



INFORMATIONAL UPDATE ON APPLICATION FOR HILLSIDE DEVELOPMENT

Item 7.a.



Measure B

- Ballot initiative approved in 1989
- Required preparation of Hillside Area Plan (HAP)
- Established 16 planning goals



Hillside Area Plan

- Adopted **July 25, 1995**
- Covers **6,100** acres in Union City and **1,000** acres in Fremont
- **16** Planning Goals
- **53** Development Policies

| Hillside Plan Goals



Resource
Protection



Regulatory
Framework



Development
Guidance



Hillside Area Plan Policies



Land Use



Municipal
Services



Cultural
Resources



Traffic and
Circulation



Air Quality



Hydrology,
Vegetation and
Wildlife



Development
Densities



Extent of
Development
allowed



Geology and
Seismicity



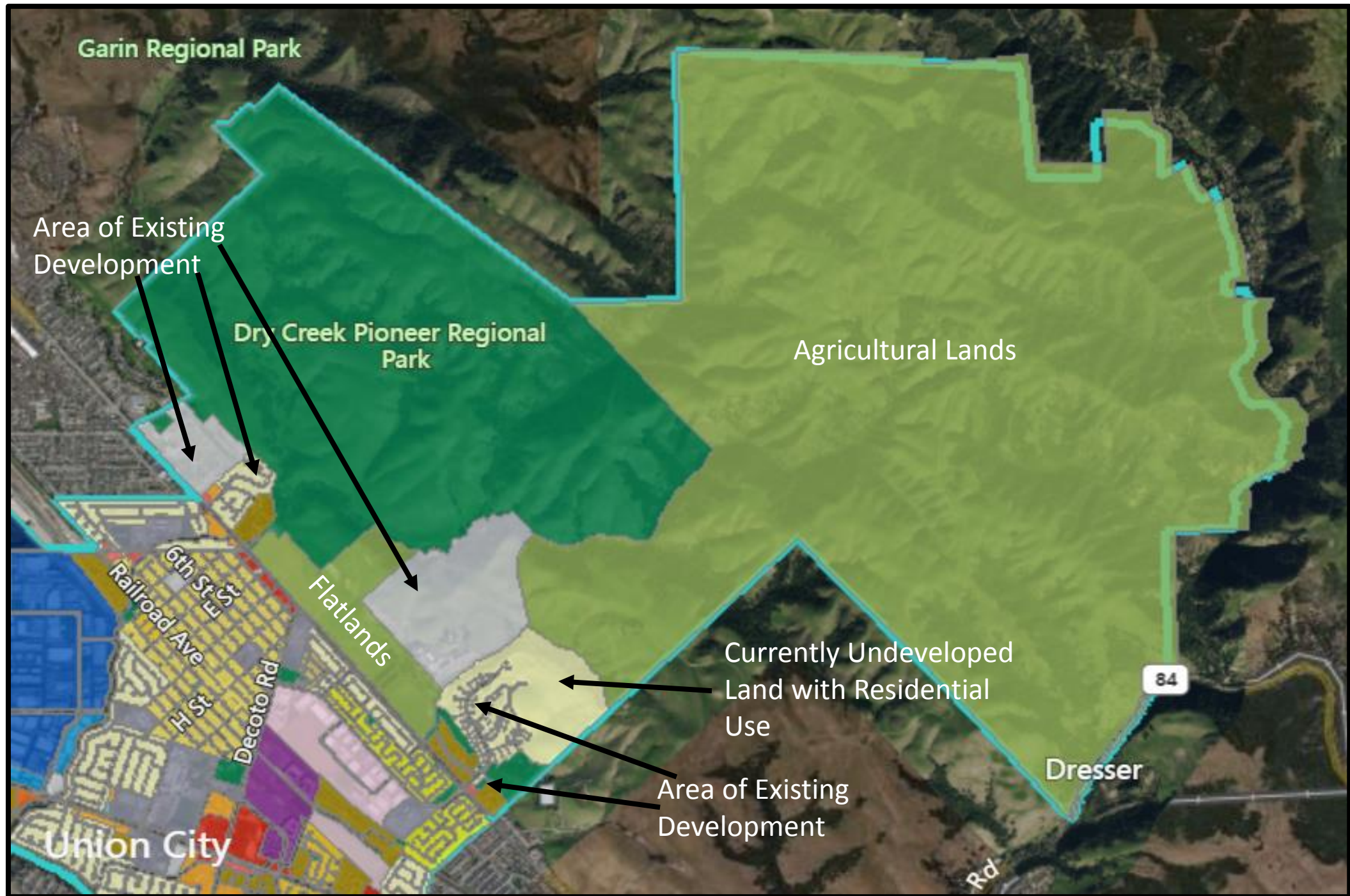
Energy and
Resource
Conservation



Visual
Resources



Open Space
Preservation



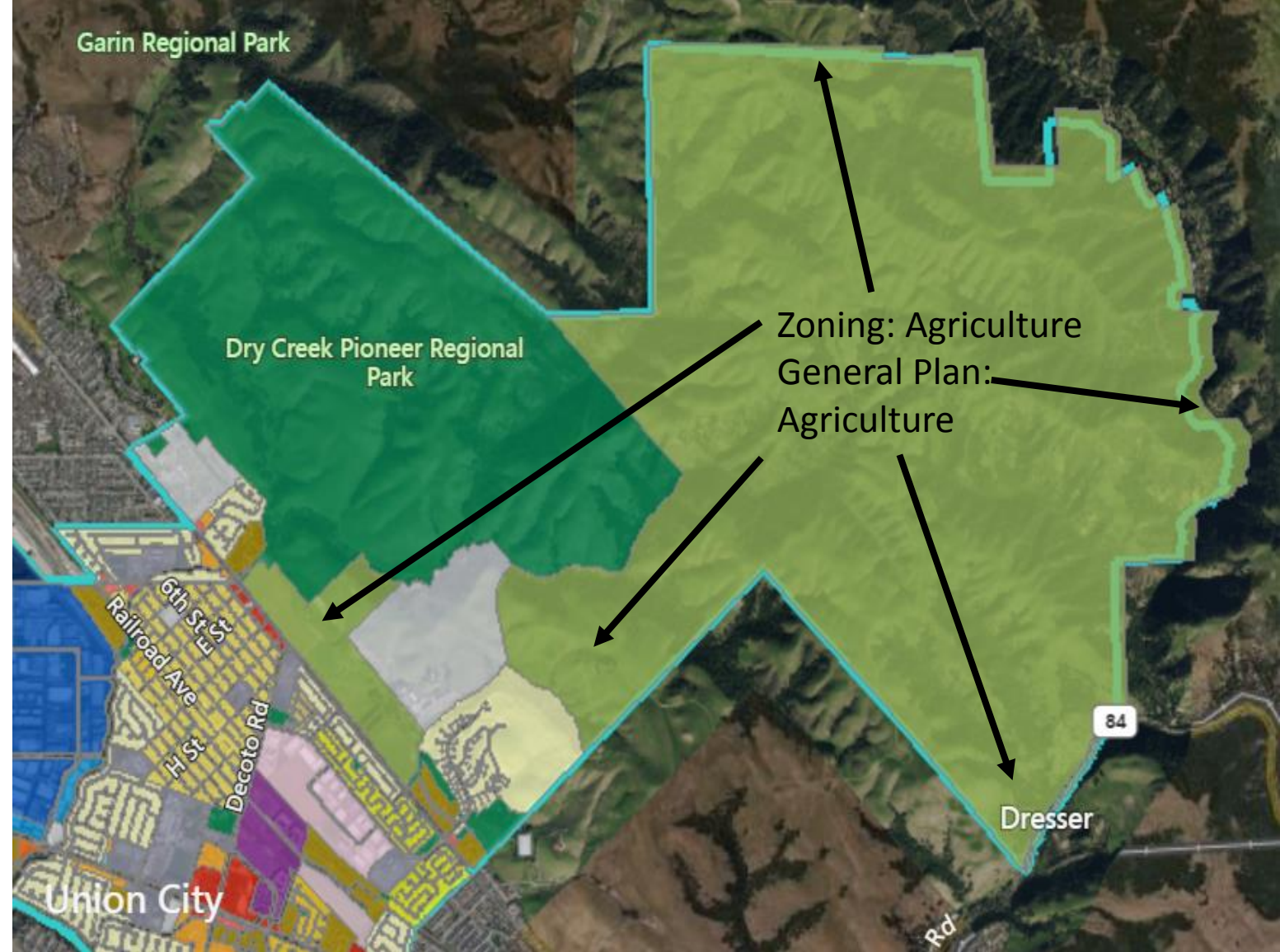


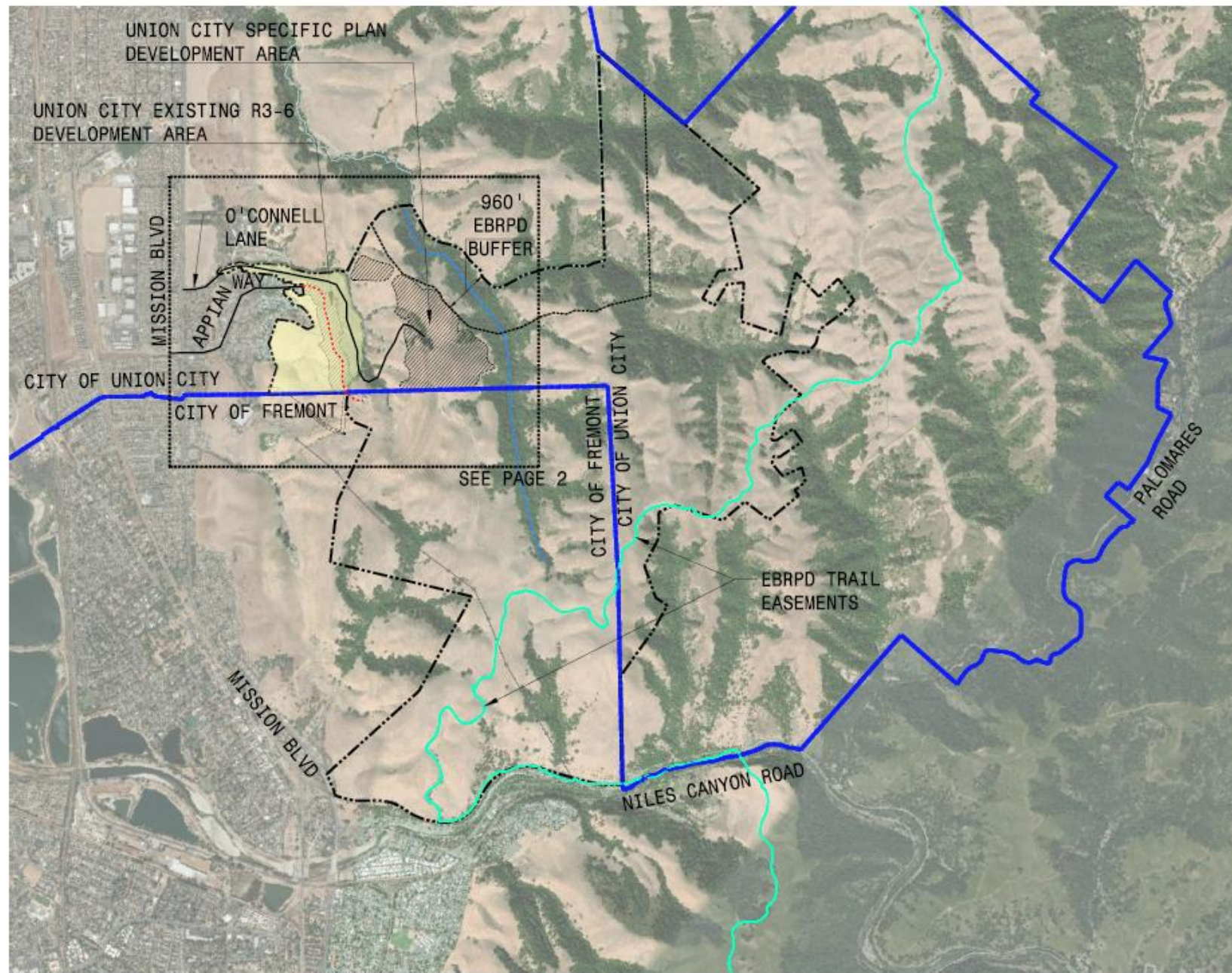
Measure II

- Ballot Initiative Approved in 1996
- Required vote of people to change HAP development policies
- Required Specific Plan be prepared prior to development in portions of Hillside Area designated Agricultural

HAP Policy 51

- Specific Plan required to evaluate:
 - Location of development, agricultural and open space uses
 - Development standards and resource protection policies
 - Location, sizing and timing of all necessary infrastructure / public facility improvements
 - Financing program that assures the installation of capital improvements and provision of ongoing services





LEGEND:

- PROPERTY BOUNDARY
- CITY LIMIT LINE (UNION CITY/FREMONT)
- PEAVINE DRAINAGE FEATURE
- POTENTIAL DEVELOPMENT AREA
- EXISTING ROAD
- ACWD EASEMENT

UNION CITY GENERAL PLAN LAND USE:

- R3-6 - RESIDENTIAL (3 TO 6 DU/ACRE)
- AGRICULTURE (1DU / 20 ACRES)

UNION CITY ZONING:

- RS 6000-H
SINGLE FAMILY RESIDENTIAL DISTRICT
WITH HILLSIDE COMBINING DISTRICT
- A
AGRICULTURAL (1DU / 20 ACRES)



0 500 1000 2000
SCALE 1" = 1000'

SHEET 1 OF 2

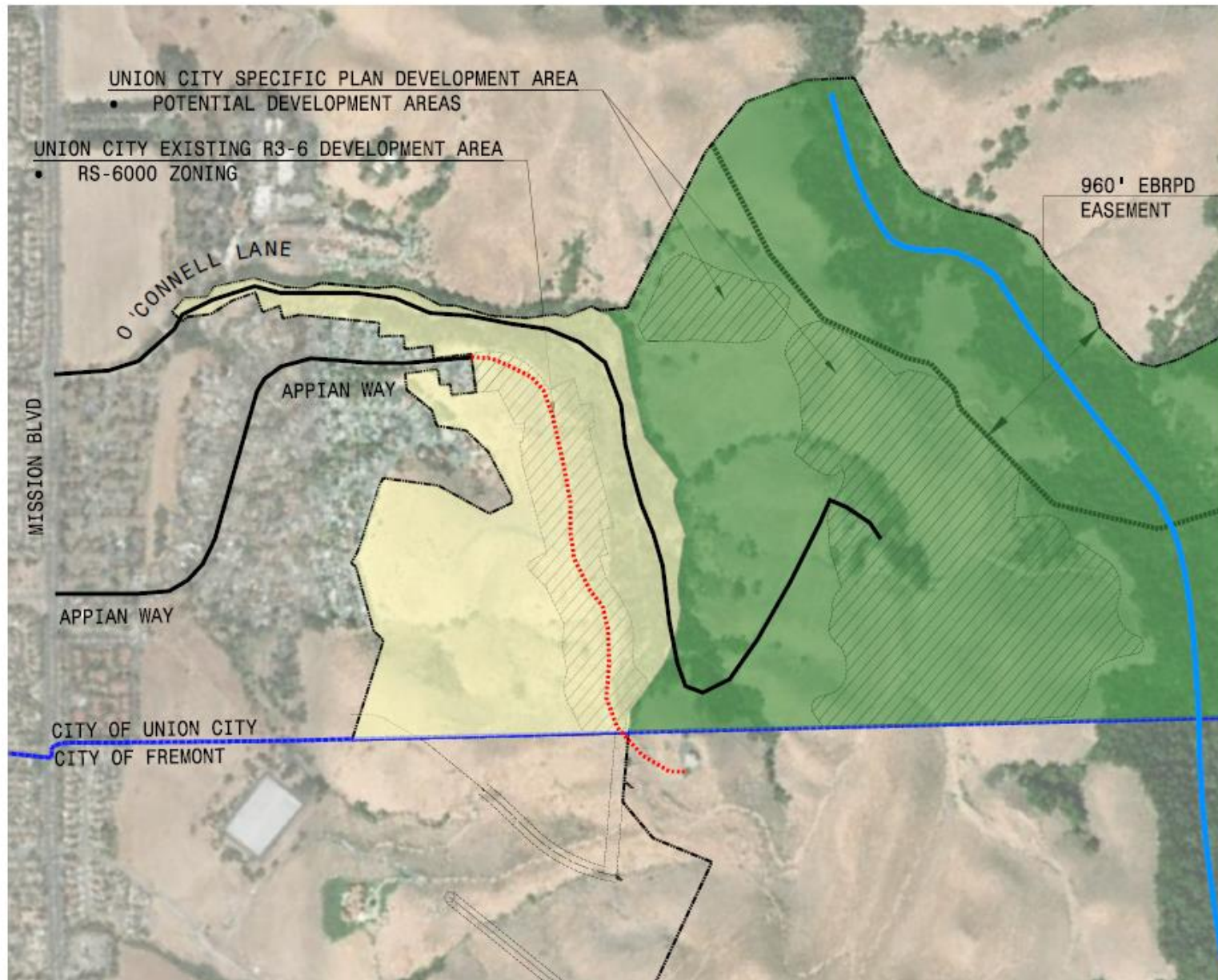
**LOUIE RANCH
OVERALL EXHIBIT
KEY MAP**

CITY OF UNION CITY

CALIFORNIA

MacKay & Samps

PROJECT	DATE	BY	CHECKED
LOUIE RANCH	11/11/2011	J. SAMPSON	J. SAMPSON
SCALE	1" = 1000'	DATE	11/11/2011
BY	DATE	BY	DATE



LEGEND:

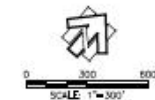
- PROJECT BOUNDARY
- CITY LIMIT LINE (UNION CITY/FREMONT)
- PEAVINE DRAINAGE FEATURE
- EBRPD BUFFER LIMIT
- POTENTIAL DEVELOPMENT AREA
- EXISTING ROAD
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SHEET 2 OF 2

LOUIE RANCH			
UNION CITY DEVELOPMENT EXHIBIT			
PRP APPLICATION			
CITY OF UNION CITY			CALIFORNIA
MacKay & Samps			
PLANNING FIRM			
PROJECT	SCALE	DATE	BY
LOUIE RANCH	1" = 300'	2020-11-03	10000

Specific Plan Process

- 18-24 month process
- Specific Plan Components
 - Utilize HAP Guidance
 - Preparation of Technical Studies
 - Robust Stakeholder and Community Engagement
 - CEQA Review
- Staff will be releasing Request for Proposals (RFP) in Late November / Early December to Specific Plan





Fiscal Impact and Recommendation

- Preparation of the Hillside Specific Plan, including staff and consultant time, will be paid for by the property owner
- Staff recommends the City Council accept the report and ask any clarifying questions.
 - Once the RFP is released and a consultant team is selected, staff will return to the City Council for award of contract and to provide an update on the process and timeline