



NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) AND PUBLIC COMMENT PERIOD

The City of Fremont has prepared a Draft Environmental Impact Report (EIR) for the proposed **Silicon Sage Centerville Mixed-Use Project (City File No. PLN2017-00229)** on a 4.6-acre site composed of the following 14 parcels: 37358 through 37494 Fremont Boulevard, 3768 through 3820 Peralta Avenue, 3921 through 3943 Rose Court, and 37417 Jason Way, Fremont, CA. 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. The Draft EIR evaluates both the proposed project and a variant, which are described in turn below, at an equal level of detail.

- 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. 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, seismically upgraded and rehabilitated for future use. 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 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. 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.

The Draft EIR and documents referenced in the Draft EIR are available for review online at the City of Fremont's website: <http://www.fremont.gov/430/Environmental-Review> and are also available at the following locations:

City of Fremont
Planning Division
39550 Liberty Street
Fremont, CA 94537
(510) 494-4440

Alameda County Library
Fremont Main Library
2400 Stevenson Boulevard
Fremont, CA 94538
(510) 745-1400

The public review period for this Draft EIR begins on September 19, 2018, and ends on November 5, 2018. Written comments must be submitted to the Planning Division by 5:00 p.m. on Monday, November 5th in order to be responded to in the Final EIR. Comments on the Draft EIR should be sent to Joel Pullen, in the Planning Division, via email at jpullen@fremont.gov, by fax at (510) 494-4457, or by regular mail at the City of Fremont mailing address listed above. Please reference the above project name in your written comment letter.

Following the close of the public review period, the City will prepare a Final EIR that will include responses to comments received. Ten days prior to the public hearing on the proposed project and Final EIR, the City's responses to comments received during the public review period will be available for review and will be mailed to those who have commented in writing.


Kristie Wheeler, Planning Manager


Date