

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING

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*Making Conservation  
a California Way of Life*

August 15, 2018

SCH# 2018072040

GTS # 04-ALA-2017-00326

GTS I.D. 5204

ALA - 84 - 8.488

Mr. Joel Pullen  
Planning Department  
City of Fremont  
39550 Liberty Street  
Fremont, CA 94537

**Silicon Sage Mixed-Use – Notice of Preparation**

Dear Mr. Pullen:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. In tandem with the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy (SCS), Caltrans' mission signals a modernization of our approach to evaluate and mitigate impacts to the State Transportation Network (STN). Caltrans' Strategic Management Plan 2015-2020 aims to reduce Vehicle Miles Traveled (VMT) by tripling bicycle and doubling both pedestrian and transit travel by 2020. Our comments are based on the Notice of Preparation (NOP).

***Project Understanding***

The proposed mixed-use project would develop 72 townhomes, 64 apartments, and approximately 25,000 square feet of retail uses. A community clubhouse, swimming pool, children's playground, and outdoor amenity areas for use by residents and their guests are also included as part of the project. The residential density of the proposed project would be 30 dwelling units per acre. The total number of on-site parking spaces for the proposed project is 255 spaces and an additional 20 on-street parking spaces on Fremont Boulevard would be available for retail customers. The proposed project is adjacent to State Route (SR) 84 at the Fremont Boulevard and Peralta Boulevard intersection.

The variant included in the environmental document would develop 72 townhomes, 93 apartments, and approximately 26,000 SF of retail uses, along with a community clubhouse, pool and children's playground, and a community garden, for use by residents and their guests. The residential density of the variant would be 35.8 dwelling units per acre. The variant proposes 299 on-site parking spaces and an additional 20 on-street parking spaces on Fremont Boulevard.

### ***Vehicle Parking***

Please reduce the number of vehicle parking spaces to be consistent with the *Fremont Municipal Code* and the project area's Transit Oriented Development (TOD) designation. The project proposes 275 parking spaces, which include 255 spaces designated for 136 residences and 20 spaces for the retail component of the project. According to the *Fremont General Plan's* Land Use section, a "[TOD] is an overlay designation applied to areas generally within a half-mile radius of the Fremont BART Station, the future BART Stations in Irvington and Warm Springs, and the ACE/ Amtrak Station in Centerville" (2-35). The project is 400 feet from the Fremont ACE/ Amtrak Station in Centerville. Furthermore, the *Fremont Municipal Code* states "[i]n the Centerville TOD overlay district, townhouse style developments shall be limited to a maximum of two covered parking spaces, plus 0.5 guest parking spaces per unit" (18.152.070 (b) Parking). Considering there are 72 townhomes proposed the maximum parking should total 244 for residential use, 180 parking spaces for the townhomes and 64 spaces for the apartments. Similarly, according to the same code the retail component of the project is providing 11 spaces over the maximum parking. Given the project is one block away from the Fremont Amtrak / ACE Station and is designated as a TOD, we recommend a reduction in parking that aligns with the *Fremont Municipal Code* and is adopted as unbundled. This reduction may discourage motor vehicle use, which can reduce impacts on the STN.

### ***Vehicle Trip Reduction***

From Caltrans' *Smart Mobility 2010: A Call to Action for the New Decade*, the project site is identified as **Place Type 4: Suburban Communities** (Corridors) where location efficiency factors, such as community design, are weak and regional accessibility varies. Given the project's designation as a TOD and its proximity to The Fremont Amtrak / ACE Station, it should include a robust Transportation Demand Management (TDM) Program that leverages nearby transit to reduce VMT and greenhouse gas emissions. Such measures will be critical in order to facilitate efficient transportation access to and from the site and reduce transportation impacts associated with the project. The measures listed below will promote smart mobility and reduce regional VMT.

- Lower parking ratios;
- Unbundled parking;
- Parking cash out/parking pricing;
- Project design to encourage walking, bicycling and convenient transit access;
- Subsidize transit passes on an ongoing basis;
- Charging stations and designated parking spaces for electric vehicles – also a requirement per *Fremont Municipal Code* 18.152.070(d)(2);
- Car-share program – also a requirement per *Fremont Municipal Code* 18.152.070(d)(1);
- Bike-share program;
- Secured bicycle storage facilities located conveniently near entrances to minimize determent of bicycle use due to weather conditions;
- Bicycle parking;
- Fix-it bicycle repair station(s);
- Transportation and commute information kiosk;
- Outdoor areas with patios, furniture, pedestrian pathways, picnic and recreational areas;

- Showers, changing rooms and clothing lockers for bike commuters;
- Bicycle route mapping resources and bicycle parking incentives;
- Employee transportation coordinator;
- Emergency Ride Home program;
- Participation/Formation in/of a Transportation Management Association (TMA) in partnership with other developments in the area; and
- Aggressive trip reduction targets with annual Lead Agency monitoring and enforcement.

Transportation Demand Management programs should be documented with annual monitoring reports by an onsite TDM coordinator to demonstrate effectiveness. If the project does not achieve the VMT reduction goals, the reports should also include next steps to take in order to achieve those targets. Also, reducing parking supply can encourage active forms of transportation, reduce regional VMT, and lessen future transportation impacts on SR 84 and other nearby State facilities. These smart growth approaches are consistent with the MTC's Regional Transportation Plan/SCS goals and would meet Caltrans Strategic Management Plan sustainability goals.

For additional TDM options, please refer to the Federal Highway Administration's *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8). The reference is available online at:

<http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>.

### ***Encroachment Permit***

Please be advised that any work or traffic control that encroaches onto the state right-of-way requires an encroachment permit that is issued by the Department including the extension of Jason Way to SR 84 (Peralta Boulevard). To apply, a completed encroachment permit application, environmental documentation, and five (6) sets of plans clearly indicating state right-of-way must be submitted to: Office of Permits, California DOT, District 4, P.O. Box 23660, Oakland, CA 94623-0660. Traffic-related mitigation measures should be incorporated into the construction plans during the encroachment permit process. See the website link below for more information:

<http://www.dot.ca.gov/hq/traffops/developserv/permits/>.

### ***Lead Agency***

As the Lead Agency, the City of Fremont is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Joel Pullen, City of Fremont  
August 15, 2018  
Page 4

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Jannette Ramirez at (510) 286-5535 or [jannette.ramirez@dot.ca.gov](mailto:jannette.ramirez@dot.ca.gov).

Sincerely,

*Myra Carbon*

*for* PATRICIA MAURICE  
District Branch Chief  
Local Development - Intergovernmental Review

c: State Clearinghouse

## Rawnsley, Emma

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**From:** JPullen@fremont.gov  
**Sent:** Friday, August 03, 2018 6:14 PM  
**To:** Rawnsley, Emma  
**Subject:** Fwd: Traffic impact! Increased crime! Stressed people!

Sending a slew of comments. Here's the first.

Joel Pullen | Senior Planner | Community Development Dept. | (510) 494-4436

Begin forwarded message:

**From:** Adeline <[shamryn@sonic.net](mailto:shamryn@sonic.net)>  
**Date:** August 3, 2018 at 9:32:19 AM PDT  
**To:** <[jpullen@fremont.gov](mailto:jpullen@fremont.gov)>  
**Cc:** Don Teixeira <[bazerkly@sbcglobal.net](mailto:bazerkly@sbcglobal.net)>  
**Subject: Traffic impact! Increased crime! Stressed people!**

The traffic which already exists along Fremont Blvd. in that section and long the short side street, and then down to Peralta Blvd. is horrible. Parking is terrible. A once pleasant street to travel down, nice place to stop, park and visit the little establishments along there, is already non-existent. Over crowding, the idea of building structures so tall, you feel like you are traveling down a canyon, pleasant scenes, trees, even the sky are lost, (except if you look straight up). Quality of air in Fremont is already getting worse and worse because of the increased traffic, the once great water reservoirs we had are way over stressed, and many lost altogether because of covering with concrete and asphalt. We are told we should conserve water, let our yards die, use limited water in the home, yet we are developing these ugly many storied townhouses which add huge increases to the population and naturally huge demands on our water and other natural resources. It seems that logic and common sense do not prevail here, but rather greed, profits, and money. What was once a lovely place to live and bring up children is now seeing an increase in crime, an increase in trash along our streets, an increase in traffic, and an increase in demand on our water supply and other facilities. An increase in costs for PG&E, ACWD, property taxes, city taxes, etc. And do we have better services...NO! Higher costs, less service! Overcrowded parks, overcrowded shopping areas, overcrowded streets. At certain times of the day, it just doesn't pay to even leave your home to do anything...doctor, shopping, because the traffic is so bad...and actually dangerous. Folks who are overcrowded tend to get aggressive, unfriendly, angry, and just plain rude.

Just who are these city planners who are ruining this area? Do they live here, or do they live elsewhere so that they do not care about what they are doing to this once nice city? Again, it seems that PROFIT, GREED, AND A LACK OF COMMON SENSE AND LOGIC PREVAIL!

## Rawnsley, Emma

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**From:** JPullen@fremont.gov  
**Sent:** Friday, August 03, 2018 6:26 PM  
**To:** Rawnsley, Emma  
**Subject:** Fwd: Silicaon Sage Fremont Blvd. Mixed Use Project

Joel Pullen | Senior Planner | Community Development Dept. | (510) 494-4436

Begin forwarded message:

**From:** Shirley Banda <[shirleyjohnny@att.net](mailto:shirleyjohnny@att.net)>  
**Date:** August 1, 2018 at 8:46:17 PM PDT  
**To:** "jpullen@fremont.gov" <[jpullen@fremont.gov](mailto:jpullen@fremont.gov)>  
**Subject:** Silicaon Sage Fremont Blvd. Mixed Use Project  
**Reply-To:** Shirley Banda <[shirleyjohnny@att.net](mailto:shirleyjohnny@att.net)>

I urge you to not have this project go through. The traffic situation in that area is **already terrible**. Adding more housing to the area can only increase this problem. Please do not let this project go through.

Mrs. Shirley Banda

July 25,2018

Loel Pullen, Senior Planner

City of Fremont Planning Division

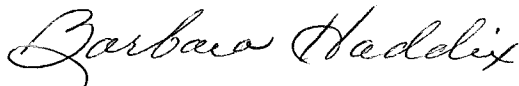
39550 Liberty Street

Fremont, California 94537-5006

Received your letter of Notice of Preparation for SiliconSage Centerville Mixed Use Project. Since I live in the Senior Housing Apt at Cottonwood Place 3701 Peralta Blvd I have some concerns with this development

1. Traffic at the intersection of Fremont Boulevard and Peralta Boulevard is already quite precarious if you are turning left onto Fremont as there are no turn signals at this corner and I have seen many near misses as drivers try to determine who has the right of way and how they can get through the intersection before the light changes when they are in the middle of the intersection.
2. With the other development already in progress on Peralta Boulevard I am also concerned with safety of pedestrians as there is a large area with no sidewalks and there is no crosswalk except at Paseo Padre and Fremont Boulevard so many residents of Cottonwood Place cross in the middle of the block.
3. With two large construction projects and a huge increase in cars and trucks on the street in the same area the quality of air will certainly be compromised, as it already is with the train and car exhausts. Also the increase in noise will be a detriment to our quality of living in this area.
4. The configuration of the development is also a puzzle to me as many businesses on Fremont Boulevard will be razed but a liquor store and Pet facility on Peralta will be built around. I am a bit curious about who owns those properties and why they were not included in the plans.
5. It is hard for me to believe that one lane for through traffic in each direction on Peralta Boulevard will handle the increase in population and cars in this area.

Barbara Haddix



3701 Peralta Blvd. Apt 317

Fremont, California 94536

## **Rawnsley, Emma**

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**From:** JPullen@fremont.gov  
**Sent:** Friday, August 03, 2018 6:27 PM  
**To:** Rawnsley, Emma  
**Subject:** Fwd: EIR/Proposed Project on Fremont Blvd. between Peralta and Parish

Joel Pullen | Senior Planner | Community Development Dept. | (510) 494-4436

Begin forwarded message:

**From:** MARGERY LEONARD <[margeryleonard@comcast.net](mailto:margeryleonard@comcast.net)>  
**Date:** August 1, 2018 at 7:36:19 PM PDT  
**To:** <[jpullen@fremont.gov](mailto:jpullen@fremont.gov)>  
**Subject:** **EIR/Proposed Project on Fremont Blvd. between Peralta and Parish**

Mr. Pullen, as the city conducts EIR studies for this project, I would like to raise my concerns about two significant

factors: (1) traffic congestion and (2) the impact on already over-crowded area schools. Please see that these items are addressed.

Thank you.

Margery Leonard, 487 School St., Fremont resident since 1971



## Rawnsley, Emma

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**From:** JPullen@fremont.gov  
**Sent:** Friday, August 03, 2018 6:20 PM  
**To:** Rawnsley, Emma  
**Subject:** Fwd: Silicon Sage Project

Joel Pullen | Senior Planner | Community Development Dept. | (510) 494-4436

Begin forwarded message:

**From:** Sally Morgan <[sallymorgan510@gmail.com](mailto:sallymorgan510@gmail.com)>  
**Date:** August 2, 2018 at 4:00:57 PM PDT  
**To:** <[jpullen@fremont.gov](mailto:jpullen@fremont.gov)>  
**Subject:** Silicon Sage Project

I am herewith submitting my comments on a proposed project between Peralta and Parish Streets.

I am baffled why the city is only pushing for two impacts for an EIR on this project--historic value and noise....the citizens of Fremont have suffered through ever increasing loss of a quality of life and to think that only those 2 are important is beyond the pale....

so here are my concerns that should be reviewed in the EIR-----

**Traffic congestion---demand a TDM** for traffic supervised by a **TMA** who can organize all the issues. This will add credence to the fact the traffic in Fremont is already labeled as grade F...

**Air Quality**---have tested by a qualified firm--there is a school close by--will all the dust affect the children

**Water Quality** and have ACWD **prove** that there is enough water for more homes

**Soil testing**--particularly under the Fire station where old toxins are

**Aesthetic value**--does this project fit in the area?

**Schools**--where will kids go--

**Solar Ready**

**And, Quality of Life** our city is already on overload.....

I look forward to your reply and to be kept updated to meetings with Silicon Sage...

Sally Morgan

## Rawnsley, Emma

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**From:** JPullen@fremont.gov  
**Sent:** Tuesday, July 31, 2018 11:30 AM  
**To:** Rawnsley, Emma  
**Subject:** Fwd: Notice of Preparation of an Environmental Impact Report for Silicon Sage Centreville Mixed Use Project

Emma,

FYI—not really related to the EIR, but here’s the only comment I’ve received thus far.

Joel Pullen | Senior Planner | Community Development Dept. | (510) 494-4436

Begin forwarded message:

**From:** "Nguyen, Duc J" <[Josh.Nguyen@sciex.com](mailto:Josh.Nguyen@sciex.com)>  
**Date:** July 19, 2018 at 7:49:22 AM PDT  
**To:** "[jpullen@fremont.gov](mailto:jpullen@fremont.gov)" <[jpullen@fremont.gov](mailto:jpullen@fremont.gov)>  
**Subject:** Notice of Preparation of an Environmental Impact Report for Silicon Sage Centreville Mixed Use Project

Hi Joel,

Any chance of getting the developer to add more trees and landscaping to the project. It seems like the landscaping bounding Jason Way, Parish Avenue, etc are very sparse when compared to the overall development. It’d be nice to have more trees block the 3 story structures from viewing directly into my bedroom windows on Jason Way. I just planted two fast trees in my front yard in anticipation of the aforementioned.

Also, any chance of permit parking on Jason Way? There’s already a bad parking issue with the nearby church patrons and it will only get worst with this new development. 99% of people are respectful when it comes to parking, but there’s 1% of people who don’t mind blocking home owner’s driveways.

I am all for this new project but I can already sense it will adversely impact the enjoyment of my home.

Thanks, Josh

37434 Jason Way, 94536

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**From:** JPullen@fremont.gov  
**To:** [Rawnsley, Emma](mailto:Rawnsley,Emma)  
**Subject:** Fwd: Silicon Sage EIR: 8/15/18 Deadline for Submittal of Comments on Scope of EIR  
**Date:** Friday, August 03, 2018 6:27:52 PM

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Joel Pullen | Senior Planner | Community Development Dept. | (510) 494-4436

Begin forwarded message:

**From:** Donald Teixeira <[bazerkly@sbcglobal.net](mailto:bazerkly@sbcglobal.net)>  
**Date:** August 1, 2018 at 7:08:42 PM PDT  
**To:** "jpullen@fremont.gov" <[jpullen@fremont.gov](mailto:jpullen@fremont.gov)>  
**Cc:** K6DF - Dennis <[k6df@k6df.net](mailto:k6df@k6df.net)>, Zach Teixeira <[zach.teixeira@gmail.com](mailto:zach.teixeira@gmail.com)>, Adeline Whitaker <[shamryn@sonic.net](mailto:shamryn@sonic.net)>, Shirley Banda <[shirleyjohnny@att.net](mailto:shirleyjohnny@att.net)>, Lauren Teixeira <[laurenjoan@gmail.com](mailto:laurenjoan@gmail.com)>, FARTS <[farts@yahogroups.com](mailto:farts@yahogroups.com)>  
**Subject:** Fw: Silicon Sage EIR: 8/15/18 Deadline for Submittal of Comments on Scope of EIR  
**Reply-To:** Donald Teixeira <[bazerkly@sbcglobal.net](mailto:bazerkly@sbcglobal.net)>

End This INSANITY!

Donald Teixeira  
37930 Palmer Drive  
Fremont CA 94536

On Wednesday, August 1, 2018 6:51 PM, Shape Our Fremont <[shapeourfremont@gmail.com](mailto:shapeourfremont@gmail.com)> wrote:

The Silicon Sage Fremont Blvd Mixed Use Project in Centerville will be subject to an Environmental Impact Report (EIR), and Fremont is asking for input from residents.

The project proposes to build 64 apartments and 25,000 square feet of commercial space in three-story buildings along Fremont Boulevard between Parish Avenue and Peralta Boulevard, with 72 three-story townhouses on the rest of the property. All of the existing commercial buildings on Fremont, and a few on Peralta would be demolished. The old fire station on Fremont Boulevard would be rehabilitated for city use.

The developer has also submitted a variation to the original proposal which would demolish the fire station, and increase the size of the project to 93 apartments and 26,000 square feet of commercial space, with 72 townhouses.

An outside firm will now conduct an Environmental Impact Review (EIR) to address specific impacts of both proposals. Fremont City Staff has identified historic resources (the fire station) and noise (both internal and external) as two impacts that will be included.

Staff is asking all concerned parties, including Fremont residents, to submit requests for other environmental impacts to be included in the scope and content of the EIR. Some impacts could include traffic, public services, cultural resources, other historic resources (besides the fire station), air quality, water quality, hazardous materials (including soil contamination), land use, planning, and others.

All correspondence regarding the EIR must be submitted to Fremont City Staff Planner Joel Pullen at [jpullen@fremont.gov](mailto:jpullen@fremont.gov) not later than August 15, 2018.

<http://www.shapeourfremont.com/ss-centerville.html>

## **Rawnsley, Emma**

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**From:** JPullen@fremont.gov  
**Sent:** Friday, August 03, 2018 6:26 PM  
**To:** Rawnsley, Emma  
**Subject:** Fwd: Centerville slum

Joel Pullen | Senior Planner | Community Development Dept. | (510) 494-4436

Begin forwarded message:

**From:** Stumpie <[stumpie1@sbcglobal.net](mailto:stumpie1@sbcglobal.net)>  
**Date:** August 1, 2018 at 8:42:09 PM PDT  
**To:** "[jpullen@fremont.gov](mailto:jpullen@fremont.gov)" <[jpullen@fremont.gov](mailto:jpullen@fremont.gov)>  
**Subject:** Centerville slum  
**Reply-To:** Stumpie <[stumpie1@sbcglobal.net](mailto:stumpie1@sbcglobal.net)>

In case you aren't aware, increased traffic on Fremont Blvd will result in more pollution and an unhealthy living environment for residents of Centerville. You're turning Centerville into a slum. I notice that you're not tearing down the MSJ shopping district and replacing it with three story tenements. All I ask is for you to stop this insanity. Fremont once was a nice city to raise a family. I'm afraid that your projects are degrading the atmosphere of our once nice community.

Paul Vetlman  
Fremont