

**CITY OF UNION CITY NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
AND NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a draft Mitigated Negative Declaration (MND) has been prepared for a new Chevron Fuel Station and Power Market Convenience Store facility to demolish an existing gas station, convenience store, and smog check station and build a new gas station and convenience store on an approximately 0.5-acre parcel. The new facility would include a 2,375-sf Power Market Convenience Store and a 2,875-sf gas fueling canopy with 8 fueling pumps. The property is located at 31300 Alvarado-Niles Road, Union City, CA (APN 463-0104-006-000) in the Union Landing Commercial (CUL) zoning district.

MND PUBLIC REVIEW AND COMMENT PERIOD: The review period to submit written comments regarding the MND begins on August 23, 2024 and ends on September 23, 2024 at 5:00 p.m. Please email comments to Natalie Dean at NatalieD@unioncity.org or mail comments to: *Natalie Dean, Associate Planner, City of Union City Planning Department, 34009 Alvarado-Niles Road, Union City, CA 94587.* Comments can also be provided at the Planning Commission or City Council public hearings.

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>. A hard copy of the document is also available for review at Union City Library, located at 34007 Alvarado-Niles Road.

NOTICE IS ALSO GIVEN that the Planning Commission will have a study session to review the project at its September 19, 2024 meeting, a public hearing will be held for the project by the Planning Commission at its October 17, 2024 meeting, and a public hearing is tentatively scheduled with the City Council at its November 12, 2024 meeting. All meetings will begin at 7:00 p.m. on the scheduled date.

Meeting access instructions and the Planning Commission and City Council meeting 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 challenge the above described project in court, you may be limited to raising only those issues you or someone else raised at the Planning Commission public hearing for this project or the City Council public hearing, or in written correspondence delivered to the Planning Commission or to the City Council at, or prior to, the public hearing.

If you have any questions regarding the project, please contact Natalie Dean, Associate Planner, at (510) 675-5382 or via email at NatalieD@UnionCity.org.

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

