

FEB 17 2016

Notice of Determination

Date: February 17, 2016

STEVE MANNING, County Clerk
By  Deputy

To:

- Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044
- Alameda County Clerk-Recorder's Office
1106 Madison Street
Oakland, CA 94607

From:

City of Fremont, Planning Division
39550 Liberty Street, 1st Floor
Fremont, CA 94538
Contact: Steve Kowalski
Phone No.: (510) 494-4532

SUBJECT: Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse No. (if submitted to State Clearinghouse): N/A

Project Title: Parc 55

Project Applicant: Mission Peak Development Company/East Warren Park LLC (John S. Wong – President),
40480 Encyclopedia Circle, Fremont, CA 94538

Project Location (include county): 47003-47320 Mission Falls Court and 47323-47339 Warm Springs Boulevard,
Fremont, Alameda County, CA (APNs: 519-1691-004-00, 519-1691-005-00, 519-1691-006-00, 519-1691-007-00 and
519-1691-008-00)

Project Description: The applicant proposes a Development Agreement, a General Plan Amendment to change the land use designation for a 23.5-acre site consisting of five separate parcels from Tech Industrial to Urban Residential, 30-70 units per net acre, Medium Density Residential, 14.6-29.9 units per net acre, and Public Facility, and a Rezoning of the same five parcels from I-R Restricted Industrial to a Preliminary Planned District (P-2014-45) and R-3-50 Multifamily Residential to allow development of an age-restricted master planned community for seniors which would contain up to 497 residential units and an approximately 15,000-square-foot public senior community center. Of the 23.5 total acres, 6.75 acres would be re-designated Urban Residential, 15.25 acres would be re-designated Medium Density Residential, and 1.5 acres would be re-designated Public Facility. Similarly, 21.25 acres would be rezoned Preliminary Planned District P-2014-45 while 2.25 acres would be rezoned R-3-50 Multifamily Residential. The proposed community would feature five separate villages, each containing a different type of housing product, including stacked and garden-style apartments that would be offered as rental units, and condominiums, townhomes and single-family cottages that would be offered for sale at market rate. Included in the 497 residential units would be 90 apartments that would be offered for rent to low, very low, and extremely low income senior households

This is to advise that, on Tuesday, February 16, 2016, the City of Fremont City Council adopted a resolution approving the proposed General Plan Amendment and adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the above-described project. In addition, the City Council introduced ordinances approving the proposed Rezoning the Development Agreement, both of which are expected to be adopted on Tuesday, March 1, 2016. In adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project, the City Council made the following determinations and/or took the following actions:

1. The project [will will not] have a significant effect on the environment.
2. A Mitigated Negative Declaration [was was not] prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Program [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the general public at the City of Fremont Planning Division office located at 39550 Liberty Street, 1st Floor, Fremont, California 94538.

Signature (Lead Agency): Quistie W. Leuler

Title: Planning Manager

Date Received for filing at OPR: N/A

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011