

Notice of Preparation  
Of a Draft Environmental Impact Report for the  
Union City Station District Specific Plan

**DATE:** January 26, 2021

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

**PROJECT TITLE:** Union City Station District Specific Plan

**NOP COMMENT PERIOD:** Tuesday January 26, 2021 – Thursday February 24, 2021

**SCOPING MEETING:** Wednesday February 3, 2021 at 6:00 PM PST  
Zoom Registration Link:  
[https://us02web.zoom.us/webinar/register/WN\\_JnTiKvPqQDur7Ny3nZOuIQ](https://us02web.zoom.us/webinar/register/WN_JnTiKvPqQDur7Ny3nZOuIQ)

**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. See Figure 1, attached.

**LEAD AGENCY CONTACT:** Carmela Campbell, AICP  
Economic and Community Development Director  
City of Union City  
34009 Alvarado-Niles Road  
Union City, CA 94587  
[carmelac@unioncity.org](mailto:carmelac@unioncity.org)  
(510) 675-5316

As Lead Agency under the California Environmental Quality Act (CEQA), the City of Union City has determined that the project may have a significant effect on the environment and that an Environmental Impact Report (EIR) will be prepared to evaluate these potential effects.

This Notice of Preparation (NOP) solicits guidance from responsible, trustee, and federal agencies about the scope and content of environmental information to be included in the EIR related to the agencies' statutory responsibilities. The agencies will use the City's EIR when considering their permits or other approvals related to the project. The NOP also provides an opportunity for other interested parties to provide the City comments on environmental issues they see as being germane to the EIR.

**Project Description**

The Station District Specific Plan (SDSP) is intended to guide future development of an approximately 470-acre Planning Area around the Union City BART Station. Public, institutional and civic uses (41.1%) are the most prominent existing land uses in the Planning Area, followed by industrial uses (13.8%), residential uses (9.9%), and vacant land (9.6%). Union City Station District Priority Development Area Profile, April 2020, outlines in depth existing conditions in the Planning Area, and is accessible at <https://www.unioncity.org/DocumentCenter/View/3702/PDA-Profile>

Union City has had BART service since the system's inception in 1976. In 1994, the City adopted the Decoto Industrial Park Study Area 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 Station District Specific Plan will replace the DIPSA Specific Plan.

The Union City 2040 General Plan adopted in December 2019 calls for Station District to continue evolving into a higher intensity, walkable, transit-oriented district. Consistent with the General Plan, the SDSP—currently in preparation—envision 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. Subarea boundaries are shown in Figure 2. 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>

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

The EIR for the Union City Station District Specific Plan will be a Program EIR and describe existing environmental resources and current conditions at the project site and surrounding area, evaluate the environmental impacts of implementing the project, and identify feasible mitigation measures that may lessen or avoid adverse environmental impacts. The analysis will focus on the reasonably foreseeable direct and indirect physical environmental effects that could result from implementation of the project.

The following CEQA environmental issue areas will be addressed in the EIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration

- Population and Housing
- Public Services, Recreation
- Tribal Cultural Resources
- Utilities and Service Systems
- Transportation and Traffic

There is reasonable potential that the project would result in less-than-significant environmental effects related to Aesthetics and Agriculture and Forestry Resources; thus, it is anticipated that these topics will be discussed in the Less than Significant Impacts' chapter in the EIR. There are no known Mineral Resources or Wildfire hazards in the Planning Area; thus, these topics will be excluded from the EIR.

**NOP Comment Period:** In accordance with the time limits identified in State law, please respond to this NOP with your comments on the scope and content of the EIR at the earliest possible date, but not later than 5:00 p.m. on February 3, 2020. Please include the name of the contact person for your agency or organization (if applicable) and submit written comments to:

Carmela Campbell, AICP  
 Economic and Community Development Director  
 City of Union City  
 34009 Alvarado-Niles Road  
 Union City, CA 94587  
[carmelac@unioncity.org](mailto:carmelac@unioncity.org)

**Scoping Meeting:** To facilitate responses to the NOP, a public scoping meeting has been scheduled and will be held on Wednesday, February 3, 2021 starting at 6:00 PM, via Zoom. The Zoom registration link is included at the beginning of this document and the link will be provided for public view on the project's website at <https://www.unioncity.org/422/StationDistrictSP>. Verbal comments regarding the scope of the proposed EIR will be accepted at the meeting. Written comments can also be mailed to the above-mentioned address, addressed to Carmela Campbell, before the close of the NOP public comment period.

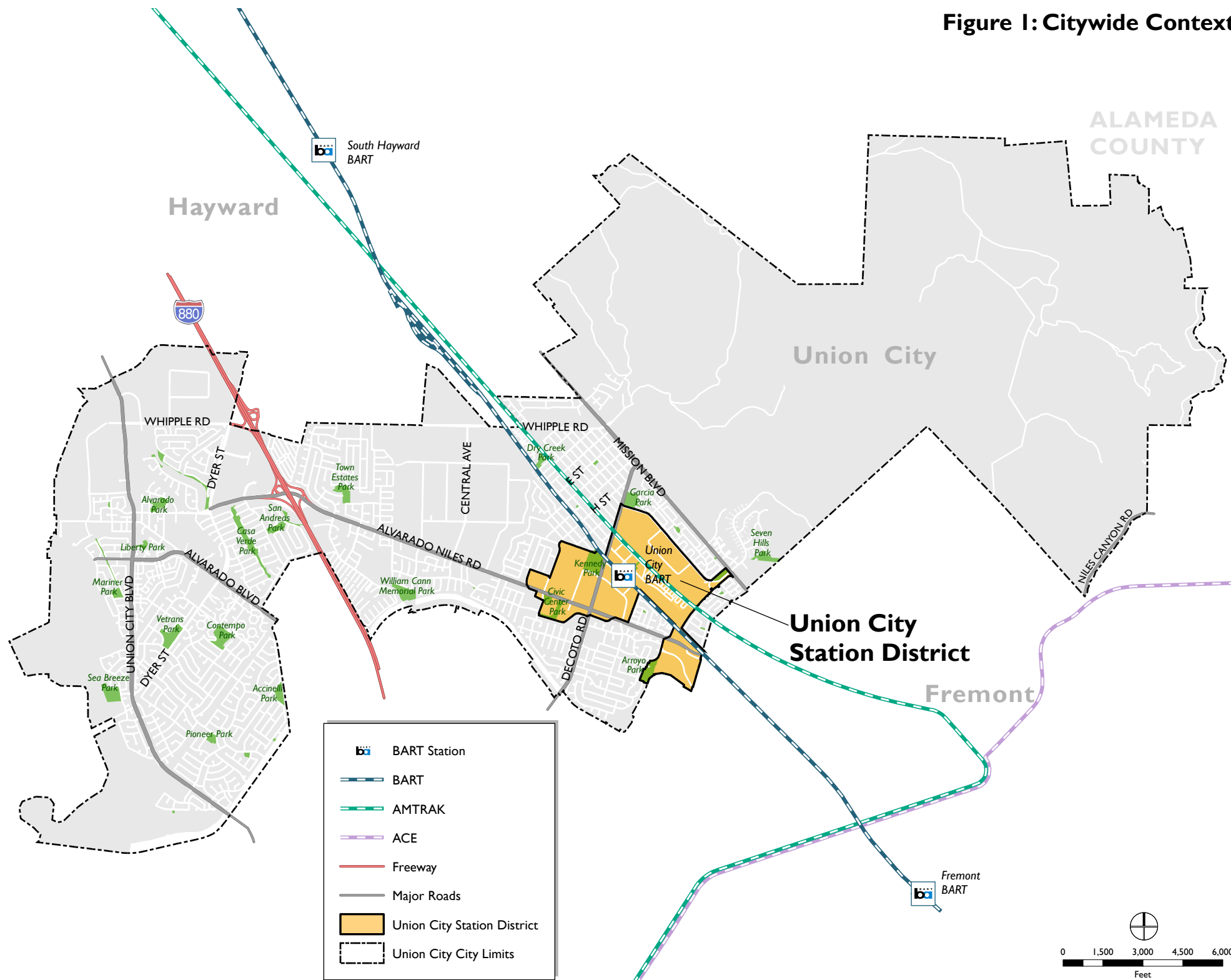
Please contact Carmela Campbell at [carmelac@unioncity.org](mailto:carmelac@unioncity.org) with any questions regarding this notice or the scoping meeting.

#### **Attachments**

Figure 1 Citywide Context

Figure 2 Subarea Boundaries

**Figure I: Citywide Context**



**Figure 2: Subareas**

