



Notice of Intent to Adopt a Mitigated Negative Declaration

Date: June 8, 2020

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: Pape Machinery (PLN2019-00337)

Project Location: 43510 Osgood Road, Fremont, CA 94539, City of Fremont, Alameda County, APN(s): 513-701-7-10

Project Description: Pape Machinery (the Applicant) proposes to construct a new ±63,500 square foot, two-story commercial building for a construction equipment sales and service facility. The project site consists of two existing vacant legal lots measuring approximately 7.81 acres. Both lots are contained within one tax parcel. The project would relocate an existing business to Fremont from the City of Newark, approximately 5.5 miles away.

The entire site would be cleared of brush and graded for the purposes of construction. The proposed building would have a footprint of approximately 46,500 square feet. The total floor area of the building would be approximately 63,500 square feet. The building would be divided into three parts: 1) an office space for the dealership would measure approximately 18,109 square feet, 2) a parts warehouse for the service bays would measure approximately 17,790 square feet, and 3) the service bays themselves would be approximately 27,550 square feet. The rear approximately 1/3 of the site is proposed to be a sub-surface lined gravel corporation yard for storing the heavy equipment. An asphalt parking lot with integrated stormwater bio-retention treatment would be constructed south of the building. A concrete drive aisle would surround the building. A separate stormwater bio-retention treatment area would be constructed on the northern property line. Several high voltage power lines cross the site along the eastern and southern property lines. An underground natural gas transmission line passes under the site, roughly under the high voltage power lines. Pole mounted utilities within the public right of way in front of the project site would be undergrounded to allow additional vertical clearance for trucks hauling construction equipment to enter and exit the site.

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 June 8, 2020. Written comments must be submitted to the City of Fremont, Planning Division (address noted below) no later than June 28, 2020. The draft Initial Study/Mitigated Negative Declaration and reference documents are available for review on the City's website at: <https://fremont.gov/430/Environmental-Review>. All environmental documents are also available for review at 39550 Liberty Street, Fremont.

Public Hearing: The Zoning Administrator will consider the proposed project and recommendation to adopt a Mitigated Negative Declaration at a public hearing tentatively scheduled for June 29, 2020 at 3:00 PM. The City of Fremont has deemed it necessary in the interest of public health to limit the attendance of public assemblies to prevent or mitigate the effects of Coronavirus 2019 (COVID-19), said public meeting will be held via teleconferencing and made accessible telephonically or otherwise electronically to impose and promote social distancing under the authority of Executive Order N-25-20, as amended. Due to the closure of City offices in response to the County Order, environmental documents are only available for review by the public online at: <http://www.fremont.gov/430/Environmental-Review>.

Further details may be obtained from James Willis, Associate Planner.

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