



Notice of Preparation

Date: January 19, 2018

To: Office of Planning and Research, Responsible and Trustee Agencies, and Interested Parties

From: City of Fremont, Planning Division

Subject: Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting for Niles Gateway Mixed-Use Project

Pursuant to Section 21165 of the *California Public Resources Code* and Section 15050 of the California Environmental Quality Act (CEQA) Guidelines, the City of Fremont (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) to address the potential impacts of the project described below. The purpose of this notice is to: (1) serve as a Notice of Preparation (NOP) of an EIR pursuant to CEQA Guidelines Section 15082; (2) solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project; and (3) serve as a notice for a public scoping meeting.

We request comments from your agency regarding the scope and content of the EIR, which are 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 the project.

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 is available for review at the City of Fremont Development Services Center at 39550 Liberty Street, Fremont, CA or on the City's website at: <http://www.fremont.gov/ceqa>.

Due to the time limits mandated by state law, your response must be sent at the earliest possible date but no later than 30 days from receipt of this notice.

Project Title: Niles Gateway Mixed-Use (PLN2014-00338)

Project Applicant: Valley Oak Partners, 734 The Alameda, San Jose, CA 95126

Project Location (include county): 37899 Niles Boulevard, Fremont, CA
Alameda County, Assessor's Parcel Number 501-1700-010-03
(see attached vicinity map and site plan)

Existing Conditions: The project site is located at 37899 Niles Boulevard in the northeastern portion of the City of Fremont. The parcel is generally triangular in shape and flat in topography. The frontage of the northeastern part of the site is on the west side of Niles Boulevard before it makes a 90-degree turn eastward towards Mission Boulevard. A dead-end 0.73-acre segment of Niles Boulevard continues southward from the 90-degree turn along the remainder of the site's eastern edge. The project site contains remnants of the former Henkel/Shuckl Cannery and was used for a variety of industrial land use activities including a foundry, cannery, herbicide manufacturing, metal treatment, and chemical manufacturing between the early 1900s and 2002. All structures associated with the previous industrial uses were demolished in 2009 and remnants of the building foundations are all that remain. Debris piles containing soil, broken paving materials, and discarded items still remain throughout the site. Vehicular access to the site is currently from Niles Boulevard. Curb, gutter, and sidewalk are located along the northern portion of the project frontage with Niles Boulevard. The project site south of the 90-degree turn of Niles Boulevard is accessed from the roadway that continues south from Niles Boulevard and dead-

ends at the Alameda Creek Trail. Vegetation on the site generally consists of ornamental trees and shrubs located around the perimeter and weedy vegetation within the center of the site.

Project Description: The proposed project includes the development of a vacant 6.07-acre parcel with two types of buildings consisting of 95 dwelling units and 7,333 square feet of non-residential uses. The 95 dwelling units would consist of 82 townhomes and 13 “Creative-Retail-Artist-Flex-Tenancy” (CRAFT) units. The 7,333 square feet of non-residential uses would consist of 5,883 square feet of retail/restaurant uses and 1,450 square feet of community center space. In total, 187,773 square feet of building floor area is proposed to be developed on the site. Northbound Niles Boulevard would be re-stripped to accommodate a new left turn pocket lane at a new project driveway. A second new driveway with one inbound and one outbound lane would be constructed at the north end of the site on Niles Boulevard, which would connect to a private street (Street A) that would encircle the project site.

A total of 92 new surface parking spaces would be established, including 28 new diagonal parking spaces on Niles Boulevard along the frontage of the CRAFT building, 57 parallel parking spaces on the west and east side of the project site along Street A, and seven off-street spaces in a parking lot in the townhome area. Each CRAFT unit and townhome would have enclosed parking spaces (one to two spaces in each unit’s garage). Collectively, 271 new parking spaces would be provided throughout the project site and along Niles Boulevard (including the 92 spaces noted above).

The project would include a General Plan Amendment to change the land use designation from Industrial - Service (Special Study Area) to Town Center and Medium Density Residential and a Rezoning of the existing parcel from Service Industrial (I-S) with an Historical Overlay District (HOD) to Planned District P-2014-0338 (HOD). The proposed project would also require the following entitlements: a Vesting Tentative Tract Map, Private Street, General Conformity Finding for a General Street Vacation, Tree Removal Permit, and Preliminary Grading Plan.

Potential Environmental Effects: Upon initial review, as described in the Initial Study, the Draft EIR will address the following potential environmental effects:

- Aesthetics
- Transportation/Traffic

Responding to the Notice: Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than 30 days after receipt. Comments and suggestions should, at a minimum: (1) identify the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the EIR; (2) whether the responding agency will be a responsible or trustee agency for the proposed project; and (3) any related issues raised by organizations and/or interested parties other than potential responsible or trustee agencies, including interested or affected members of the public. We will need the name for a contact person in your agency. The NOP and accompanying Initial Study are available for a 30-day public review period beginning **January 23, 2018, and ending February 22, 2018**. Please send your response to:

David Wage, Associate Planner – Current Development
City of Fremont, Planning Division
39550 Liberty Street
Fremont, CA 94537
E-mail: dwage@fremont.gov

Notice of Scoping Meeting: A public scoping meeting will be held on **Monday, February 12, 2018, at 7:00 p.m.** in the City Council Chambers at 3300 Capitol Avenue, Fremont, CA 94538.

If you have any questions regarding the project or information in the NOP, please contact David Wage at (510) 494-4447.

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

Attachments:

Figure 1: Vicinity Map

Figure 2: Site Plan



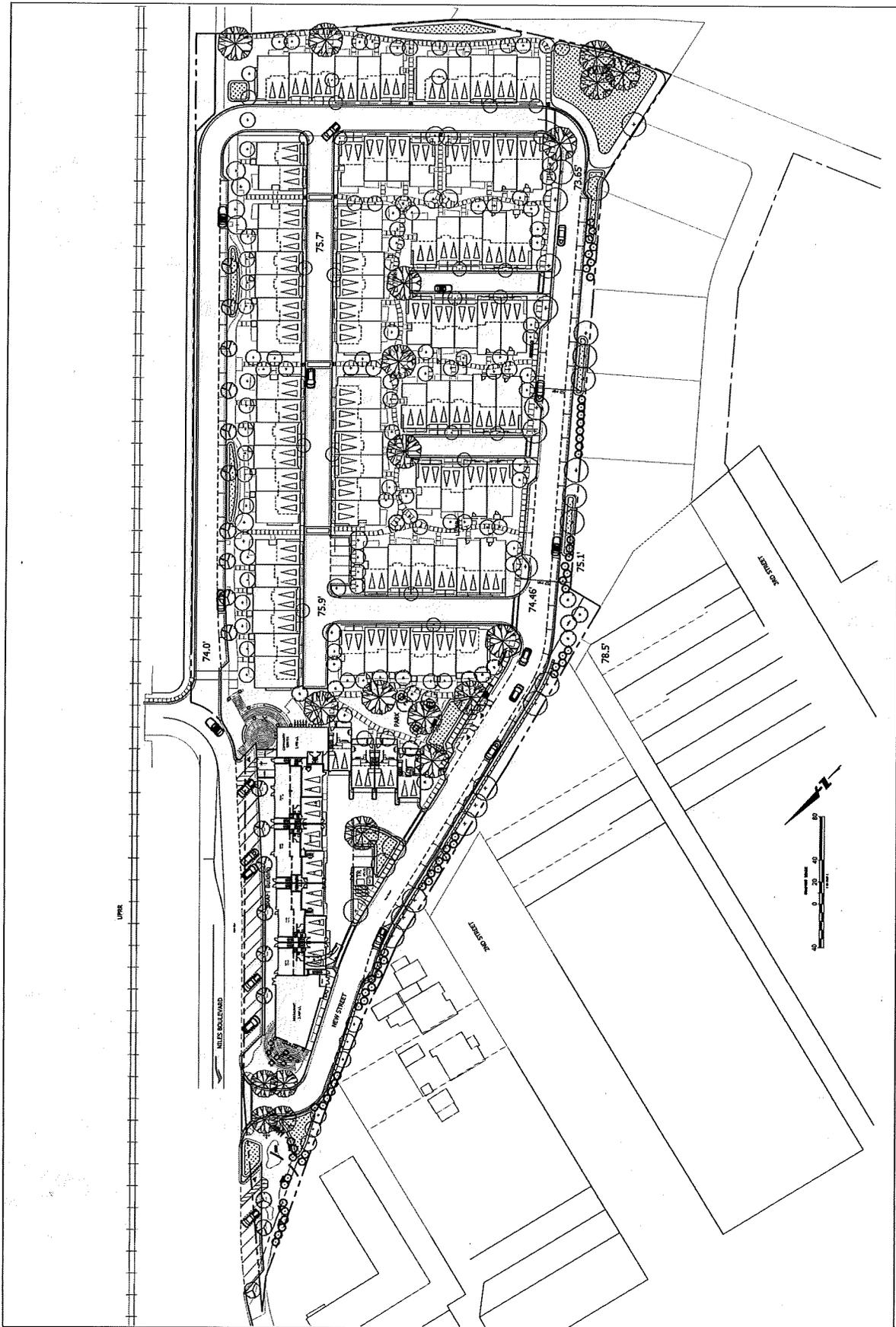
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SOURCE: ESRI Imagery; FirstCarbon Solutions

Fremont Niles Gateway

Figure 1
Vicinity Map





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SOURCE: Vally Oak Partners, LLC, 2017

Fremont Nilles Gateway

Figure 2
Site Plan

