Notice of Preparation

Date: July 16, 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 an Environmental Impact Report for SiliconSage Centerville Mixed-Use Project**

The City of Fremont (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project described below. 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.

Project Title:	SiliconSage Centerville Mixed-Use Project (PLN2017-00229)
Project Applicant:	SiliconSage Builders, LLC. Attn: Shaivali Desai 560 S. Mathilda Avenue, Sunnyvale, CA 94086
Project Location (include county):	37358 through 37494 Fremont Boulevard, 3768 through 3820 Peralta Avenue, 3921 through 3943 Rose Court, and 37417 Jason Way, Fremont, CA Alameda County, Assessor's Parcel Numbers: 501-1475-28-2, 501-1475-32-06, 501-1475-33, 501-1475-34, 501-1475-35-2, 501-1475-36-2, 501-1475-37, 501-1475-38, 501-1475-39, 501-1475-40-2, 501-1475-41-1, 501-1475-43-4, 501-1475-49-2, and 501-1475-50-2. (see attached vicinity map)

Existing Conditions: The project site consists of 14 existing parcels totaling approximately 4.6 acres, bounded by Fremont Boulevard, Peralta Boulevard, Jason Way, and Parish Avenue, in the Centerville Community Plan Area of the City of Fremont. The site is relatively flat and is at an elevation of approximately 54 feet mean sea level. The subject property contains mostly commercial buildings (including retail stores, restaurants, and a small warehouse) and associated surface parking. An unoccupied single-family residence (37367 Jason Way) and a decommissioned fire station (37412 Fremont Boulevard) are also present on the site. The former fire station building has been evaluated as potentially eligible for the California Register of Historical Resources and National Register of Historic Places.

Project Description: The applicant has proposed both a proposed project and a variant, which are described in turn below, and will be analyzed in the Draft EIR at an equal level of detail.

Proposed Project

The proposed project would develop 72 townhomes, 64 apartments, and approximately 25,000 square feet of retail uses, along with a community clubhouse, swimming pool, children's playground, and outdoor amenity areas, for use by residents and their guests. The residential density of the proposed project would be 30 dwelling units per acre. The proposed site plan for the project is attached.

Retail uses would be located on the ground floor of two buildings (Buildings A and B) fronting Fremont Boulevard, with residential apartments above. These two buildings would be three stories, except for a small portion of Building A fronting Peralta Boulevard, which would be four stories.

The townhomes would be three-story structures behind the commercial/apartment buildings (i.e., on the northern portion of the site) along Jason Way. An entry plaza to the project site would be provided approximately half way along the project's Fremont Boulevard frontage and adjacent to the existing fire station building, which would be retained on the site. An underground parking garage would extend below Building B and the entry plaza, with an entry/exit ramp near the eastern end of the garage.

The proposed project would adjust the parcel boundary of the fire station site to match the size of the building, and the fire station would be seismically upgraded and rehabilitated for future use. The other existing structures on the project site (i.e., the commercial businesses and single residence) would be demolished, and the parcels combined.

Variant

The variant would develop 72 townhomes, 93 apartments, and approximately 26,000 square feet of retail uses, along with a community clubhouse, swimming pool, children's playground, and outdoor amenity areas, for use by residents and their guests. The residential density of the variant would be 35.8 dwelling units per acre.

The portion of the site proposed for townhomes and the community clubhouse, swimming pool, playground, and amenity areas would be identical to the layout and development program of the proposed project; the only differences under the variant pertain to the fire station building and the mixed-use portion of the project site along the Fremont Boulevard boundary. The proposed site plan for the portion of the variant that varies from the proposed project is attached.

Under the variant, the former fire station would be demolished, and proposed Building A would be extended east to include the space occupied by the former fire station building. Above the ground floor, residential apartments on the second and third floors would span the entry plaza to connect Buildings A and B, allowing vehicular and pedestrian access at the street level. The underground parking garage would be extended to the entire length of the combined Buildings A and B, with a second exit ramp at the western end of the garage.

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

- Historic Resources
- Noise (exposure to indoor and outdoor noise levels in excess of local standards)

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. Please send your response to:

Joel Pullen, Senior Planner
City of Fremont, Planning Division
39550 Liberty Street
Fremont, CA 94537
E-mail: jpullen@fremont.gov

If you have any questions regarding the project or information in the NOP, please contact Joel Pullen at (510) 494-4436.

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

Attachments:
Figure 1: Vicinity Map
Figure 2: Site Plan – Proposed Project
Figure 3: Site Plan - Variant

Imagery: ESRI, 2017

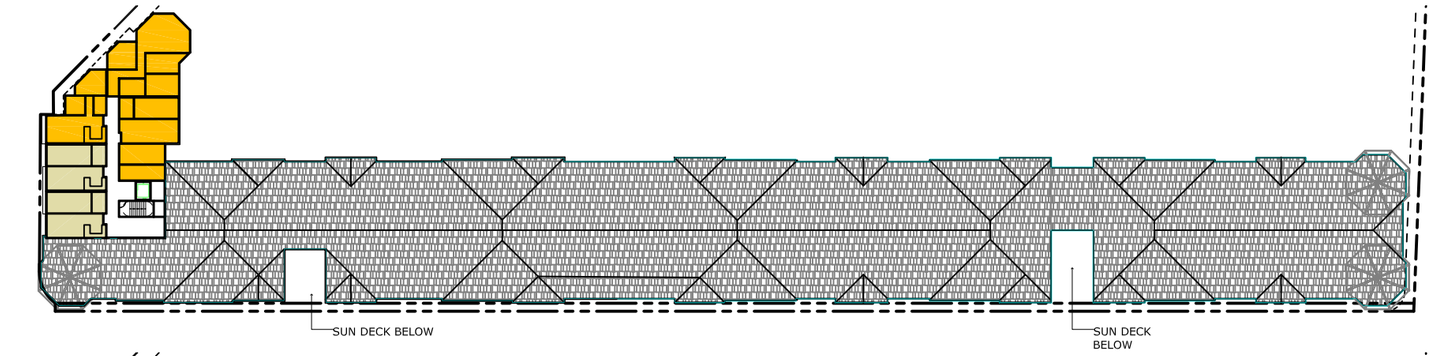
AECOM
City of Fremont
Fremont Blvd Mixed Use

FIGURE 1
Project Site and Vicinity Map

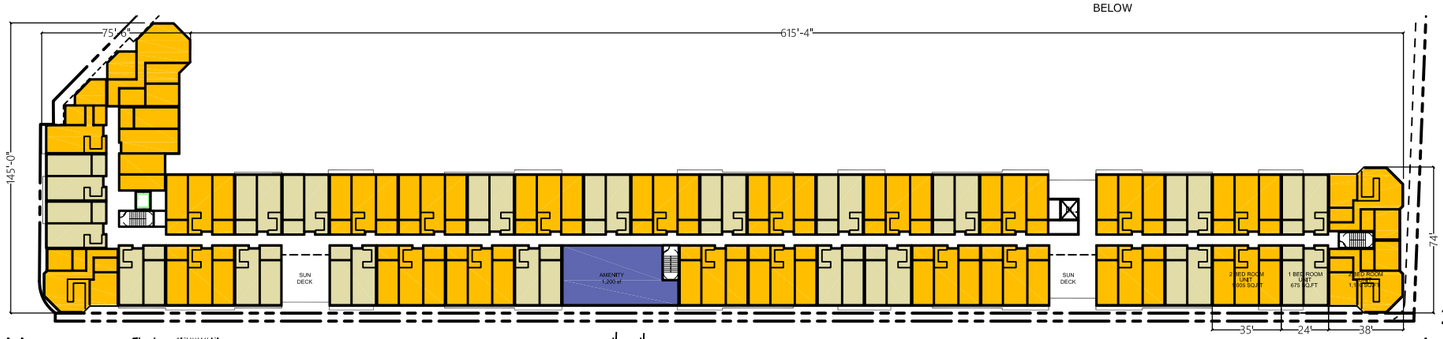
SOURCE: Silicon Sage Builders

AECOM
City of Fremont
Fremont Blvd Mixed Use

FIGURE 2
Proposed Project Site Layout



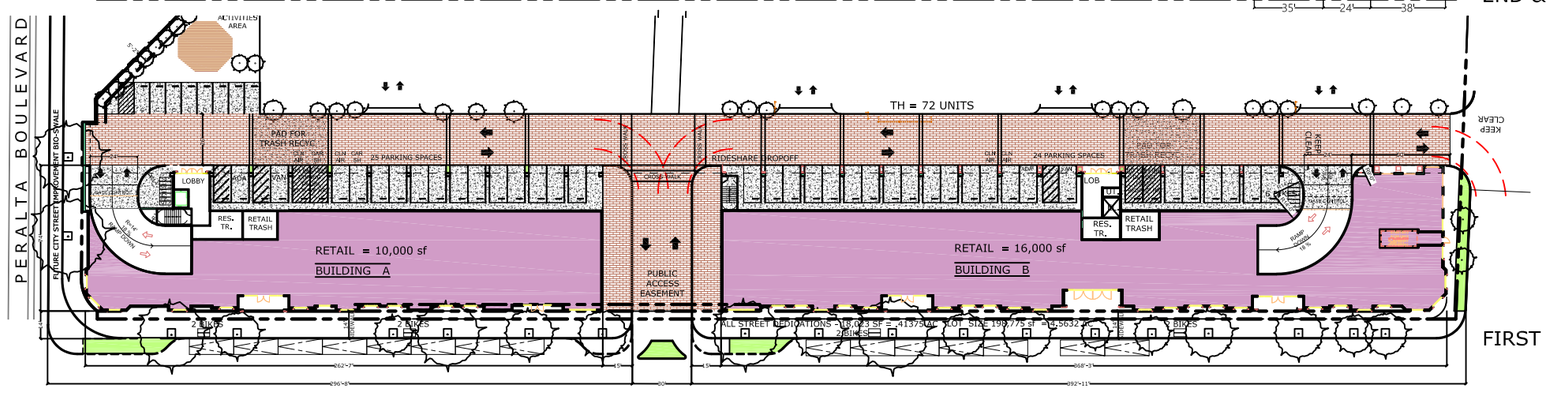
4TH FLOOR PLAN



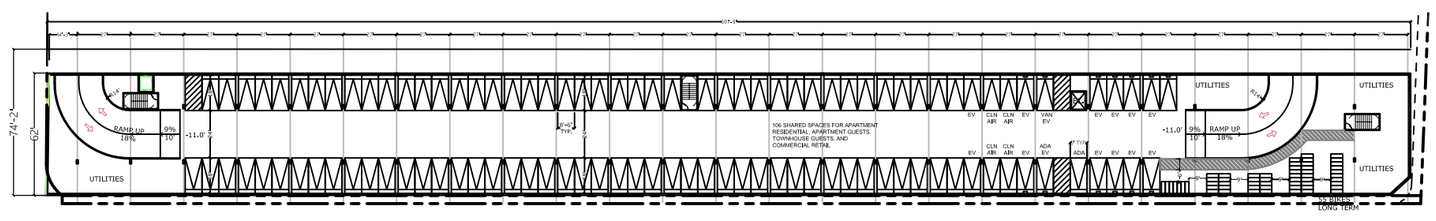
2ND & 3RD FLOOR PLAN TYP.

UNIT COUNT

LEVEL 2 & 3 :	19 X 2 = 38	1-BD UNITS	
	25 X 2 = 50	2-BD UNITS	
LEVEL 4 :	2	1-BD UNITS	
	3	2-BD UNITS	
	TOTAL	**93**	**UNITS**



FIRST FLOOR PLAN



BASEMENT PLAN

Note: Remainder of site under the Project Variant is identical to the Proposed Project (refer Figure 2-4).

SOURCE: Silicon Sage Builders

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City of Fremont
Fremont Blvd Mixed Use

FIGURE 3
Project Variant Site Layout