

NOTICE OF PREPARATION

Date: May 14, 2015

To: State Clearinghouse, Responsible and Trustee Agencies, and Interested Parties

From: City of Fremont, Community Development Department

Subject: Notice of Preparation of a Draft Environmental Impact Report for Ardenwood Technology Park Planned District Rezoning

The City of Fremont (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Ardenwood Technology Park Planned District Rezoning (project) proposed for 32 existing parcels located in the Technology Park and totaling a combined ± 147.7 acres. We request comments from your agency regarding the scope and content of the environmental information to be addressed in the EIR. Comments should be limited to issues germane to your agency's statutory responsibilities in connection with the proposed project. The EIR may be used by your agency when considering subsequent permits or approvals necessary for this project. A brief description of the proposed project, its location and existing conditions is provided below.

An Initial Study (Environmental Checklist) has been prepared for the project to evaluate the potentially significant effects the project may have on the environment. The Initial Study may be obtained from the City via the contact information below, or may be downloaded from the City's website at <http://www.fremont.gov/430/Environmental-Review>.

RESPONDING TO THIS NOP: Responses to this NOP or comments regarding the scope or content of the Draft EIR must be directed in writing to:

Stephen Kowalski
City of Fremont, Planning Division
39550 Liberty Street
Fremont, CA 94538
E-mail: skowalski@fremont.gov

Comments on the NOP must be received at the above mailing or e-mail address within 30 days of receipt of this notice, or **Monday, June 15 by 5:00 p.m.** Please reference the project title shown below in all correspondence.

At a minimum, responses to this NOP should focus on the potentially significant environmental effects that the project may have on the physical environment, ways in which these effects might be minimized, and potential alternatives to the project that should be addressed in the EIR. This focus aligns with the purpose of the EIR to inform the public about these factors of the project.

PROJECT TITLE: Ardenwood Technology Park Planned District Rezoning

PROJECT LOCATION: Multiple parcels, generally bounded by Paseo Padre Parkway to the southwest, Kaiser Drive to the northwest, Ardenwood Boulevard to the northeast and State Route 84 (SR 84) to the southeast. See Project Vicinity Map and Proposed Floor Area Ratios exhibit attached hereto for additional details.

PROJECT SPONSOR: City of Fremont, 3300 Capitol Avenue, Fremont, CA 94538

EXISTING CONDITIONS: The 32 subject parcels total a combined ±147.7 acres and are currently zoned as either Planned District P-81-15NN, Planned District P-81-15NN(F) with Flood Combining District, or Planned District P-2001-7(F) with Flood Combining District. All are designated Tech - Industrial in the Land Use Element of the City's General Plan. Nineteen of the 32 parcels are developed with industrial buildings with a combined total floor area of 1,387,181 square feet, leaving 13 parcels that are currently vacant and have remained undeveloped since the original approval of Planned District P-81-15 by the City Council in 1981. Current zoning allows a maximum height limit of 75 feet and four stories, with a maximum floor area ratio (FAR) of 0.35. Throughout its history, the Ardenwood Technology Park has not been developed with a uniform FAR limit. The original Planned District for the Ardenwood Forest - New Town development (Planned District P-81-15) approved by Council in 1981, which included the project area, applied a 50 percent lot coverage limit. As such, a number of the subject parcels were developed with FARs greater than 0.35. Changes in development standards over time have resulted in FARs within the project area ranging from 0.20 to 0.41, with an average FAR across the project area (including all 19 developed parcels) of 0.31.

PROJECT DESCRIPTION: The proposed project would rezone 32 existing industrial parcels located within a portion of the Ardenwood Technology Park (project area) from Planned District P-81-15NN (portion), Planned District P-81-15NN(F) with Flood Combining District Overlay (portion) and Planned District P-2001-7(F) with Flood Combining District (portion) to a new Planned District P-2015-23(F) to allow the current maximum allowable FAR for those parcels to be increased from 0.35 to up to 0.75 to enable more intensive Class A office, advanced manufacturing, and research and development uses, as well as small-scale retail/service uses to meet the everyday needs of employees.

The proposed FAR increase would change the allowable FAR for 17 of the 32 parcels from 0.35 to 0.55, ten of the parcels from 0.35 to 0.65, and five of the parcels from 0.35 to 0.75. These proposed increases could potentially allow development of up to approximately 4,024,872 square feet overall. This represents approximately 1,772,885 square feet of additional floor area across the 32 parcels than would otherwise be allowed under the current maximum 0.35 FAR established in the General Plan for the Technology Park's Tech Industrial land use designation. The existing height limit of 75 feet/four stories would remain, except for four parcels located adjacent to the intersection of Paseo Padre Parkway and SR 84, where the height limit would be a maximum of 115 feet/seven stories to allow clustering of taller buildings to create a focal point for the Technology Park.

PROBABLE ENVIRONMENTAL EFFECTS: Upon initial review, the Draft EIR will address potential environmental effects on existing traffic levels on the adjacent roadways and highways, on air quality and greenhouse gases from emissions generated by the projected increase in traffic, and on noise from traffic traveling along SR 84 potentially impacting future occupants of the parcels abutting that highway.

Please direct questions regarding the project or information in this NOP to Stephen Kowalski, Associate Planner, at 510-494-4532 or at skowalski@fremont.gov.


Stephen Kowalski
City of Fremont Planning Division

Attachments:
Vicinity Map
Site Plan

EXHIBIT 1

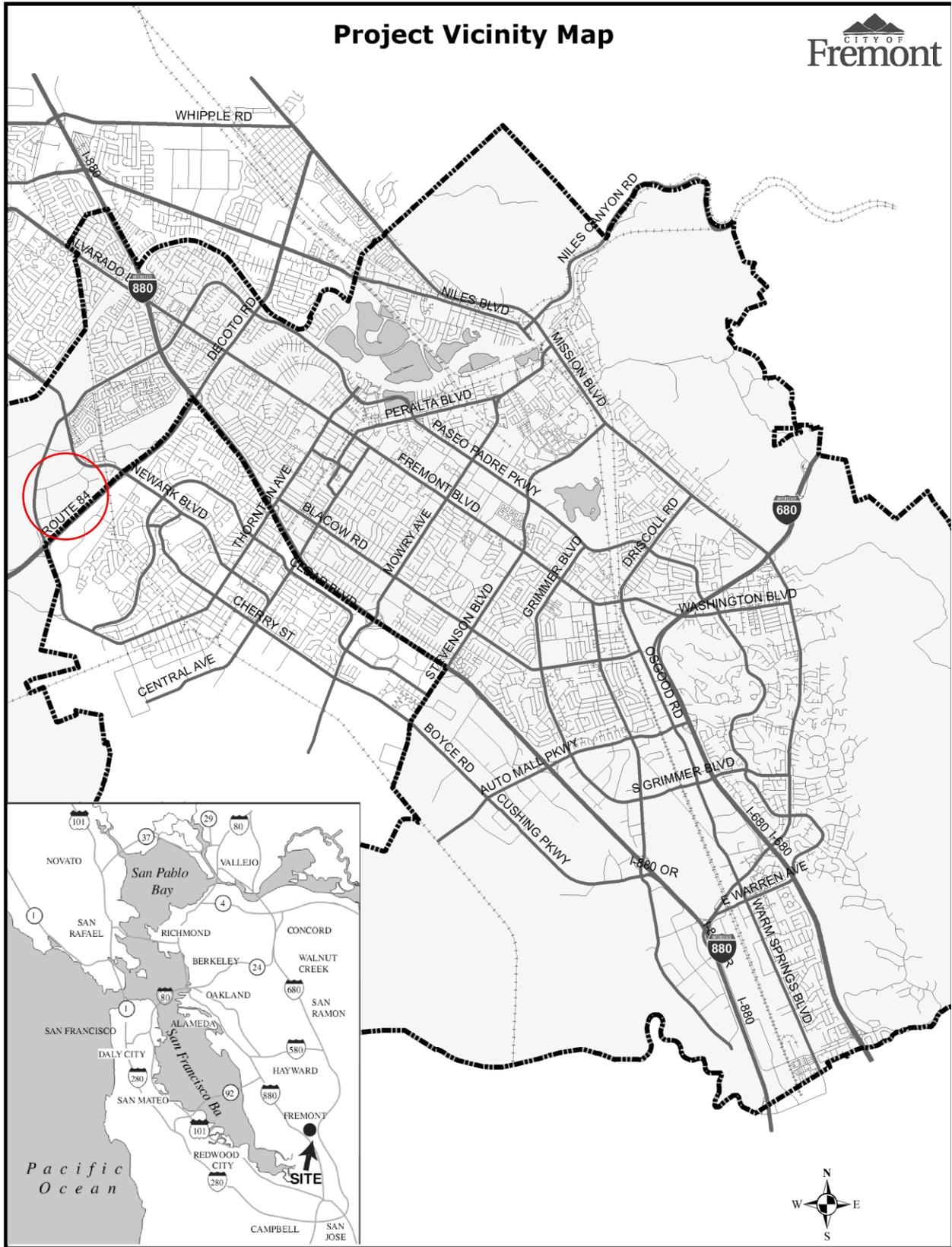


Figure 1 – Project Vicinity Map

EXHIBIT 2

PLN2015-00023 ***Ardenwood Tech Park FAR Increase*** ***Proposed Floor Area Ratios (FARs)***

