

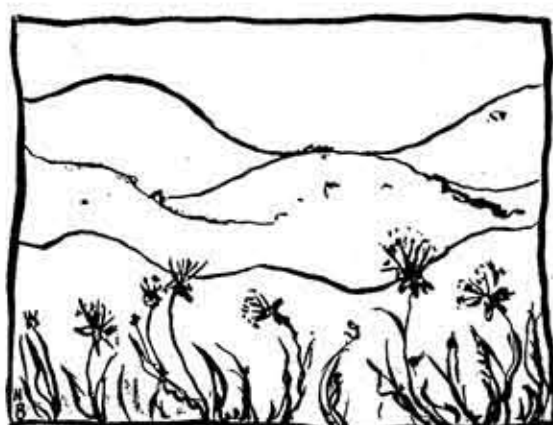
# Save Union City's Hillsides

## Vote YES on Measure II

We are lucky to enjoy the beautiful, unspoiled, rolling hills that border our city. The hills offer a spectacular refuge for hikers and provide a stunning backdrop to our daily lives. But over the years, pressure to develop the hills has been intense. Fortunately, the City Council recently adopted 53 new hillside area development policies to protect the hills as open space. However, these protections are vulnerable to political pressure from developers and could be overturned by a future city council. Measure II (double eye) offers Union City voters an opportunity to save the hills from development by locking in these critical protections.

### What's At Stake?

Picture the Union City hills covered with red tiled roofs and white walls along the ridges. This is the vision of those who want to develop the hills if Measure II fails. A year ago, Union City was considering a plan that would have allowed 3,900 houses to cover the hillsides. The proposal would have resulted in severe economic and environmental impacts, including millions of dollars for new schools and roads, worsened traffic congestion, and increased fire and flood dangers. Just imagine a catastrophe like the Oakland hills firestorm happening on the Union City hillsides. Picture thousands



of cars and emergency vehicles trying to exit and enter the hills on one road after a major earthquake or fire. While the proposal was ultimately defeated, real estate speculators haven't given up on carving up the hillsides for development.

### How Does Measure II Protect the Hillsides?

Measure II is on the November ballot to allow voters to reaffirm the new hillside area development policies adopted by the City Council in July 1995. These new policies direct how hillside development will be handled in the future. Among other things, the new policies would:

- ◆ dedicate undeveloped hillsides to the East Bay Regional Park District or the City; (Policy 2)
- ◆ leave the flatlands along Mission Boulevard as open space with a portion of this land made available for a sports facility (Policies 9 and 10);
- ◆ mandates a redundant water system for fire fighting purposes and fire retardant materials for hillside construction (Policy 15);
- ◆ keep new houses from sprawling along the ridgelines (Policies 35, 36, 37);

(over)

- ◆ protect our schools from overcrowding by requiring adequate classrooms for new hillside students (Policy 17);
- ◆ require that the Ridge Trail system be an integral part of future hillside planning and cannot be located under the PG&E power towers (Policy 19); and
- ◆ require that hillside development must pay its own way (Policy 22).

### Why is voter approval of Measure II necessary?

If passed by the voters this November, Measure II would require future city councils to get voter approval for any changes to these new policies. This protects us all from the possibility that a future city council, influenced by campaign contributions from hillside developers, could weaken these policies and make way for massive development in the hills and all of the attendant problems. The major owners of the hills want Measure II to fail so that they can go forward with plans to construct thousands of houses on the hillsides.

Just a few years ago, we witnessed how a previous developer-dominated city council ignored the mandate of the voters and adopted a set of policies that could have allowed thousands of highly visible houses to be built in the hills. Those *old* policies disregarded the needs for adequate streets into the development, would not have provided enough money to build needed schools in the hills, would have allowed massive environmentally destructive grading, and would have burdened the City's finances with heavy ongoing costs to provide for the public safety of the hillside residents.

### Who is Supporting Measure II?

Measure II is endorsed by the Sierra Club, Greenbelt Alliance, Mayor Mark Green, Council members Bob Garfinkle and Ben Elias, Planning Commissioners Elizabeth Ames, Sunjay Nair, Myrla Raymundo, Cathi Sweeney, and Carol Dutra-Vernaci, and many more Union City residents.

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