

NOTICE OF AVAILABILITY
of a Draft Environmental Impact Report for the
Union City Station District Specific Plan
State Clearinghouse #2021010303

Date: May 17, 2022

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Federal Agencies
Interested Parties

Lead Agency City of Union City

Project Location: This Union City Station District Specific Plan Area is a 471-acre area surrounding the Union City Intermodal Station, which includes the Union City BART station.

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As the Lead Agency overseeing this project's review, Union City has initiated the preparation of an Environmental Impact Report (EIR) to determine the nature and extent of the project's potential impact on the surrounding environment. Pursuant to Sections 15086 and 15087, Title 14, California Code of Regulations, this Notice is given to advise interested parties that the city has completed a Draft Environmental Impact Report (DEIR) for the proposed project described below and that the DEIR is available for public review. The project description and potential environmental effects appear below.

Project Description

The Station District Specific Plan (SDSP) is intended to guide future development of an approximately 471-acre Planning Area around the Union City Intermodal/BART Station.

Union City has had BART service since the system's inception in 1976. In 1994, the City adopted the Decoto Industrial Park Study Area (DIPSA) Specific Plan for a 440-acre area centered around the BART station and extending northeast to encompass the Decoto Industrial Park; this plan has been amended several times since. The SDSP will replace the DIPSA Specific Plan.

The Union City 2040 General Plan, adopted in December 2019, calls for the Station District to continue evolving into a higher intensity, walkable, transit-oriented district. Consistent with the General Plan, the SDSP envisions the area to contain a mix of residential, employment, retail, and

civic uses, complemented by engaging and attractive public space. These uses will be distributed, mixed, and focused in different subareas throughout the Station District, as identified in the General Plan. The SDSP will also aim to enhance multimodal connectivity, in which getting around by walking, biking, and transit is convenient and enjoyable.

The project team has developed a set of planning considerations for each subarea of the Specific Plan. The subareas are consistent with those identified in the General Plan, with a small number of refinements to subarea boundaries. These subareas are: The Core, Station East, Marketplace, Gateway, and Civic Center. For more information visit the project website. <https://www.unioncity.org/422/StationDistrictSP>

Potential Environmental Effects Evaluated in the DEIR

The EIR has been prepared because of the potential for unavoidable, significant adverse effects resulting from project implementation. The EIR prepared for the SDSP identifies and discusses potential impacts, mitigation measures, residual impacts, and monitoring requirements. All environmental impacts included in the CEQA Guidelines Appendix G checklist are included and analyzed in the DEIR. For the majority of issue areas analyzed in the DEIR, impacts were determined to be either less than significant or reduced to a less than significant level with incorporation of mitigation measures. However, significant and unavoidable effects on the environment are anticipated in the following areas:

- Aesthetics
- Cultural Resources
- Air Quality
- Greenhouse Gas Emissions
- Transportation/Traffic

Review Period

The DEIR will be available for public comment for a 45-day review period as specified by the State CEQA Guidelines (Section 15105). The purpose of this comment period is to consider the content of the DEIR and the potential environmental impacts that may result from project implementation, not the positive or negative attributes of the project itself. Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures, and alternatives presented in the DEIR will be considered by the City during preparation of the Final EIR (FEIR). The FEIR will include copies of comments and the City's responses to comments pertaining to the environmental analysis provided in the DEIR. In addition, the Draft SDSP will be available for public review for 45 days concurrent with the DEIR per Government Code Section 65352.

The public comment period will begin on May 17, 2022 and end on July 1, 2022 (a 45-day public review period). **Comments may be submitted, in writing, or by e-mail by 5:00 p.m. on July 1, 2022** addressed and mailed or emailed (please include the name of the contact person and contact information for your agency) to:

Derek Farmer
Planning Manager
34009 Alvarado-Niles Road
Union City, California 94587
Email: derekf@unioncity.org

Public Meeting

A study session regarding the DEIR and Draft SDSP will take place on **Thursday, June 2, 2022**. The findings of the DEIR will be presented by City staff and the consultant team and public comments will be received. The meeting will begin at 7:00 p.m. at the City Council Chambers, 34009 Alvarado Niles Road, Union City, California 94587. To access the meeting remotely, please see Teleconference Guidelines for the City of Union City Planning Commission Meeting at:

<https://www.unioncity.org/199/City-Meetings-Video>

Document Availability

The DEIR and the Draft SDSP may be accessed on the City's SDSP Resource webpage at: <https://www.unioncity.org/423/Resources> or hard copies can be reviewed at the following locations in Union City during open business hours

Union City City Hall

34009 Alvarado-Niles Road
Union City, California 94587

Union City Library

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