



# Notice of Intent to Adopt a Mitigated Negative Declaration

**Date:** October 2, 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**

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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:** Islander Redevelopment Project

**Project Location:** 4101 Mowry Avenue, 38853 and 38871 Bell Street, Fremont, CA 94536, City of Fremont, Alameda County, APN(s): 501-0930-002-02, 501-0930-019-00, 501-0930-018-00

**Project Description:** The applicant, Resources for Community Development, proposes a General Plan Amendment to change the land use designation of the project site from Medium Density Residential (14.6 to 29.9 units per net acre) to Urban Residential (30 to 70 units per net acre), and rezone the site from R-3-18 and R-3-27 Multifamily Residential to R-3-70 Multifamily Residential to allow the development of 128 below market rate apartment units. The proposed project would include two phases. Phase I would redevelop the existing 70 room Islander Motel by constructing an additional third story to the building, and converting motel rooms into 79 below market rate apartment units. In Phase II the applicant proposes to construct a new four-story apartment building with 49 below market rate units on two undeveloped parcels totaling 0.86 acres located along Bell Avenue to the west of the Islander Motel. A lot merger would be completed to combine the two existing lots into a single lot. Both phases are affordable housing for a low-income population of which 25% of units are reserved for tenants with special needs.

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 October 4, 2018. Written comments must be submitted to the City of Fremont, Planning Division (address noted below) no later than October 24, 2018. 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 Planning Commission will consider the proposed project and recommendation to adopt a Mitigated Negative Declaration at a public hearing tentatively scheduled for October 25, 2018 at 7:00 PM in the City Council Chambers located at 3300 Capitol Avenue, Fremont, CA 94538.

Further details may be obtained from David Wage, Associate Planner.

E-mail: [dwage@fremont.gov](mailto:dwage@fremont.gov)

Phone: (510) 494-4447