



BALLOT MEASURE SUBMITTAL FORM

Official Use Only: Date Stamp

BALLOT MEASURE QUESTION

Jurisdiction Name: **City of Union City**

Election Date: **November 4, 2014**

Note: The information as it appears within the measure question text box will be printed on the ballot.

Insert ballot question text here:

Shall an ordinance be adopted that amends Union City's General Plan and Hillside Area Plan to permit development of 63 acres of land owned by the Masons of California, located to the Northeast of Mission Boulevard, subject to all required entitlement processes and environmental review, and move the Hillside Area Plan boundary to accommodate new senior housing and health care facilities, low-density single family residences, retail space, parks, open space, trails and a community garden?

YES

NO

TYPE OF MEASURE

Regular Measure Bond Measure

PERCENTAGE NEEDED TO PASS

50% + 1 %

FULL TEXT OPTION

Full Text to be printed in the Voter Information Pamphlet:

YES (note: must submit separate copy of Full Text along with this form)


NO - A Full Text was not submitted

NO - Do not print, but it's accessible at: Click Here


AUTHORIZED REPRESENTATIVE

Print Name: **Renee Elliott**

Date: **7-8-14**

Signature: 

CONTACT INFORMATION (for office use)

Phone #: 

CONTACT INFORMATION (for public)

Phone #: **510-675-5348**

E-Mail: 

E-Mail/Website: **http://www.unioncity.org**

TITLE

“The Union City Flatlands Development Initiative”

An Initiative Ordinance Amending the City of Union City’s (“City”) General Plan and Hillside Area Plan to Allow for Limited Development of 63 Acres of Land Owned by the Masons of California, Located to the Northeast of Mission Boulevard, Known as the Flatlands; to Move the Boundary of the Hillside Area Plan to Accommodate New Senior Housing and Health Care Facilities for the Masonic Community, New Low-Density Single Family Residences, Neighborhood Serving Retail Space, New Public Parks, Open Space, Trails and a Community Garden.

QUESTION

Shall an ordinance be adopted that amends Union City’s General Plan and Hillside Area Plan to permit development of 63 acres of land owned by the Masons of California, located to the Northeast of Mission Boulevard, subject to all required entitlement processes and environmental review, and move the Hillside Area Plan boundary to accommodate new senior housing and health care facilities, low-density single family residences, retail space, parks, open space, trails and a community garden?

YES

NO

CITY ATTORNEY'S IMPARTIAL ANALYSIS

THE UNION CITY FLATLANDS DEVELOPMENT INITIATIVE. In 1989, Union City's general plan was amended pursuant to Measure B, a voter initiative which preserves the natural appearance of the rugged Eastern foothills. Measure B restricted new development on the hillside. As required by Measure B, the City adopted the Hillside Area Plan in July 1995. The Hillside Area Plan includes all property within the City limits lying Northeast of Mission Boulevard and comprises approximately 6,100 acres of land. Currently, the area encompassed by the Hillside Area Plan includes "Flatlands" located generally to the Northeast of Mission Boulevard in Union City. Although it contains no hillside lands, the Flatlands are zoned agriculture and retain agricultural land use designations. Under current law, neither the Flatlands nor the hillside area could be developed without voter approval.

The proponent has obtained the signatures of the requisite number of voters by petition and qualified this initiative for the November 4, 2014 election. The purpose of the proposed initiative is to amend the City's General Plan and Hillside Area Plan to allow for the development of 63 acres of Flatlands privately owned by the Masons of California, which operate the existing Masonic Homes. This initiative will move the existing boundary of the Hillside Area Plan to allow for the development of affordable senior housing, including assisted living facilities and a health care facility, which could include memory care services for the treatment and care of individuals suffering from Alzheimer's and dementia.

This initiative will also allow for the development of new low-density single family homes and a neighborhood serving retail space. Additionally, the initiative seeks to create new public recreation spaces, including public parkland, trails and a community garden. If this initiative is approved by the voters, any proposed new development will be subject to review under the California Environmental Quality Act and will require public review and City approval through the normal entitlement process.

A "Yes" vote for this initiative will permit the Masons of California to develop 63 acres of Flatlands. A "No" vote will preserve the current prohibition against development of the Flatlands.

Additional information, including the full text of the ballot initiative is available at the City of Union City, 34009 Alvarado-Niles Rd., Union City, CA 94587, or by contacting Renee Elliott, City Clerk, at (510)675-5348. Additional information is also available online at the City of Union City's website: <http://www.unioncity.org/departments/city-manager-s-office/city-clerk/elections/election-2014/the-union-city-flatlands-development-initiative>

Benjamin T. Reyes II

City Attorney, Union City

The Union City Flatlands Development Initiative

Be it Ordained by the People of the City of Union City:

SECTION I. TITLE

This measure shall be known and may be cited as the “The Union City Hillside View Protection, Parks and Senior Services Initiative” (the “Initiative”).

SECTION II. FINDINGS AND PURPOSES.

A. **Purposes.** The purposes of this measure are to provide land within the Flatlands site for public parks, open space, trails and a community garden, preserve 63 acres of land as protected open space for trail enhancement and wildlife protection and the replanting of Oak trees, designate space for senior housing and health facilities that benefit the Masons and the community, and allow limited development of new low-density single-family residences, and small neighborhood serving retail space with no “big box” retail allowed on the land within the City owned by Masonic Homes of California (“Masonic Homes”) and known as the Flatlands. All new development would be subject to the City's strict height limits to preserve hill views and subject to the highest standards for earthquake safety. More specifically, the People of the City of Union City (the “City”) declare their findings and purposes in enacting this Initiative to be as follows:

1. **Enhance Public Parks, Open Space and Trails Access:** This measure will provide land for public parks, open space, trails, and a new community garden, while addressing impacts for adjacent homeowners.
2. **Promote Hillside Conservation and Wildlife Habitat Protection and Sustainable Replanting of Oak Trees on the Hillside :** This measure will promote hillside conservation and wildlife habitat conservation by further protecting 63 acres of hillside near Dry Creek from any development, while providing enhanced access to the regional trail system. This measure will also support the replanting of Oak trees on the hillside as well as create opportunities for a new composting program. If this measure passes, Masonic Homes will dedicate 63 acres of open space hillside to a public entity in connection with the City's entitlement process consistent with Policy 2 of the Hillside Area Plan.

3. **Develop Senior Care Facilities for Masons and the Community:** This measure allows for the development of senior facilities on a portion of the Flatlands site, which could include a memory care facility for the treatment and care of individuals suffering from Alzheimer's and dementia, senior affordable housing, Program for All-Inclusive Care for the Elderly ("PACE") facilities, Green Houses for Seniors, a short-term senior rehabilitation center, assisted senior living apartments, senior day care, senior recreational facilities, and other programs developed with partners such as local hospitals or other local health care/senior care providers. Masonic Homes will continue to develop programs to benefit the Masons and the community, thus continuing to demonstrate the commitment of Masonic Homes to the residents of the City.
4. **Promote Seismic Safety:** Any new buildings on the Flatlands site would be subject to careful review for earthquake safety prior to any development and would be constructed to satisfy stringent seismic safety standards.
5. **Create Limited Opportunities for Low-Density Single Family Housing and Small Neighborhood Serving Retail:** This measure would allow for the creation of much needed low-density single-family residences to accommodate middle income families in the City, as well as small neighborhood serving retail space with no "big box" retailers allowed and a small community plaza on a portion of the Flatlands site. Affordable senior housing may also be developed.
6. **Create Jobs, Tax Revenue:** This measure would lead to the creation of short-term construction jobs and permanent jobs, and generate tax revenues for the City.

B. **Findings and Declarations:** The people of the City find and declare the following:

1. This measure would allow the preservation and creation of new public parks, open space and trails, enhance hillside conservation and protect wildlife habitat by prohibiting development on 63 acres of land near the Dry Creek area of the Union City hills, establish a new community garden, provide for the replanting of Oak trees, designate space for senior housing and health facilities that benefit the Masons and the community, and allow limited development of new low-density single-family residences, and neighborhood serving retail space with no "big box" retail allowed, on the land within the City owned by Masonic Homes and known as the Flatlands. All new development will be subject to the City's strict

height limits to preserve hill views and seismically safe. The Flatlands site is located northeast of Mission Boulevard between O'Connell Lane and May Road, and comprises three parcels, Parcel A, Parcel B and Parcel C shown on the map attached to this Notice as Attachment 2, all of which are currently vacant.

2. Although it contains no hillside lands, the Flatlands site is located within the approximately 6,100-acre Hillside Area Plan adopted as Appendix B to the City's General Plan by the City Council in 1996 in response to a voter initiative called Measure B, which passed in 1989. Since adoption of Measure B twenty-four years ago, no development of any portion of the land located within the Hillside Area Plan has occurred, even though the Plan allows for development of housing and other uses. The Initiative, if successful, would only affect approximately 1% of the land located within the Hillside Area Plan, or 63 acres out of a total of 6,100 acres. A map showing the location of the Flatlands within the land encompassed by the Hillside Area Plan is attached to this Notice as Attachment 1. Following the City's adoption of the Hillside Area Plan, the City voters passed Measure II, which requires a vote of the electorate to amend the policies of the Hillside Area Plan.
3. The purpose of this measure is to move the boundary of the 6,100 acre hillside area covered by the Hillside Area Plan from Mission Boulevard to the toe of the hillside to the northeast, as shown on Attachment 3 to this Notice in order to allow the preservation and creation of new public parks, open space, trails and a community garden within the City, designate space for senior housing and health facilities that benefit the Masons and the community, create new low-density single-family residences and small neighborhood serving retail space on the Flatlands site. "Big box" retailers would be prohibited. The plan would allow attractive, height-restricted development on 63-acres of land that is flat and contains no hillside lands.
4. This measure would not affect any other part of the Hillside Area, all of which would remain subject to the Hillside Area Plan.
5. Measure II, passed by the voters in November 1996, provides that the development policies of the Hillside Area Plan may not be changed without a public debate and the vote of the people of the City. The purpose of this provision was to prevent transitory short-term decisions that might jeopardize the original intent of the Hillside Area Plan, which was to protect the hillside area from environmentally-destructive development. This Initiative applies specifically and uniquely to the 63-acre Flatlands site and would set no precedent for any future development in the balance of the Hillside Area.
6. This measure will be consistent with Measure II because it requires

approval by the voters of the City in order for the Flatlands site to be used as public parks, open space, trails and a community garden, single family housing, and senior housing and health facilities (all height restricted and seismically safe), and will not allow for environmentally-destructive hillside development since the Flatlands site is flat.

7. This measure would facilitate the preservation of open space and creation of new public park uses within the City.
8. Masonic Homes is the proponent of the plan proposed by this measure. Masonic Homes has been a community partner in the City since 1898, when it first dedicated the Masonic Widows' and Orphans' Homes of California in Decoto before the City was incorporated. That facility along with its affiliated community, Acacia Creek, a Masonic Senior Living Community, Union City, now operate as a senior living campus offering 3 levels of care: independent, assisted living and skilled nursing, including a specialized Alzheimer's/dementia care unit.
9. This measure would allow the development of senior health facilities on Parcels B and C, which could include a memory care facility for the treatment and care of individuals suffering from Alzheimer's and dementia, PACE facilities, Green Houses for Seniors, a short-term senior rehabilitation center, assisted senior living apartments, senior day care, senior recreational facilities, and other programs developed with partners such as local hospitals or other local health care/senior care providers. Masonic Homes will continue to develop programs to benefit the Masons and the community, thus continuing to demonstrate the commitment of Masonic Homes to the residents of the City.
10. This measure would lead to the creation of short-term construction jobs and permanent jobs, and generate tax revenues for the City.
11. This measure would also enable the City to satisfy its Regional Housing Needs Allocation adopted by the Association of Bay Area Governments by facilitating the development of low-density single-family residences on Parcel A of the Flatlands site.
12. This measure would further several goals of the Hillside Area Plan, including: Goal 2 “to preserve the natural appearance of the hillside area to the maximum extent possible by locating new development in areas not highly visible from other locations within the city”; Goal 9 “to cluster development in those areas which are visually unobtrusive, do not have steep slopes, can be reached by roads and utilities, and which will result in development which is harmonious with the natural environment”; Goal 10 “to provide for high quality residential development and other uses necessary to support such development”; and Goal 11 “to allow only development which can be economically

serviced by the City in terms of fire, police and other city services.” Unlike the vast majority of the Hillside Plan Area, the Flatlands site has access to existing roads and utilities and can be economically serviced by City service providers.

13. The plan for the Flatlands site was developed with substantial community outreach and public input, including careful review at neighborhood meetings, meetings with stakeholders such as the New Haven School District and others.
14. This measure will also require any future development on the Flatlands site to include landscape improvements, which could include the planting of trees and gladiolas, consistent with the General Plan's policies for trees and landscaping.
15. This measure is consistent with and would promote the objectives and policies of the General Plan. It would amend the General Plan to adjust the boundaries of the Hillside Plan Area and allow restricted development on the Flatlands site in order to provide land for public parks, open space, trails and a community garden, designate space for senior housing and health facilities on-site, and allow limited development of residential and small neighborhood serving retail uses and a small community plaza.

Even if this Initiative passes, any proposed development on the Flatlands site will be subject to environmental review under the California Environmental Quality Act (“CEQA”) and require public review and City approval through the City's normal entitlement and approval process, which will include opportunities for community input and public hearings. If an Environmental Impact Report is required under CEQA, then the City would be required to analyze any potentially significant environmental impacts of any new development, such as traffic impacts, as well as feasible mitigation measures to reduce such impacts to less than significant levels.

SECTION III. AMENDMENTS TO THE GENERAL PLAN AND HILLSIDE AREA PLAN.

A. The City’s General Plan is hereby amended as follows. These amendments shall apply only to the 63-acre Flatlands site.

I. Policy LU-J.1.1 in the General Plan’s Land Use Element is hereby amended to read as follows (new language underscored):

“LU-J.1.1 The City shall allow development of the Hillside Area according to the Hillside Area Plan policies listed in Appendix B. For purposes of this policy, the Hillside Area shall not include the Flatlands along Mission Boulevard as shown on Diagram 3 in Appendix B to the General Plan.”

2. New Policy LU-J.1.2 is hereby added to the General Plan's Land Use Element as follows:

“LU-J.1.2 Public parks, active open space, low-density single-family residential development, small neighborhood-serving retail uses, and facilities for seniors, including affordable senior housing, shall be permitted within the 63 acre Flatlands along Mission Boulevard as shown on Diagram 3 in Appendix B of the General Plan, consistent with the purposes and findings declared by the City’s voters in Ordinance No. _____ adopted on November _____, 2014. All new development on the Flatlands site shall be subject to the City’s height limits as set forth in the City’s Zoning Ordinance. Big box retail uses shall not be permitted within the Flatlands site.”

3. New Policy LU-J.1.3 is hereby added to the General Plan's Land Use Element as follows:

The 63 acre Flatlands site along Mission Boulevard as shown on Diagram 3 in Appendix B of the General Plan is exempt from Policy LU-F.1.6.

- B. Appendix B to the City's General Plan (the Hillside Area Plan) is amended as follows:

1. Section 1 of the Hillside Area Plan is hereby amended to read as follows (new language underscored):

“This part of the land use element sets forth guidelines which specifically address the planning for the hillside area of the City. The hillside area is defined as all land within the City limits lying northeast of Mission Boulevard; provided, however, the Flatlands along Mission Boulevard as shown on Diagram 3 in Appendix B of the General Plan shall not be considered part of the hillside area, and shall not be subject to the Goals and Policies set forth below. The Hillside Area Plan is subject to all provisions of the General Plan as well as the specific provisions of this part. In case of any conflict with other provisions of the General Plan, the provisions of this part shall prevail.”

2. Policy 9 within the Hillside Area Plan, entitled "Land use in flat lands along Mission Boulevard" and which states that "Undeveloped flat lands in the Hillside Area along Mission Boulevard shall be retained in agricultural or open space use, or shall be used for recreation," is hereby deleted.
3. Policy 40 within the Hillside Area Plan is hereby amended as follows (deleted language shown in strikethrough and new language underscored):

~~“No development may occur on the flat lands immediately in front of the Masonic Home, or OB the hill slopes behind the Masonic Home~~ where this development would have an impact on the visual setting of the home itself.”

4. Diagram 3 appearing on page B-6 in Appendix B of the General Plan is hereby amended to exclude the area designated as “Flatlands along Mission Boulevard” from the boundaries of the Hillside Area.

SECTION IV. FINDINGS OF CONSISTENCY.

This measure is consistent with and would promote the objectives and policies of the City’s General Plan. Without limiting the foregoing, this finding of consistency is based on the following:

- A. This measure is consistent with the objectives and policies of the General Plan's Land Use Element in that it would promote the development of a healthy balance of residential, commercial, open space and institutional uses within the City, and facilitate the siting of senior care facilities that are compatible with community needs. The measure would facilitate the development of single-family housing, small neighborhood serving retail and senior housing and health facilities, while allowing for the preservation of open space, creation of new public park and community garden uses within the City and enhancement of public access to the hillside area.
- B. This measure is consistent with the objectives and policies of the General Plan's Youth, Family, Seniors, and Health Element in that it would promote the quality of life needs of the City’s seniors, including health care, by allowing the development of senior facilities within the City.
- C. This measure is consistent with the objectives and policies of the General Plan’s Housing Element, including the policy of promoting housing development on underutilized sites and encouraging residential infill development on vacant land within the City, in that it would facilitate the development of single-family housing or affordable senior housing on a vacant site. The measure would also assist the City in accommodating its regional share of housing. In addition, the measure will promote the General Plan’s mandatory policy of encouraging the development of housing for the elderly and persons with disabilities, including a diversity of housing types to meet the needs of seniors and persons with disabilities unable to live on their own, and to partner with community organizations to provide health, housing and related services.
- D. This measure is consistent with the objectives and policies of the General Plan's Natural and Historical Resources Element, including the policies of allowing lands designated agricultural to be changed to other uses especially upon demonstration that the agricultural use is not economically viable and that the new uses proposed meet the overall goals and objectives of the General

Plan.

- E. This measure is consistent with the objectives and policies of the General Plan's Community Design Element, including policies to maintain visual access to hillside views through the regulation of building orientation and height, orient hill-edge development towards hillsides, and respect the natural setting of the hillside by encouraging hill-edge development to incorporate natural landscaping features. The measure promotes these policies by imposing height restrictions on new development within the Flatlands site in order to minimize impacts on views.

SECTION V. CONFLICT WITH OTHER MEASURES.

This Initiative will be deemed to conflict with any other initiative appearing on the same ballot if the other initiative(s) address(es) any of the following subjects, whether it does so by specific application to the Flatlands site or as a more general enactment that could otherwise be applied in a manner that addresses any of the following subjects: planning and zoning controls and development standards applicable to any part of the Flatlands site, including without limitation, use, height, bulk, density, floor area ratio, parking standards, or open space, as set forth in the City's General Plan, Municipal Code, Zoning Maps or in any other applicable City law, policy or regulation. In the event that this Initiative and any other initiative are approved by the voters at the same election, and this Initiative receives a greater number of affirmative votes than any other such measure or measures, this measure shall control in its entirety and the other measure or measures shall be rendered void and without any legal effect. If this Initiative is approved by a majority of the voters but does not receive a greater number of affirmative votes than any other conflicting initiative, this Initiative shall take effect to the extent permitted by law.

SECTION VI. EFFECTIVE DATE.

In accordance with the provisions of Elections Code section 9217, if a majority of the voters vote in favor of the Initiative, the Initiative shall go into effect 10 days after the vote is declared by the City Council.

SECTION VII. INTERPRETATION AND SEVERABILITY.

This measure shall be interpreted so as to be consistent with applicable federal and state laws, rules and regulations. If any section, subsection, sentence, clause, phrase or portion of this measure is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this measure. The voters hereby declare that this measure, and each section, subsection, sentence, clause, phrase or portion hereof would have been adopted or passed even if one or more sections, subsections, sentences, clauses, phrases or portions are declared invalid or unconstitutional. If any portion of this measure is held invalid as applied to any person or circumstance, such invalidity shall not affect any application of this measure that can be given effect without the invalid application. This measure shall be broadly construed in order to achieve the purposes stated herein.

SECTION VIII. AMENDMENT OR REPEAL.

The provisions of this measure may be amended or repealed only by a majority of the voters of the City voting in an election held in accordance with state law. This requirement shall apply only with respect to the 63-acre Flatlands site, and shall not affect the City's ability to amend any provisions of its General Plan or other planning documents that apply to land within the City and outside of the 63-acre Flatlands site.

SECTION IX. COMPETING MEASURES.

This measure was circulated and qualified as a citizens' initiative. If the City Council proposes an alternative measure for placement on the same ballot as this measure, that measure is hereby deemed to be inconsistent with this measure, and the measure receiving the greater number of affirmative votes shall supersede the other measure. No provision of the superseded measure shall be implemented or become effective.

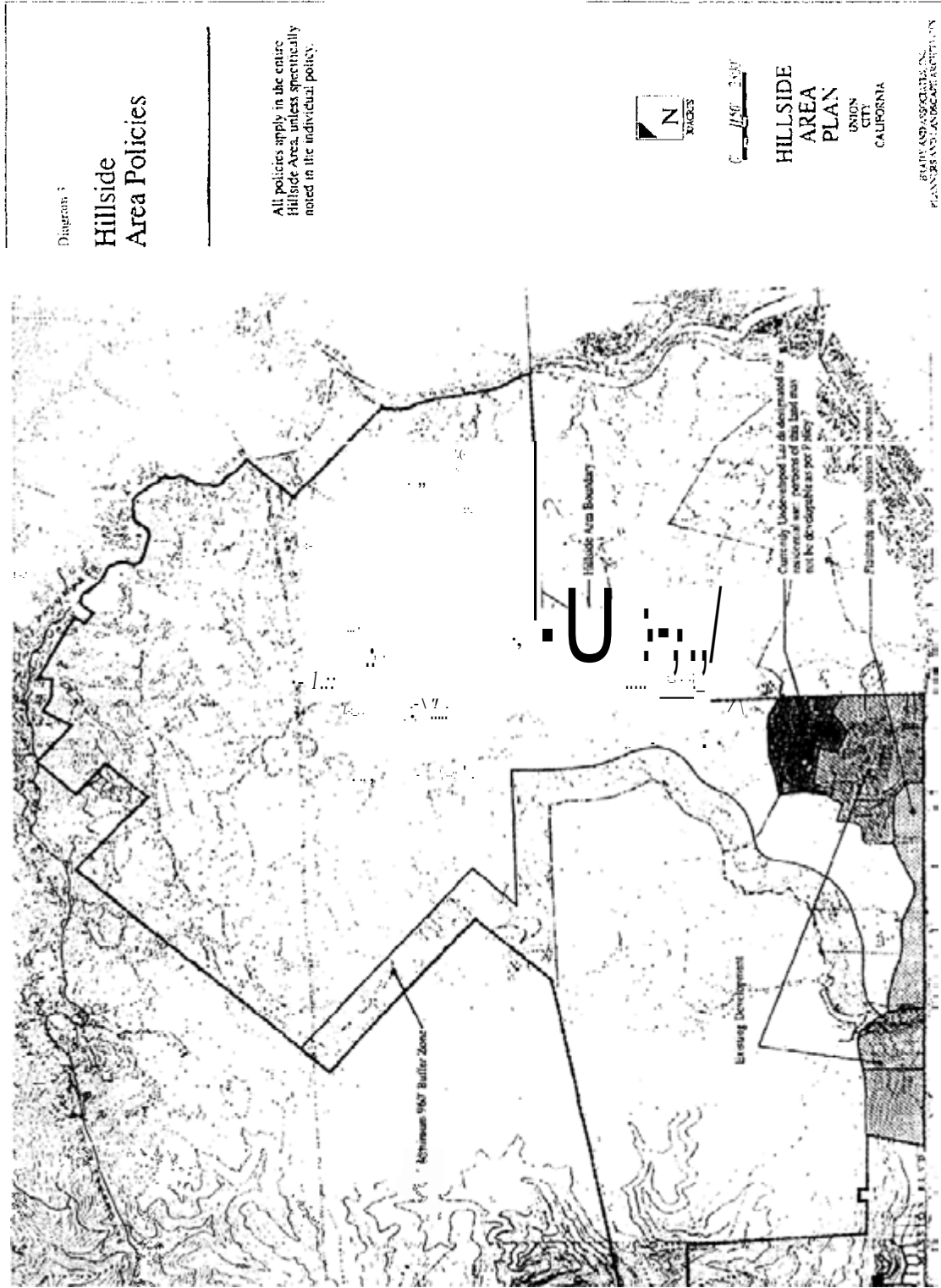
SECTION X. IMPLEMENTATION.

- A. Upon the effective date of this Initiative, the General Plan amendments contained in this Initiative are hereby inserted into the General Plan and the Hillside Area Plan.
- B. If this Initiative is approved, the City shall immediately undertake to revise any elements or provisions of the General Plan and Municipal Code, including all exhibits and figures, and all other City ordinances, policies and implementation programs or policies, in order to remove any inconsistencies which may exist between the purposes of this Initiative as set forth in Sections II and III above.

SECTION XI. STATUTE OF LIMITATIONS.

Unless a shorter statute is enacted by the State Legislature, all provisions of this Initiative shall be deemed subject to Government Code Section 65009(c), and no action or proceeding challenging all or any part of this Initiative shall be maintained unless commenced and service made within ninety days of the legislative body's decision, which for purposes of this Initiative means the date on which the voters adopt this Initiative. If this date cannot lawfully be deemed the date of the legislative body's decision, then the date of the legislative body's decision shall be the earliest possible lawful date.

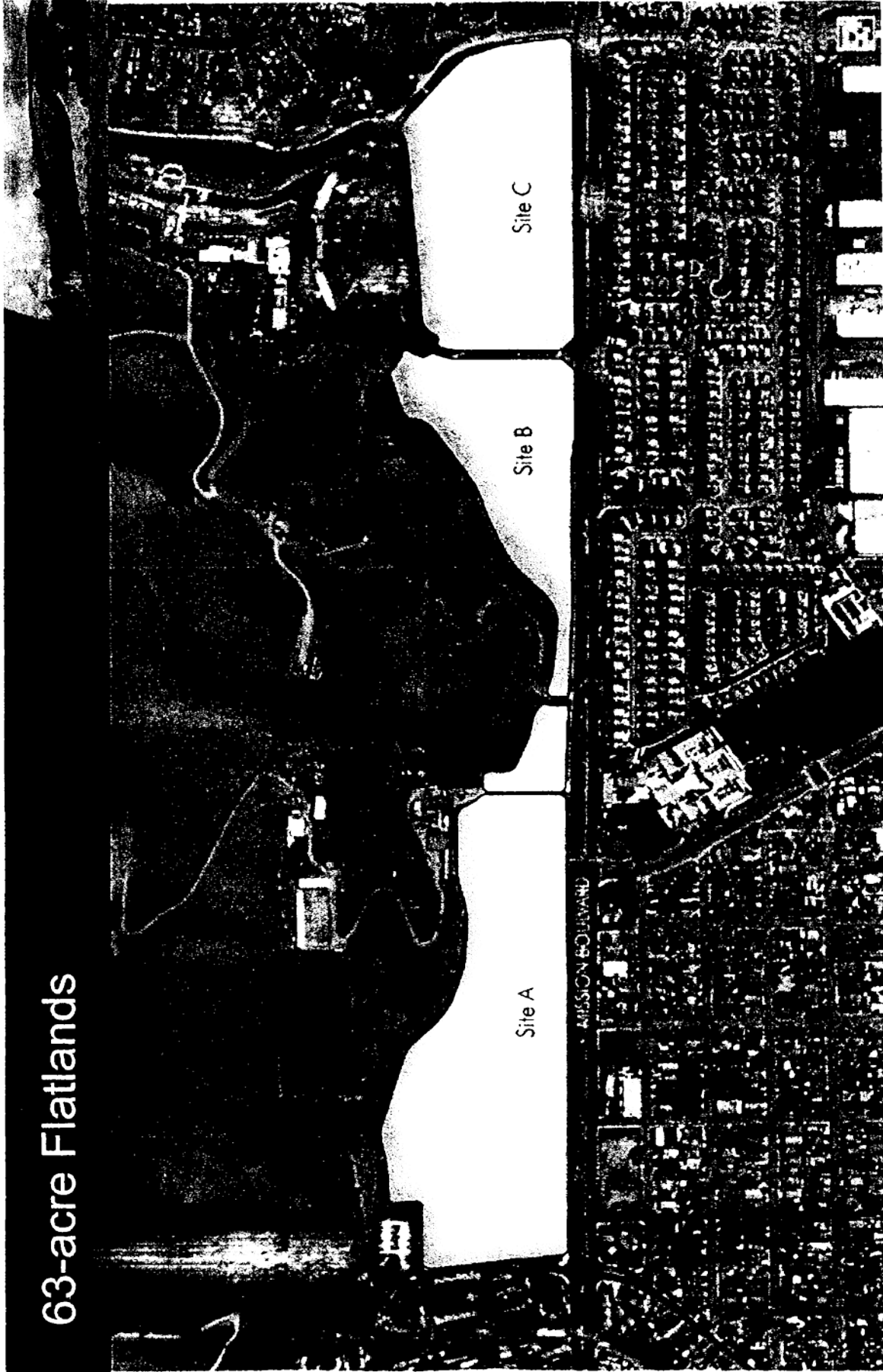
(Map of the Hillside Area Showing the Flatlands Site)



ATTACHMENT 2

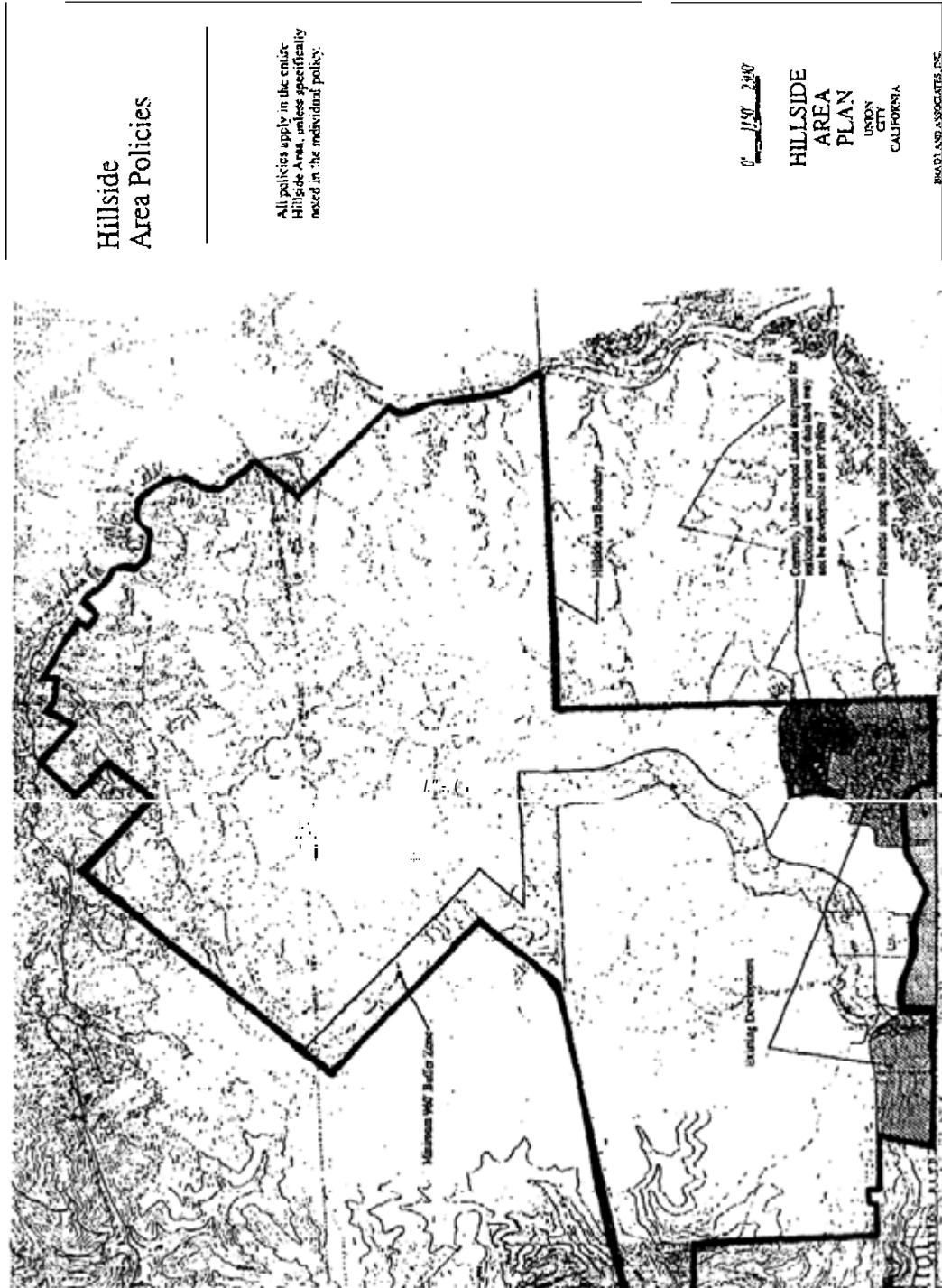
(Map of the Flatlands Site Along Mission Boulevard)

63-acre Flatlands



ATTACHMENT 3

(Proposed Amended Hillside Area Boundary)



Amended Hillside Area Boundary

Argument in Favor of Measure ____

Please join us in voting Yes on Measure ____.

For over 100 years the Masonic Home in Union City has provided outstanding healthcare and housing for seniors. They employ over 300 local residents - nurses, technicians, healthcare workers, housekeepers and maintenance personnel.

Yet the need for more senior housing and services is far outpacing current facilities in the Bay Area. 20% of us will be over 65 in the next 15 years.

To help meet this need in Union City, the Masonic Home wants to provide new programs and facilities for seniors on the flatlands they own along Mission Boulevard. These would include a state-of-the-art memory care facility, senior housing, long-term care services, and limited single family residences.

Measure _ is needed to allow the Masonic Home to bring forward this plan. 20 years ago, these 63 acres of flatland were included in the Hillside Area Plan boundary to protect our hills from development – even though none of the 63 acres is in the hills. Measure ____ simply moves the Hillside Plan boundary to the “toe of the hills” so the flatlands can be put to beneficial use.

Yes on Measure __ will:

- Allow the Masonic Home to bring forward plans for the senior healthcare facilities and low density housing;
- Reaffirm strong protections against hillside development;
- Provide land for new parks, trails and open space;
- Increase job opportunities for local residents at new senior facilities;
- Subject any building plans to thorough and transparent city evaluation, environmental review and entitlement processes;
- Create neighborhood retail stores and prohibit “big box” stores.

Measure __ was placed on the ballot by over 5000 Union City residents. A small group of opponents will make wildly exaggerated claims against it. Please review the truth and facts at www.UnionCityFlatlands.org

Please join us in voting Yes on Measure ____.

Manuel Fernandez, former Union City Vice Mayor and Councilmember
Gertrude Q. Gregorio, former New Haven School Board Member
Gary Charland, Executive Vice President Masonic Homes
Joseph Pritchard, Residential Care for the Elderly Healthcare Manager
Vincent Decierdo, Union City Parks and Recreation Alternate Commissioner

Argument Against Measure ____

This measure is ambiguous and deceptive at best. We don't know what the proponents' plans are, except that they want to remove the flatlands from the protections in the Hillside Area Plan adopted by 65% of the voters in 1996 (Measure II) and 55% of the voters in 1989 (Measure B). They make a big deal about a park, but plan to only grant an easement (not ownership) to somebody to 63 undefined acres back in the hills for this park. We don't know exactly where this land is or who will pay to install expensive facilities to make it useable for the public. The City Council has stated that we don't have the money for such a project, especially on land Union City will not own. The proponents just want to build lots of houses on the flatland. How will they preserve our precious views of the hills when they build fifty-foot high buildings and view-blocking tall walls along Mission Blvd? We don't know. How many houses? How much will this questionable measure cost the taxpayers for City services (police, fire, etc.)? How much traffic will be added to Mission Blvd? How will they safely build their proposed senior memory care hospital/facilities on land laced with traces of the Hayward Fault? We don't know. We support senior housing, but believe they could safely build these facilities out-of-sight on land behind the Masonic Home. Where will this community garden be? Don't know. The Masons plan to "replant" trees, promote hillside conservation, and wildlife protection. We don't know why these are in the measure, except as a ruse to trick you to vote yes. What we do know is that you should once again Save Our Hills and open space for the third time by voting **NO**.

Richard "Dick" Oliver, Member Save Our Hills Committee and former Union City Mayor

Elizabeth Ames, Chairperson Save Our Hills Committee

Robert "Bob" Garfinkle, former Union City Councilmember

Jaime Patino, Chairperson Human Relations Commission

Michelle Parnala Matthews, New Haven Unified School District Board Trustee

We strongly support protecting our hills. We wouldn't support anything that threatened them or hill views.

Measure __ simply moves the Hillside Area Plan geographic boundary that now includes 63 flat acres owned by the Masons, from Mission Boulevard to the toe (base) of the hills. Not a single acre of hill land is touched. Almost 6100 acres - 9 square miles - of hills remain protected.

Moving the boundary permits the Masons to bring forward plans for senior health facilities and jobs, including memory/dementia care, skilled nursing, short-term rehabilitation and adult day care programs.

In addition, Measure __ imposes strict protections that ensure future building on this land is low density, height restricted, and provides public park lands and increased access to open spaces.

Measure __ will:

- Allow the Masonic Homes to submit plans for senior healthcare facilities and low density housing built without public subsidies. Height restricted to 2 stories for low density homes and 3 stories for senior facilities by initiative provisions and zoning;
- Reaffirm strong protections against hillside development;
- Provide land for new parks, trails and open space;
- Increase job opportunities for local residents at new senior health facilities.

Measure __ does not approve a project. It permits the Masons to submit plans that would be subject to thorough, rigorous and transparent city evaluation, environmental review and entitlement processes.

Facts and concepts are at www.UnionCityFlatlands.org. Please vote Yes on Measure __ for senior health facilities, new jobs, open space while reaffirming hillside protections.

Richard Valle, Alameda County Supervisor, District 2 including Union City of Union City

Mark Green, Former Union City Mayor (1998-2012) and Councilmember (1991-1993)

Mila M. Josue, Union City Senior Commissioner and Registered Nurse

Rey Sison, Former Union City Planning Commissioner

Jayne H. Varquez, Registered Nurse

This measure strips the flatlands along Mission Blvd. from its current protections. It does not “strengthen,” but weakens the hillside protections. It deprives us of our current right to vote on any development plan and places that decision in the hands of only three like-minded councilmembers—not you the voters.

We have looked with dismay at the misleading exaggerations and falsehoods on the proponent’s website. For factual information about their attempt to weaken our hillside ordinance, please go to our website at: www.saveourhills.com.

The proponents “forgot” to mention the traffic impacts along Mission Blvd or that they want to build their memory care facility and senior housing along the **main rupture zone** of the Hayward Fault. Would you want your senior relatives living on top of the fault? The proponents see no problem with that.

They claim that 5,000 (6%) residents (many were nonvoters) signed their ambiguous petition. In 1996, 65% of Union City voters saved our hills and **flatlands** by passing Measure II.

Allegedly they will put the flatlands to some “beneficial use,” as defined by them. The present agriculture use is an acceptable beneficial use for us and our children.

There is no guarantee that any of the few jobs that might be created here will go to Union City residents.

They want you to trade the beautiful view of our hills for their short-term profits—dollars intended to cover operations elsewhere. This deal is totally unacceptable.

Please join us, other Union City leaders, and thousands of your neighbors in voting **NO**.

Sarabjit K. Cheema, NHUSD Board Trustee

Eva H. Kamakea, Chairperson Senior Commission

Linda Canlas, NHUSD Board Trustee

Gwen Estes, Former NHUSD Board Trustee

Hugh P. McNamara, Senior Commissioner