Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Union City Raising Cane's

Lead Agency: City of Union City | Contact Person: Mayank Patel
Mailing Address: MayankP@unioncityca.gov | Phone: (510) 675-5426
City: Union City | Zip: 94587 | County: Alameda

Project Location: County: Alameda | City/Nearest Community: Union City
Cross Streets: Dyer Street and Courthouse Drive | Zip Code: 94587
Longitude/Latitude (degrees, minutes and seconds): 37 ° 36 ′ 1.767 ″ N / 122 ° 4 ′ 10.433 ″ W | Total Acres: 1.13
Assessor's Parcel No.: 463-0060-037-00 | Section: Arroyo de la Alameda Land Grant | Twp.: | Range: | Base: MDM
Within 2 Miles: State Hwy #: I-880 | Waterways: Alameda Creek
Airports: None | Railways: None | Schools: Alvarado Elementary School, Pioneer Elementary School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR | ☐ EA | ☐ Final Document
☐ Neg Dec (Prior SCH No.) | ☐ Draft EIS | ☐ Other:
☒ Mit Neg Dec Other: | ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☐ Land Division (Subdivision, etc.) ☒ Other: Zoning Text Amendment

Development Type:

☐ Residential: Units | Acres
☐ Office: Sq.ft. | Acres | Employees | ☐ Transportation: Type
☒ Commercial: Sq.ft. 3,556 | Acres 0.082 | Employees 45 | ☐ Mining: Mineral
☐ Industrial: Sq.ft. | Acres | Employees | ☐ Power: Type | MW
☐ Educational: | ☐ Waste Treatment: Type | MGD
☐ Recreational: | ☐ Hazardous Waste: Type
☐ Water Facilities: Type | MGD | ☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☒ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Union Landing Commercial District (CUL)/Sub-Regional Specialty Commercial Development Sub-Area (SRSC)/Regional Retail Commercial (CRR)

Project Description: *(please use a separate page if necessary)*

The Union City Raising Cane's Project would include the demolition of an existing approximately 6,833-square-foot (sf) permanently closed TGI Fridays restaurant and associated infrastructure and the construction of an approximately 3,018-sf Raising Cane's restaurant building. The project would also feature site improvements including the addition of two drive-through lanes, overhead canopies, an uncovered patio seating area, and a new waste enclosure, and a total of 45 on-site parking spaces. The proposed project would also require the following General Plan and Zoning text amendments. A minor conforming General Plan amendment is required to change the applicable commercial development type sub-area from CUL-SRSC to CUL-CC, as depicted in Figure SA-12.2 of the General Plan. A General Plan text amendment is also required to reduce the minimum floor area ratio (FAR) standard applicable to the CRR designation to accommodate the project's FAR. The project site is within the CUL District. A Zoning Map Amendment is not required; however, Zoning text amendments are proposed to be included concurrently with the project entitlements to clarify and update the sub-area descriptions within UCMC Chapter 18.39 to ensure the zoning ordinance is consistent with the proposed General Plan Amendment and accurately reflects the updated sub-area descriptions.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 4		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 2
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 3		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date October 2, 2026 Ending Date November 2, 2026

Lead Agency (Complete if applicable):

Consulting Firm: HELIX Environmental Planning, Inc.
Address: 1180 Iron Point Road, Suite 130
City/State/Zip: Folsom, CA 95630
Contact: Lesley Owning, Principal Planner
Phone: 916-365-8710

Applicant: Raising Cane's Restaurants, LLC
Address: 100 North Street, Suite 802
City/State/Zip: Baton Rouge, LA 70802
Phone: 225-383-7400

Signature of Lead Agency Representative: _____ **Date:** 10/01/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.