

**CITY OF UNION CITY NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
AND NOTICE OF STUDY SESSION**

NOTICE IS HEREBY GIVEN that a draft Mitigated Negative Declaration (MND) has been prepared for a proposed six (6) lot subdivision for development of a vacant 258,311 square-foot (5.93 acres) parcel, the resulting lots will range in size from approximately 14,00 square feet to 54,000 square feet (Project No. SD-19-002 and UP-19-004, and TTM-19-001) with a portion of the site being permanently dedicated as open space. The project also includes a request for Site Development Review and Use Permit to construct six (6) new single-family homes ranging from approximately 4,500 square feet to 6,500 square feet and a development agreement to allow the project to be constructed over an eight (8) year period. Additional on- and off-site improvements (e.g., new private roadway, landscaping, etc.) are also proposed. The property is located at the terminus of Florence Street, Union City, CA (APN 87-34-2-7) in the RS-6000-H Zoning District.

MND PUBLIC REVIEW AND COMMENT PERIOD: The review period to submit written comments regarding the MND begins on October 29, 2020 and ends on November 18, 2020 at 5:00 p.m. Please email comments to Binh Nguyen at BinhN@unioncity.org or mail comments to the address below. Verbal comments can also be provided at the Study Session scheduled for November 5, 2020.

*Binh Nguyen, Project Planner
City of Union City Planning Department
34009 Alvarado-Niles Road
Union City, CA 94587*

A copy of the draft MND, which determined that the project would not result in any significant environmental impacts with the incorporation of mitigation measures, is available online at <https://www.unioncity.org/347/Planning-Documents>. If you would like to review a paper copy, please contact the project planner.

NOTICE IS ALSO GIVEN that the Planning Commission will hold a Study Session for the project at its **November 5, 2020** meeting. You are welcome to submit verbal comments on the draft MND at the meeting.

All meetings will be held virtually during the COVID-19 Pandemic, beginning at 7:00 p.m. on the scheduled date.

Meeting access instructions and the Planning Commission agenda packet, which includes the meeting agenda and staff report for this project, can be accessed on-line on the City's Agendas and Minutes webpage located at <https://www.unioncity.org/199/City-Meetings-Video>. Meeting packets are generally available on-line the Friday before the meeting.

If you have any questions regarding the project, please contact Binh Nguyen, Project Planner, at (510) 675-5382 or via email at BinhN@UnionCity.org.

This notice is intended to satisfy the notice requirements of CEQA Guidelines §15072.

