Bus Fleet The City shall convert the bus fleet to a zero-emission fleet as vehicle replacement funds become available through MTC and the Federal Transit Administration (FTA).</p>	M-3.21	Public Works Department, Union City Transit	FY 20/21, FY 22/23, FY 24/25, and ongoing

5 - MOBILITY			
Program Description	Implements Policy	Responsibility	Time Frame
<p>M-4.A Identify Transportation Projects in the CIP Update The City shall identify infrastructure projects every two years as part of the Capital Investment Plan (CIP) to provide for the roadway facility improvements necessary to implement the Circulation Diagram and roadway improvements called for in the General Plan.</p>	M-4.2, 4.7, 4.13, 4.14, 4.15, 4.16, 4.17	Public Works Department	FY 19/20 and every two years thereafter
<p>M-4.B Establish VMT Threshold The City shall adopt a vehicle miles travelled threshold to be used for CEQA analysis in place of level of service standards.</p>	M-4.4	Economic and Community Development Department, Public Works Department	FY 19/20
<p>M-4.C Establish Impact Fee to Include Other Modes The City shall conduct an AB1600 nexus study to establish a transportation impact fee to ensure fair share contributions to transportation improvements that may include, but are not limited to streets, public transit, bicycles and pedestrian improvements.</p>	M-4.6	Public Works Department	FY 21/22
<p>M-4.D Pavement Management Program The City shall review and update the Pavement Management Program every two years to ensure the ability to apply for grant funding through the Metropolitan Transportation Commission (MTC) to rehabilitate and provide the necessary ongoing maintenance of the roadway network.</p>	M-4.9	Public Works Department	FY 19/20, and every two years thereafter
<p>M-5.A Greater Station District Transportation Demand Management Strategies The City shall incorporate transportation demand management (TDM) strategies into the Decoto Industrial Park Study Area (DIPSA) Specific Plan Update to discourage the use of single-occupancy vehicles over time and encourage the use of public transit, bicycling and walking within the Greater Station District.</p>	M-5.1	Economic and Community Development Department	FY 20/21

5 - MOBILITY			
Program Description	Implements Policy	Responsibility	Time Frame
<p>M-6.A Revise Parking Regulations The City shall review and revise, as appropriate, the parking requirements in the City Zoning Ordinance to identify opportunities for parking reductions, shared parking, unbundling, and other strategies that would reduce the land area dedicated to parking in the city while still meeting the community's parking needs.</p>	M-6.1, 6.2, 6.4, 6.5	Public Works Department and Economic and Community Development	FY 20/21
<p>M-6.B Greater Station District Paid Parking Program The City shall continue to implement and enforce a paid parking program in the Greater Station District, monitor the parking, and make changes as necessary. The City shall designate preferential parking spaces for car share vehicles at the Intermodal Station.</p>	M-6.7	Public Works Department	Ongoing
<p>M-6.C Address Parking Issues in Business Parks The City shall study and recommend solutions for parking problems caused by warehouse conversion to more employment-intensive uses. Allowance for off-site parking, shared parking, and innovative transportation solutions shall be considered.</p>	M-6.11	Economic and Community Development Department, Economic Development Coordinator	Ongoing
<p>M-7.A Maintain Truck Routes The City shall maintain designated truck routes that will minimize noise and other impacts on the community. The City shall periodically evaluate the established truck routes in response to changes in traffic patterns, traffic volumes, new land uses, level of usage, and adequacy of routes to serve local truck needs.</p>	M-7.1, 7.2	Public Works Department	FY 22/23, and ongoing

6 - SAFETY			
Program Description	Implements Policy	Responsibility	Time Frame
<p>S-1.A Maintain Codes and Regulations to Ensure Safety The City shall periodically review and revise building codes and regulations to incorporate the latest information and technology related to natural hazards, such as earthquakes and flooding.</p>	S-1.1, 1.2	Economic and Community Development Department	November 2019 adoption for January 2020 implementation, minimum every three years thereafter
<p>S-2.A Comprehensive Emergency Management Plan The City shall work with the Alameda County Fire Department to regularly review and update the Comprehensive Emergency Management Plan.</p>	S-2.2	City Manager's Office, as assigned	FY 19/20; every five years thereafter
<p>S-2.B Local Hazard Mitigation Plan The City shall prepare and update every five years a FEMA- and State-approved Local Hazard Mitigation Plan.</p>	S-2.3	City Manager's Office, as assigned	FY 22/23, and every 5 years thereafter
<p>S-2.C Expand Multicultural Participation in CERT Program The City shall provide multicultural training presentations and handouts in multiple languages to expand participation in the Community Emergency Response Team (CERT) programs.</p>	S-2.10	City Manager's Office, as assigned	FY 20/21
<p>S-2.D Feasibility Study for Emergency Operations Center The City shall seek funding to prepare a feasibility study for modernization and/or relocation of the existing Emergency Operations Center to Fire Station 3 or other appropriate site.</p>	S-2.4	City Manager's Office, as assigned	FY 20/21
<p>S-2.E Adopt an Ordinance to Address Post-Disaster Recovery The City shall prepare and adopt an ordinance to address post-disaster conditions regarding land use, sheltering, and rebuilding.</p>	S-2.14	City Manager's Office, Economic and Community Development Department	FY 20/21

6 - SAFETY			
Program Description	Implements Policy	Responsibility	Time Frame
<p>S-2.F Establish Redundant Data The City shall establish redundant, offsite copies of crucial information and all City data to be able to maintain basic network functions during a disaster.</p>	S-2.13	Administrative Services Department	Ongoing
<p>S-2.G Emergency Shelter Guidelines The City shall prepare guidelines for establishment of emergency shelters including the accommodation of seniors, the disabled, and pets.</p>	S-2.11, S-2.12	City Manager's Office, Economic and Community Development Department	FY 20/21
<p>S-3.A Maintain Records of Geologic and Soils Reports The City shall file and maintain geologic and soils reports and information by parcel number or street address, in accordance with the City's approved Records and Information Management Program Policy.</p>	S-3.1, 3.2	Public Works Department; Building Department	Ongoing
<p>S-3.B Work with ACWD to Install Resilient Water Infrastructure The City shall support efforts by the Alameda County Water District (ACWD) to design and install seismically-resilient backbone water pipelines in Union City and ensure the availability of potable water supply during an emergency.</p>	S-3.3	Public Works Department	Ongoing

6 - SAFETY			
Program Description	Implements Policy	Responsibility	Time Frame
<p>S-7.A Ensure Compliance with Hazardous Materials Regulations The City shall routinely review the following for compliance with Federal, State, and local laws, regulations, and ordinances:</p> <ul style="list-style-type: none"> • Hazardous Materials Release Response Plans and Inventories, • Underground Storage Tanks, • Above Ground Petroleum Storage Tanks, • Hazardous Waste Generators • Onsite Treatment of Hazardous Waste, • California Accidental Release Prevention Program, and • California Fire Code Hazardous Materials Requirements <p>Facilities shall be inspected in accordance with the required minimum frequency as defined in State law, with a goal of conducting more-frequent inspections at higher hazard facilities.</p>	S-7.1, 7.2	Environmental Programs Division; Economic and Community Development Department; Public Works Department	Ongoing
<p>S-7.B Hazardous Materials Area Plan The City shall conduct a complete review of its Hazardous Materials Area Plan every three years and submit certification to the California Office of Emergency Services (Cal OES) in a manner consistent with State law.</p>	S-7.1	Environmental Programs Division, with review by: City Manager's Office; Economic and Community Development Department; Police Department; Fire Department; Public Works Department; Finance Department	FY 20/21
<p>S-8.A Review Community Noise Ordinance The City shall review and update the Community Noise Ordinance, as necessary.</p>	S-8.13	Environmental Programs Division; Economic and Community Development Department; Public Works Department	FY 21/22

7 - PUBLIC FACILITIES AND SERVICES			
Program Description	Implements Policy	Responsibility	Time Frame
<p>PF-1.A Capital Improvement Program The City shall continue to update its Capital Improvement Program every five years to address the city's existing and projected public facility needs.</p>	PF-1.6, 1.14	Finance Department, All City departments, City Council	FY 22/23 and every five years thereafter
<p>PF-1.B Fee Schedules Update The City shall annually review and update its development fees to ensure adequate funding to deliver and maintain the service levels set out in this General Plan.</p>	PF-1.8, 1.9	Finance Department, All City departments, City Council	Annually
<p>PF-2.A Customer Service Improvements The City shall routinely assess how to improve customer service, including identification of strategies for enhancing customer service at City Hall and other City facilities. Strategies may include access to additional City services online and providing a "one-stop shop" or "concierge" service at City Hall.</p>	PF-2.1, 2.2	City Manager's Office	Ongoing
<p>PF-2.B Comprehensive Operational Audit The City shall complete a comprehensive operational audit on city policies, procedures, service provision and productivity.</p>	PF-2.4, 2.5	City Manager's Office	2020, every 5 years thereafter
<p>PF-2.C Develop Renewable Energy Sources at Municipal Facilities The City shall continually seek out opportunities and grant funding for the development of renewable energy sources, such as the installation of photovoltaic systems, at municipal facilities.</p>	PF-2.14, 2.15	Public Works Department	Ongoing
<p>PF-3.A Update City Website to Promote Bay-Friendly Landscaping The City shall update the City website to provide information regarding bay-friendly landscaping, including examples of bay-friendly gardens.</p>	PF-3.8	Economic and Community Development Department	FY 20/21

7 - PUBLIC FACILITIES AND SERVICES			
Program Description	Implements Policy	Responsibility	Time Frame
<p>PF-6.A Public Education Program on Waste Reduction, Recycling, Composting, and Green Purchasing The City shall establish a public education campaign to encourage residents, schools, institutions and businesses to reduce, reuse, recycle, and compost appropriately, and purchase recycled and non-toxic products.</p>	PF-6.5	City Manager's Office – Recycling and Solid Waste Division	Ongoing
<p>PF-8.A Expand High-Speed Internet The City shall pursue opportunities to expand high speed internet in Union City, including implementing the installation of dark fiber in the Station District, studying the feasibility of expanding dark fiber citywide, and pursuing the ability to connect to BART's lit fiber network.</p>	PF-8.1, 8.3	City Manager's Office, Economic and Community Development Department	Ongoing
<p>PF-8.B Standards for Broadband Infrastructure The City shall develop and adopt standards for broadband infrastructure installation, including the development of:</p> <ul style="list-style-type: none"> • A dig once, open trench and shadow conduit standard; • A preferred business model for management and use of city-owned telecommunication assets, which may include a master lease agreement; • Standards for new construction or major remodels; • Standard specifications for conduit and broadband facilities, permitting procedures and master plans. 	PF-8.6	City Manager's Office, Public Works Department, Economic and Community Development Department	2020
<p>PF-8.C Standards for Small Cell Sites The City shall establish design standards and a legal framework for accommodating small cell technology in the public rights-of-way.</p>	PF-8.8	City Manager's Office, Public Works Department	2020

7 - PUBLIC FACILITIES AND SERVICES			
Program Description	Implements Policy	Responsibility	Time Frame
<p>PF-8.D Broadband Asset Management The City shall develop a detailed geodatabase of City-owned traffic signal and street light conduits and existing fiber optic networks and information regarding ownership.</p>	PF-8.5	City Manager's Office, Public Works Department	2020
<p>PF-8.E Explore Creation of Internet Connectivity Fee The City shall explore the creation of an internet connectivity fee to help fund the expansion of broadband access throughout the city.</p>	PF-8.3	City Manager's Office, Finance Department	2021
<p>PF-8.F Cybersecurity Plan The City shall develop a cybersecurity plan to protect City infrastructure and government data against cyberattacks.</p>	PF-8.10	City Manager's Office, as assigned	FY 20/21
<p>PF-9.A Police Department Strategic Plan The City shall maintain and implement a comprehensive Police Department Strategic Plan, based on incremental time periods of three to five years, unless designated otherwise, and shall update the plan periodically as plan items are accomplished or achieved.</p>	PF-9.1-9.8	Police Department	2021, and updated every three to five years, as appropriate
<p>PF-9.B CALEA Certification The City Police Department shall seek, earn, and maintain national accreditation by the Commission on Accreditation of Law Enforcement Agencies (CALEA). Being an accredited agency ensures formalization of essential management procedures, fair and nondiscriminatory personnel practices, enhanced crime prevention, increased efficiency of police service delivery to the community, solidified interagency cooperation and coordination, and increased community and staff confidence in the agency.</p>	PF-9.1-9.8	Police Department	2019, and ongoing

7 - PUBLIC FACILITIES AND SERVICES			
Program Description	Implements Policy	Responsibility	Time Frame
<p>PF-9.C Periodic Staffing Studies The City Police Department shall conduct periodic staffing studies to determine staffing needs to meet best-practice obligations. These studies, beyond baseline personnel-per-one-thousand staffing ratio formula, shall focus on actual workload demands and community priorities to determine staffing needs to meet those obligations.</p>	PF-9.1	Police Department	2019, and ongoing
<p>PF-9.D Assess Police Department Facilities and Equipment Needs Biannually with the preparation of the City budget, the City shall assess local police facilities and equipment needs and develop strategies that strive to maintain the service standards established in Policy PF-9.1.</p>	PF-9.2	Police Department, City Council	2020, and ongoing
<p>PF-12.A Evaluate Feasibility of Building a New Library The City shall evaluate the feasibility of funding the construction of a new, state-of-the-art library to implement the Alameda County Library Facilities Master Plan.</p>	PF-12.1	City Manager's Office and Public Works Department	2022
<p>PF-12.B Fund Extended Library Hours The City shall fund extended hours of operation at the library, subject to budgetary constraints.</p>	PF-12.2	City Manager's Office	2020, and every two-year budget cycle thereafter

8 - RESOURCE CONSERVATION			
Program Description	Implements Policy	Responsibility	Time Frame
<p>RC-3.A Green Infrastructure Plan The City shall prepare, adopt, and implement a Green Infrastructure Plan in compliance with NPDES Stormwater Municipal Regional Permit (MRP 2.0) requirements.</p>	RC-3.4, 3.5	Public Works Department	2019
<p>RC-4.A Maintain Inventory of Historical Resources The City shall maintain an inventory of historical resources.</p>	RC-4.2, 4.4	Economic and Community Development Department	Ongoing
<p>RC-4.B Cultural Resources Study Requirement 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>	RC-4.6, 4.7, 4.8	Economic and Community Development Department	Ongoing

8 - RESOURCE CONSERVATION			
Program Description	Implements Policy	Responsibility	Time Frame
<p>RC-6.A High-Efficiency or Alternately-Powered Water Heater Replacement Program The City shall provide educational material and information on the City website and through the Building Division on high-efficiency and alternately-powered water heater replacement options available to current homeowners considering water heater replacement. The City shall streamline the permitting process for high-efficiency and alternately-powered water heat replacement, and develop appropriate financial incentives by working with energy utilities or other partners. Replacement water heaters could include high-efficiency natural gas (i.e., tankless) or other alternately-powered water heating systems that reduce or eliminate natural gas usage such as solar water heating systems, tankless or storage electric water heaters, and electric heat pump systems.</p>	RC-6.9	Economic and Community Development Department	FY 22/23
<p>RC-7.A Update the Climate Action Plan The City shall periodically update the Climate Action Plan to address municipal operations, maintain compliance with GHG reduction targets set forth by the California Air Resources Board, and assess and modify existing CAP implementation programs.</p>	RC-7.1, 7.2	Economic and Community Development Department	2020 and every five years thereafter

9 – SPECIAL AREAS			
Program Description	Implements Policy	Responsibility	Time Frame
<p>SA-1.A Expand Priority Development Area The City shall work with the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) to expand the Intermodal Station District Priority Development Area (PDA) boundary to encompass the entire Greater Station District.</p>	SA-1.1, 1.3	Economic and Community Development Department	FY 20/21
<p>SA-1.B Funding for Greater Station District Public Improvements The City shall identify and aggressively seek grant funding and other external sources of public funding to finance infrastructure and circulation improvements within the Greater Station District, including:</p> <ul style="list-style-type: none"> • Construction of an east entrance to the BART station, including a pedestrian crossing of the Oakland Subdivision railroad tracks; • Construction of a pedestrian crossing of the Niles Subdivision railroad tracks to link the Core Station District with Station East; • Improved lighting, sidewalks and pedestrian amenities throughout the Greater Station District, especially along Decoto Road and 7th Street, and within any new developments; • Construction of new streets within the Station East area; • Replace public parking within the Greater Station District that may be removed as a result of redevelopment; • Construction of Quarry Lakes Parkway; and • Construction of a passenger rail station at Union City BART. 	SA-1.3, 1.7, 1.9	City Manager’s Office, Economic and Community Development Department, Administrative Services Division, and Public Works Department	Ongoing

9 – SPECIAL AREAS			
Program Description	Implements Policy	Responsibility	Time Frame
<p>SA-1.C Update DIPSA Specific Plan The City shall review and update the Decoto Industrial Park Study Area (DIPSA) Specific Plan for consistency with the General Plan. The update shall be completed prior to the approval of any new residential development in Station East.</p>	SA-1.1, 1.14	City Council, City Manager's Office, Economic and Community Development Department	FY 19/20
<p>SA-1.D Evaluate Impact Fees in the Greater Station District The City shall re-evaluate impact fees that could be a source of funding for capital improvements in the Greater Station District and assess the need for new fees to address the infrastructure and service impacts of high-density development in the Greater Station District. Alternative sources of funds should be considered, such as infrastructure bonds, if appropriate.</p>	SA-1.7	City Council, City Manager's Office, Finance Department, Economic and Community Development Department, Public Works Department	Ongoing
<p>SA-1.E Greater Station District Streetscape Master Plan The City shall develop a streetscape master plan for the Greater Station District that outlines a unified design theme consisting of landscaping, sidewalks, pedestrian street crossings, and lighting.</p>		Economic and Community Development Department, Public Works Department	FY 19/20 through 20/21
<p>SA-2.A Issue RFPs for Station District Development When appropriate, the City shall issue developer requests for proposals to implement General Plan objectives for the Core Station District.</p>	SA-2.9	City Manager's Office	As needed
<p>SA-3.A Evaluate Development of Restoration Site The City shall evaluate the development potential of and constraints on the Restoration Site and identify steps for redevelopment and reuse of the property.</p>	SA-3.1	City Council, City Manager's Office, Economic and Community Development Department, Public Works Department	FY 22/23

9 – SPECIAL AREAS			
Program Description	Implements Policy	Responsibility	Time Frame
<p>SA-3.B Issue RFPs for Station District Development When appropriate, the City shall issue developer requests for proposals to implement General Plan objectives for the Restoration Site.</p>	SA-3.1, 3.2, 3.3	City Manager's Office	As needed
<p>SA-4.A Capital Improvements in the Station East Area The City shall strive to provide capital improvements in the Station East area identified in the DIPSA Specific Plan, General Plan, and other planning documents.</p>	SA-4.21, 4.22	City Council, Economic and Community Development Department, Public Works Department	Ongoing
<p>SA-7.A Union City Boulevard Area Plan The City shall prepare and adopt an Area Plan for the transformation of the Union City Boulevard District. The plan shall include:</p> <ul style="list-style-type: none"> • A land use and design plan to show how the mix of uses within the district will be physically and functionally integrated, including consideration for the location of residential/commercial mixed-use within the area; • A detailed circulation plan that addresses the grade separation of the railroad tracks, internal circulation, and pedestrian and bicycle improvements; • A unified landscape and streetscape plan; and • An infrastructure improvement and financing plan. <p>The City shall develop a program to recoup the cost of preparing the plan.</p>	SA-7.3	Public Works Department, Economic and Community Development Department	FY 21/22

9 – SPECIAL AREAS			
Program Description	Implements Policy	Responsibility	Time Frame
<p>SA-8.A Cooperate to Address Flood Control The City shall cooperate with the Alameda County Flood Control and Water Conservation District on any infrastructure improvements to remove the Horner/Veasby Area from the flood plain.</p>	SA-8.1	Public Works Department, Economic and Community Development Department	Ongoing
<p>SA-8.B Ensure Compliance with Amortization The City shall ensure compliance with the terms of the amortization to cease operation for the following properties that have non-conforming uses in conformance with the dates listed below:</p> <ul style="list-style-type: none"> • APN 482-0020-007 (Williams) - September 3, 2023 • APN 482-0027-007-19 (Goncalves) - September 3, 2023 • APN 482-0022-001-02, 482-0022-007, and 482-0022-009-01 (Bertelson) - September 3, 2023 • APNs 482-0020-008-02 and 482-0020-002-03 (Kirby) - January 28, 2024 	SA-8.4	City Manager’s Office and Economic and Community Development Department	2023 and 2024
<p>SA-10.A Evaluate Lighting Levels in the Decoto Neighborhood The City shall conduct an evaluation of existing lighting levels in the Decoto Neighborhood and shall identify opportunities for enhanced lighting.</p>	SA-10.6	Public Works Department	FY 20/21

9 – SPECIAL AREAS			
Program Description	Implements Policy	Responsibility	Time Frame
<p>SA-11.A Update Old Alvarado Design Guidelines The City shall review and update the Old Alvarado Design Guidelines to reflect the development that has occurred since the Guidelines were developed and to provide guidance for areas outside of the Smith Street commercial core including UCB between the Mark Green Sports Center and Bettencourt Way, the Horner Street corridor, and the residential neighborhoods located to the west of Union City Boulevard generally between Marsten Avenue and Cambridge Way, including the Diamond Mines site, and to the east of Union City Boulevard north of Smith Street between Vallejo Street and Watkins Street.</p>	SA-11.1, 11.2, 11.3, 11.5	Economic and Community Development Department	FY 21/22
<p>SA-11.B Signage and Branding Program for Historic Alvarado District City shall work with property owners and businesses in the Historic Alvarado District on developing and implementing a signage and branding program for the area.</p>	SA-11.7	Economic and Community Development Department	Ongoing
<p>SA-11.C Review Permitted Uses in the Zoning Ordinance The City shall review the Zoning Ordinance to determine if new types of commercial uses should be permitted to strengthen the Smith Street Commercial Core (e.g., wine bars, entertainment uses).</p>	SA-11.8, 11.9	Economic and Community Development Department	FY 19/20

9 – SPECIAL AREAS			
Program Description	Implements Policy	Responsibility	Time Frame
<p>SA-12.A Union Landing Retail Analysis The City shall prepare a retail analysis to evaluate the changing retail environment and develop strategies to address how Union Landing can adapt. The analysis should consider, among other topics:</p> <ul style="list-style-type: none"> • Union Landing’s position in the Interstate 880 corridor; • The changing retail environment for big-box-anchored tenants in centers such as Union Landing; • Maintaining Union Landing as a sales tax generator and a regional destination; • Adjusting the permitted and conditionally permitted uses and development standards to be competitive in the changing retail marketplace; and • Strategies to target a supportive mix of tenants when working with 16 different property owners. 	<p>SA-12.1, 12.3, 12.7, 12.8, 12.9, 12.10</p>	<p>Economic and Community Development Department</p>	<p>FY 19/20</p>
<p>SA-12.B Update CUL Zoning Provisions The City shall review and consider updating the standards, allowed uses, and sub-area designations in the Union Landing Commercial (CUL) Zoning District to reflect current conditions and changing markets.</p>	<p>SA-12.1, 12.4, 12.8, 12.9</p>	<p>Economic and Community Development Department</p>	<p>FY 20/21</p>
<p>SA-12.C Guide for Intensification of Union Landing The City shall work with property owners and tenants to prepare a plan to guide intensification efforts at Union Landing, including a plan for additional development, parking, urban design, plazas and gathering spaces, and pedestrian and automobile circulation improvements to ensure that Union Landing changes over time in order to remain competitive.</p>	<p>SA-12.1, 12.11, 12.13, 12.14</p>	<p>Community Development Department, Public Works Department</p>	<p>FY 24/25</p>

9 – SPECIAL AREAS			
Program Description	Implements Policy	Responsibility	Time Frame
<p>SA-12.D Union Landing Sign, Wayfinding, and Branding Program The City shall prepare a comprehensive sign, wayfinding, and branding program for Union Landing.</p>	SA-12.16, 12.18	City Manager’s Office, Economic and Community Development Department, Public Works Department	FY 19/20
<p>SA-13.A Rezone Calaveras Landing The City shall rezone Calaveras Landing consistent with the Regional Retail Commercial land use designation.</p>	SA-13.1, 13.4	Economic and Community Development Department	FY 20/21
<p>SA-13.B Calaveras Landing Sign, Wayfinding, and Branding Program The City shall prepare a comprehensive sign, wayfinding, and branding program for Calaveras Landing.</p>	SA-13.3, 13.3	City Manager’s Office, Economic and Community Development Department, Public Works Department	FY 20/21
<p>SA-13.C Calaveras Landing Retail Analysis Building off the study conducted for Union Landing (see Program SA-12.A), the City shall prepare a retail analysis to evaluate the changing retail environment and develop strategies to address how Calaveras Landing can adapt. The analysis should consider, among other topics:</p> <ul style="list-style-type: none"> • Calaveras Landing’s position in the Interstate 880 corridor; • The changing retail environment for big-box-anchored tenants; • Enhancing Calaveras Landing as a sales tax generator and a regional destination; and • Adjusting the permitted and conditionally permitted uses and development standards to be competitive in the changing retail marketplace. 	SA-13.1	Economic and Community Development Department	FY 21/22

9 – SPECIAL AREAS			
Program Description	Implements Policy	Responsibility	Time Frame
<p>SA-14.A Seek Grant Funding for Access Improvements at the Four Corners The City shall continue to seek grant funding to address issues such as transit access, traffic circulation, and pedestrian access between the Four Corners shopping centers.</p>	SA-14.1, 14.2	Economic and Community Development Department, Public Works Department	Ongoing
<p>SA-14.B Four Corners Signage and Branding Program The City shall develop a signage and branding program for the Four Corners shopping area.</p>	SA-14.1	Economic and Community Development Department	FY 22/23

