



Notice of Intent to Adopt a Mitigated Negative Declaration

Date: November 16, 2018
To: Public Agencies, Organizations and Interested Parties
From: City of Fremont, Planning Division
Subject: Notice of Public Review and Intent to Adopt a Mitigated Negative Declaration

Pursuant to the *State of California Public Resources Code* and the *Guidelines for Implementation of the California Environmental Quality Act*, as most recently amended, this is to advise that the City of Fremont has prepared an Initial Study to evaluate the environmental effects of the project identified below:

Project Title: Oliveira Farm Cottages (PLN2018-00292)
Project Location: 39392 Blacow Road, City of Fremont, Alameda County, APN: 531-12-125-2

Project Description: The applicant is proposing a Rezoning of the site from R-1-6 to Preliminary and Precise Planned District P-2018-292, Vesting Tentative Tract Map No. 8477, and a Private Street entitlement for a new eight unit residential development at 39392 Blacow Road. The proposed project would be accessed via a new private street connecting to a new extension of the Blacow Road frontage into the site. The subdivision would consist of two commonly-owned parcels (one of which would consist of the private street, and one would contain the stormwater treatment area), and eight single-family lots.

The single family homes would be located on lots of between 4,075 and 4,481 square-feet. The homes would feature three different two-story floor plans ranging in size from 2,274 to 2,877 square-feet, with four bedrooms each. One lot would contain a single story three-bedroom home measuring 1,723 square feet. All eight single family homes would be provided with attached side-by-side two-car garages. A 1,345 square-foot stormwater treatment area would be located between lots seven and eight. A total of eight on-street guest parking spaces would be provided throughout the development. The proposed private street, which would feature a single 5-foot wide accessible sidewalk along the southeast side of the private street would connect out to the Blacow Road public sidewalk. Off-site improvements would include the completion of the Blacow Road frontage street, construction of new curb, gutter, sidewalk and planter strip with street trees along Blacow Road, and a reconstructed median between the Blacow Road frontage and the main Blacow Road. Accessible curb ramps and traffic calming bulb-outs would also be provided where the new public sidewalks along Blacow Road would cross the entrances to the private street.

Based upon the conclusions set forth in the Initial Study, the City of Fremont proposes to adopt a Mitigated Negative Declaration. The project site is not on a list of hazardous material sites as described by Government Code 65962.5 (Cortese List).

Public Review Period: A 20-day public review period will begin on November 21, 2018. Written comments must be submitted to the City of Fremont, Planning Division (address noted below) no later than December 10, 2018. The draft Initial Study/Mitigated Negative Declaration and reference documents are available for review on the City's website at: <http://ca-fremont2.civicplus.com/430/Environmental-Review>. All environmental documents are also available for review at 39550 Liberty Street, Fremont.

Public Hearing: The Planning Commission will consider the proposed project and recommendation to adopt a Mitigated Negative Declaration at a public hearing tentatively scheduled for December 13, 2018 at 7:00 PM at 3300 Capitol Avenue, Fremont. Further details may be obtained from James Willis, Associate Planner – (510) 494-4449 or jwillis@fremont.gov.