

Notice of Determination

Date: March 2, 2016

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

ENDORSED
FILED
ALAMEDA COUNTY

MAR 03 2016

STEVE MANNING, County Clerk

By  Deputy

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, March 1, 2016, the City of Fremont City Council adopted ordinances approving the proposed Rezoning and the Development Agreement for the project. Earlier this year, on February 16, the City Council also adopted a resolution approving the proposed General Plan Amendment and the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project. In so doing, 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): Krista Wheeler

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

***ENVIRONMENTAL DECLARATION**

(CALIFORNIA FISH AND GAME CODE SECTION 711.4)

LEAD AGENCY NAME AND ADDRESS

City of Fremont
Planning Division
39550 Liberty St, 1st Floor
Fremont, CA 94538

FOR COUNTY CLERK USE ONLY

**ENDORSED
FILED
ALAMEDA COUNTY**

FEB 17 2016

STEVE MANNING, County Clerk

By: SM Deputy

FILE NO: 16-057

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:

(PLEASE MARK ONLY ONE CLASSIFICATION)

1. NOTICE OF EXEMPTION / STATEMENT OF EXEMPTION

A - STATUTORILY OR CATEGORICALLY EXEMPT

\$ 50.00 - COUNTY CLERK HANDLING FEE

2. NOTICE OF DETERMINATION (NOD)

A - NEGATIVE DECLARATION (OR MITIGATED NEG. DEC.)

\$ 2,210.25 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

B - ENVIRONMENTAL IMPACT REPORT (EIR)

\$ 3,070.00 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

***A COPY OF THIS FORM MUST BE COMPLETED AND SUBMITTED WITH EACH COPY OF AN ENVIRONMENTAL DECLARATION BEING FILED WITH THE ALAMEDA COUNTY CLERK.**

FOUR (4) COPIES OF ALL NECESSARY DOCUMENTS ARE REQUIRED FOR FILINGS SUBMITTED BY MAIL. FIVE (5) COPIES ARE REQUIRED FOR IN-OFFICE FILINGS.

ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING.

FEES ARE EFFECTIVE JANUARY 1, 2016.

MAKE CHECKS PAYABLE TO: ALAMEDA COUNTY CLERK



State of California - Department of Fish and Wildlife
2016 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

Annem # 2140529

RECEIPT NUMBER: 01 — 02172016 — 51
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Fremont Planning Division		LEAD AGENCY EMAIL		DATE 02/17/2016
COUNTY/STATE AGENCY OF FILING Alameda			DOCUMENT NUMBER 16-051	
PROJECT TITLE Parc 55				
PROJECT APPLICANT NAME Mission Peak Development Company/East Warren Park LLC		PROJECT APPLICANT EMAIL		PHONE NUMBER (510) 494-4532
PROJECT APPLICANT ADDRESS 40480 Encyclopedia Circle		CITY Fremont	STATE CA	ZIP CODE 94538
PROJECT APPLICANT (Check appropriate box)				
<input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity				

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,070.00	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	2,210.25
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,043.75	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash Credit Check Other TOTAL RECEIVED \$ 2,260.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE T.Sengupta/Deputy Clerk
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FEB 17 2016

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By  Deputy

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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.
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