



Note: If you wish to continue receiving notices for this project, please e-mail us at mhflatlands@unioncity.org or call us at (510) 675-5318 and provide us with your name and address (or e-mail address, if you prefer). Thank you.

August 12, 2009

NOTICE OF A PUBLIC SCOPING MEETING FOR THE PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE MASONIC HOMES FLATLANDS PROJECT

Subject: The City of Union City will hold a public scoping meeting to discuss the preparation of an Environmental Impact Report (EIR), in compliance with the California Environmental Quality Act (CEQA), for the proposed Masonic Homes Flatlands project. The purpose of the meeting is to solicit input on the scope and content of the environmental issues that will be discussed in the EIR.

The City of Union City is the lead agency in the preparation of the EIR for the project identified below. The meeting is open to the public and will be held as follows:

Date: **September 2, 2009, Wednesday**

Time: 6:00 p.m.

Place: Multi-purpose room at the New Haven Adult School

Note: The address of the Adult School is 600 "G" Street, Union City, California 94587, but the multi-purpose room is located at the corner of "H" Street and Sixth Street.

Project Location: The Masonic Homes Flatlands project site consists of approximately 76 acres located within Union City, Alameda County, California, on the northeast side of Mission Boulevard, between May Road and O'Connell Lane. The Assessor Parcel numbers are: 87-40-15-3, 87-40-15-7, 87-31-2-6 and 87-31-3-3. The site currently has a General Plan Land Use designation of "Agriculture" and a zoning designation of "Agriculture" and it is located within the boundaries of the Hillside Area Plan, which is part of the General Plan.

Project Description: The applicant and property owner, Masonic Homes of California, is proposing a mixed-use development that includes the following components:

- Up to 370 multi-family residential townhome units (3 stories in height) on approximately 21 acres near May Road and up to 1,200 multi-family residential "podium-type" units (4 to 5 stories in height) on approximately 37 acres near O'Connell Lane. It is proposed that approximately 300 of these podium-type units will be for senior citizens. Note: Based on feedback from the City Council, the EIR will also be evaluating the potential development of a private institutional use (such as a faith-based facility, private school, or private non-profit club) on a portion of the area currently proposed for residential.

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- Up to 100,000 square-feet of retail commercial uses (two stories in height) on approximately 10 acres located across from Decoto Road.
- A yet-undefined civic facility use is proposed on approximately 2 acres in addition to an agricultural use, that is currently proposed on an adjacent 2 acre parcel, both of which are located at the central part of the project site

The applicant will be applying for General Plan Land Use and Zoning Map amendments and related General Plan and Zoning Ordinance text amendments to accommodate the proposed development. The applicant will be coming in at a future date for project level approvals related to building out the proposed development.

The project site is located within the Union City Hillside Area Plan boundary. The Hillside Area Plan limits the types of uses that can be established. Any amendments to the Plan are subject to a vote of the people. The project is contingent upon the project site being removed from the boundaries of the Hillside Area Plan. **As such, any City approvals for the proposed project would be contingent upon the Union City residents voting to approve a boundary amendment for the Hillside Area Plan to exclude the project site.** It is anticipated that this initiative will be placed on the November 2010 ballot.

Public Comments: You may provide the City with your comments at the scoping meeting, or you may provide your written comments to the City through one of the following two options:

Mail: Nancy Hutar, Project Planner
Planning Division – City Hall
34009 Alvarado-Niles Road
Union City, CA 94587

E-mail: mhflatlands@unioncity.org

Regarding this Notice of Preparation, the City will accept written comments through **September 10, 2009**. Please note that there will be additional public meetings with the Planning Commission and City Council to discuss the proposed project.

To find out more about the project, including additional upcoming public meetings, check out the proposed project on the City's web page: www.ci.union-city.ca.us (on the home page in the right hand column of listed items).

Information regarding the project can also be obtained by contacting Nancy Hutar at (510) 675-5318 or via e-mail at mhflatlands@unioncity.org

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Thank you.