



Notice of Determination

ENDORSED
FILED
ALAMEDA COUNTY

APR 14 2017

Date: April 14, 2017

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
Fremont, CA 94537
Contact: Steve Kowalski
Phone No.: (510) 494-4532

STEVE MANNING, County Clerk
By B Deputy

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 (document was not submitted to the State Clearinghouse)

Project Title: Stratford School (City of Fremont application no. PLN2017-00205)

Project Applicant: Clay Stringham, acting on behalf of Stratford School; phone: 801-712-6800, email: cstringham@stratfordschools.com

Project Location (include county): 43055 and 43077 Osgood Road in the Irvington Community Plan Area of the City of Fremont, Alameda County, California (APN: 525-0331-025-00 and 525-0331-012-04)

Project Description: The project is a request for approval of a Zoning Administrator Permit, Discretionary Design Review Permit, Modification of Zoning Standards to allow a Floor Area Ratio Increase, and Tree Removal Permit, all of which would allow the construction of a new 57,441-square-foot private school for up to 660 children ages pre-school through eighth grade on a 3.92-acre site at 43055 and 43077 Osgood Road. The existing commercial building located at 43055 Osgood Road which currently houses an irrigation supply business would be preserved, while the existing building located at 43077 Osgood Road (which was originally built as a single-family dwelling but was most recently used by a landscaping business) and several small outbuildings behind it would be demolished. The applicant has submitted a concurrent Lot Line Adjustment application which is currently pending approval to adjust the two subject parcels in order to locate the irrigation supply business on a separate, smaller lot and make the remainder of the land available for the school campus. A Floor Area Ratio (FAR) increase is also required for the project because the school would exceed the maximum allowable FAR for the site by six percent once the Lot Line Adjustment has been approved and recorded.

This is to advise that the City of Fremont Zoning Administrator approved the above-described project on April 10, 2017, and has made the following determinations:

1. The project [will will not] have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition 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 and the record of project approval are available to the general public at: City of Fremont, Community Development Department-Planning Division, 39550 Liberty Street, 1st Floor, Fremont, California 94538.

Signature (Lead Agency): Kristie Wheeler Title: Planning Manager

Date Received for filing at OPR: _____

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