

## **DRAFT MITIGATED NEGATIVE DECLARATION**

The following proposed project has been reviewed, pursuant to the provisions of Resolution No. 3231, as amended, of the City Council of the City of Fremont for the purpose of determining the likelihood of a significant adverse environmental impact occurring as a result of project completion.

**NAME OF PROJECT:** Osgood II Residences

**PROJECT NO.:** PLN2019-00041

**DESCRIPTION OF PROJECT:** SiliconSage Builders (the Applicant) proposes the Osgood II Residences project (“Project”), a multi-family residential development that would improve three contiguous lots totaling 3.45 acres (after a 2,709-square-foot Osgood Road right-of-way dedication) with two, five-story buildings housing a combined total of up to 288 units. A 20-percent density bonus would be incorporated based on the provision of either low-income or very-low-income target units in the project. The building on the southern-half of the site would measure approximately 76 feet in height and contain 122 condominium units spread over floors two – five and a ground floor containing 214 resident and guest parking stalls. The building located on the northern-half of the site would measure approximately 76 feet in height and contain two possible density options – either 162 or 166 apartment units – spread over floors two – five and a ground floor containing 211 resident and guest parking stalls. The proposed Project requires a Discretionary Design Review Permit, a Vesting Tentative Tract Map, and a Modification of Zoning Standards Permit for building height (related to roof deck canopy structures proposed atop each building).

Existing site improvements, which include a 31,965-square-foot commercial building, a 14,440-square-foot warehouse building, and a 2,208-square-foot single-family residence, would be demolished as part of project activities. New curb, gutter, and sidewalk along the site’s Osgood Road frontage would be provided and a segment of the median separating Osgood Road traffic lanes would be removed to create a shared left-turn lane providing access to the project. Utilities associated with the project would connect with existing systems beneath the Osgood Road right-of-way, and existing overhead service lines spanning Osgood Road in front of the site would be removed and relocated underground in a joint service trench. All impervious surfaces would feature stormwater bio-retention treatment.

**LOCATION OF PROJECT:** 41911 – 42021 Osgood Road, Fremont, CA 94539, City of Fremont, Alameda County, APN(s): 525-339-3-2; 525-339-2-2; and 525-339-1-2

**GEOGRAPHIC LOCATION WITHIN CITY:** Irvington Community Plan Area

**NAME OF AUTHORIZED AGENT OF APPLICANT:** Shaivali Desai, SiliconSage Builders, Phone: (408) 630-2923, Email: Shaivali@siliconsage.com

**MAILING ADDRESS OF APPLICANT/AGENT:** 560 South Mathilda Avenue, Sunnyvale, CA 94086

**TYPE OF ENTITLEMENT(S) SOUGHT:** Discretionary Design Review Permit, Vesting Tentative Tract Map, and Modification of Zoning Standards Permit for building height.

**EXPLANATION OF REASONS FOR THE FINDING:** A finding is proposed that this project would not have a significant effect on the environment. The project is an infill development that would be consistent with General Plan policy. Furthermore, the project includes specific mitigation measures which address potentially significant impacts related to air quality (construction equipment performance standards), hazardous materials (remediation activities), and noise (noise barriers and public notification during construction phase, acoustical analysis for indoor noise levels).

**Public Hearing:** The Planning Commission will consider the proposed project and recommendation to adopt a Mitigated Negative Declaration at a public hearing. The public hearing has not been scheduled as of the date of this Notice. Notice of the date and time of the public hearing will be published and/or mailed as provided by law. Due to the closure of City offices in response to County Executive Order N-25-20, environmental documents are currently only available for review by the public online at: <http://www.fremont.gov/430/Environmental-Review>.

Any comments as to whether the Draft Mitigated Negative Declaration should become final or whether an EIR should be prepared for the project must be submitted within 20 days of the posting of this Draft Mitigated Negative Declaration. **The comment period begins September 1, 2020 and ends at 5 p.m. on September 21, 2020.**

If this Draft Mitigated Negative Declaration becomes final by any approval agency other than the City Council, any person who wishes to protest such final action must do so within ten days of the date it becomes final by the filing of a written protest with the City Clerk and by payment of the required protest fee. If this Draft Mitigated Negative Declaration becomes final by City Council action, any person who disagrees with Council action may seek judicial review.

Posted within the Development Services Center on August 31, 2020.

Notice of Intent to be sent to:

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|-------------------------------------|---|-------------------------------------|---------------|
| <input checked="" type="checkbox"/> | Posting of Notice                       | <input checked="" type="checkbox"/> | County Clerk  |
| <input checked="" type="checkbox"/> | Mailed to owners of contiguous property | <input type="checkbox"/>            | Clearinghouse |
| <input type="checkbox"/>            | Publish notice                          |                                     |               |

IF THERE ARE ANY QUESTIONS OR COMMENTS, PLEASE CONTACT:

Mark Hungerford	Associate Planner	510-494-4541
NAME	TITLE	PHONE NUMBER