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

NOTICE IS HEREBY GIVEN that a draft Mitigated Negative Declaration (MND) has been prepared for a new Raising Cane's restaurant with drive-through facilities. The project proposes to demolish an existing, permanently closed, TGI Fridays and build a new Raising Cane's restaurant with drive-through facilities on an approximately 1.13-acre parcel. The new facility would include an approximately 3,556 square-foot Raising Cane's restaurant, including an external corral, and dual drive-through lanes. The property is located at 31900 Dyer Street, Union City, CA (Assessor's Parcel Number [APN] 463-0060-037-00) in the Union Landing Commercial (CUL) zoning district. The applicable commercial development type sub-area would be changed from Sub-Regional Specialty Commercial (SRSC) to Community Commercial (CC).

MND PUBLIC REVIEW AND COMMENT PERIOD: The review period to submit written comments regarding the draft MND begins on **October 2, 2026** and ends on **November 2, 2026** at 5:00 p.m. Please email comments to Mayank Patel at MayankP@unioncityca.gov or mail comments to: *Mayank Patel, Senior Planner, City of Union City Planning Division, 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.unioncityca.gov/1060/Current-Planning-Major-Projects.

NOTICE IS ALSO GIVEN that the Planning Commission of the City of Union City will hold a study session to review the project.

PLANNING COMMISSION MEETING
Thursday, October 15, 2026
Said hearing will be held at 7:00 p.m.
City Hall-Council Chamber,
34009 Alvarado-Niles Road
Union City, CA 94587

Meeting access instructions can be accessed on-line on the City's Agendas and Minutes webpage located at https://www.unioncity.org/199/City-Meetings-Video. 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 Mayank Patel, Senior Planner, at (510) 675-5426 or via email at MayankP@unioncityca.gov.

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