

Environmental Impact Assessment – Alder Avenue Planned District (PLN2014-00262)

DRAFT MITIGATED NEGATIVE DECLARATION

The following proposed project has been reviewed, pursuant to the provisions of Resolution No. 3231, as amended, of the City Council of the City of Fremont for the purpose of determining the likelihood of a significant adverse environmental impact occurring as a result of project completion.

NAME OF PROJECT: Alder Avenue Planned District

PROJECT NO.: PLN2014-00262

DESCRIPTION OF PROJECT:

The applicant is requesting approval of a rezoning for a vacant underutilized 1.47-acre property from R-1-6, Single Family Residence District to Planned District P-2014-262, a Density Bonus to allow a density of 12.1 units per acre in accordance with Fremont Municipal Code Section 18.165, a Vesting Tentative Tract Map (No. 8192), and Private Street to facilitate construction of a 17-unit residential project comprised of two attached units and 15 detached units. The proposed subdivision would be accessed via a new loop private street (or common Lot “A”, as shown on the project plans) leading from Alder Avenue into the property, off of which two private motor-courts (Lot “B” and “C”) would extend and provide access to proposed units farther inward within the subdivision. The subdivision would consist of 17 residential lots, three commonly-owned lots for the circulation system, and common landscaped and guest parking areas. The smallest residential lot would be 1,647 square feet and the largest residential lot would be 4,885 square feet in size.

The units would feature four distinct two-story floor plans ranging in size from 1,385 square feet (a duet) to 2,365 square feet (Plan 3) of living area, with three to five bedrooms each. Two car garages would be provided for each unit with additional parking provided on driveway aprons, except for Lots 10, 11, 15 and 16. Each unit would be provided with rear and side yards. Nine guest parking spaces (including one accessible stall) would be provided along the loop private street and up to six spaces of on-street parking on Alder Avenue would be provided along the project site’s frontage. The proposed loop private street would feature a detached 4-foot sidewalk that would provide pedestrian access to the units and connect to enhanced motor-courts.

The property is currently zoned R-1-6, Single-Family Residence District and is located in the Centerville Community Plan Area. The proposed project would require approval of a density bonus to allow a Low-Medium Density of 12.1 units per acre to achieve a development with 17 units. In accordance with the FMC and state law, incentives in the form of a density bonus and other concessions shall be provided to an applicant for the production of housing for very low income, low income, and senior households. As part of the proposal, the applicant is seeking a density bonus by providing two units (units on Lot 14 and 15) at very low income affordable ownership cost. By doing so, the City must grant requested incentives and concessions (relief from zoning standards). In accordance with state law, neither granting of a concession or incentive nor the granting of a density bonus shall be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval. While a zoning change is not required, a rezoning to a Planned District would allow proper application of standards most similar to a low-medium density project. Vesting Tentative Tract Map No. 8192 is also required to allow the proposed subdivision, including other approvals and an encroachment permit to install new street improvements within the public right-of-way along Alder Avenue.

LOCATION OF PROJECT: 4325 Alder Avenue and 4336 Torres Avenue, Fremont, CA, 94536;
APNs: 501-0042-076-00 and 5010042-086-00

GEOGRAPHIC LOCATION WITHIN CITY: Centerville Community Plan Area

NAME OF AUTHORIZED AGENT OF APPLICANT: Alder Avenue Partners, LLC

MAILING ADDRESS OF APPLICANT OR AGENT: Mr. Scott Murray (smurray@interorealestate.com)
175 East Main Avenue, Suite 130
Morgan Hill, CA 95037

TYPE OF ENTITLEMENT SOUGHT: Rezoning, Density Bonus, Vesting Tentative Tract Map, and Private Street

EXPLANATION OF REASONS FOR THE FINDING: A finding is proposed that this project will not have a significant effect on the environment. The proposed project is an infill development in an urban area that does not displace, destroy, or remove significant natural vegetation, wildlife, or natural resources and the project includes site plan, architectural and use controls in conformance with the City codes and policies, as well as with other responsible agency regulations. Furthermore, the project includes specific mitigation measures addressing potential significant impacts on biological resources, air, and hazardous materials. The implementation of these mitigation measures, combined with the project conditions of approval, would reduce all impacts the project may have to a less-than-significant level.

Public Hearing: The Planning Commission is tentatively scheduled to consider the project at its October 23, 2014 meeting and a City Council meeting for final consideration has not been scheduled at this time. Planning Commission and City Council meetings are held in the City Council Chambers at 3300 Capitol Avenue. All environmental documents are available for review at 39550 Liberty Street, Fremont.

Any comments as to whether the draft negative declaration should become final or whether an EIR should be prepared for the project must be submitted within 30 days of the posting of this draft negative declaration. The comment period begins on September 20, 2014 and ends on October 21, 2014.

If this draft mitigated negative declaration becomes final by any approval agency other than the City Council, any person who wishes to protest such final action must do so within ten days of the date it becomes final by the filing of a written protest with the City Clerk and by payment of the required protest fee. If this draft declaration becomes final by City Council action, any person who disagrees with Council action may seek judicial review.

Posted within the Development Services Center on September 19, 2014.

Notice of Determination to be sent to:

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| <input type="checkbox"/> | Posting of Notice | <input type="checkbox"/> | County Clerk |
| <input type="checkbox"/> | Mailed to owners of contiguous property | <input type="checkbox"/> | Clearinghouse |
| <input type="checkbox"/> | Publish notice | | |

IF THERE ARE ANY QUESTIONS OR COMMENTS, PLEASE CONTACT:

Clifford Nguyen Senior Planner 510.494.4769

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