



Notice of Intent to Adopt a Negative Declaration

Date: December 14, 2022

To: Public Agencies, Organizations and Interested Parties

From: City of Fremont, Planning Division

Subject: Notice of Public Review and Intent to Adopt a 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: Applied Materials R&D Facility (PLN2022-00402)

Project Location: 48401 Fremont Boulevard, Fremont, CA 94538, City of Fremont, Alameda County, APN 519-1694-15-4

Project Description: The applicant, Applied Materials, proposes to convert the site's existing warehouse building to an industrial semiconductor research & development (R&D) lab facility. Square footage would be added internally by dividing the currently vacant building into multiple floors without changing the building envelope. Building floor area would increase from 209,252 square feet to 306,217 square feet (1st floor and mezzanine floor area: 236,878 square feet, plus 69,339 square feet of interior platform levels). The building's loading docks would be removed, and an external equipment yard would be constructed in that area. Additionally, the site would be upgraded for gas pads, electrical service, backup generators, scrubbers, and process areas to support proposed R&D operations. The project does not involve demolition of existing structures beyond the loading docks. Grading activities would occur in the equipment yard portion of the project site.

Access points to the project site - three driveways off Fremont Boulevard – would remain unmodified. Proposed guard kiosks and security gates on each side of the building would restrict access to the rear service yard and the chemical bunkers housed there. An 8-foot-tall metal picket security fence would extend from one guard kiosk, along the rear property line, to the opposite guard kiosk. The project proposes a total of 282 parking spaces.

As part of the industrial R&D processes that the applicant is proposing to conduct at the facility, a number of different chemicals and materials would be stored, dispensed, and used in facility operations. Some of these chemicals and materials are flammable, toxic, and/or corrosive in nature. The project's operations require use of specific process materials that are categorized as Group A per the Fremont Municipal Code (FMC), and the amounts of certain material groups places the project as a Medium User Site.

The proposed project includes a Discretionary Design Review Permit, a Zoning Administrator Permit for hazardous materials use, and Modification of Zoning Standards requests for an increase in FAR allowance and a reduced on-site parking allowance. Based upon the conclusions set forth in the Initial Study, the City of Fremont proposes to adopt a Negative Declaration for the project.

Public Review Period: A 20-day public review period will begin on December 14, 2022. Written comments must be submitted to the City of Fremont, Planning Division (address noted below) no later

than January 3, 2023 at 5:00pm. The draft Initial Study/Negative Declaration and reference documents are available for review on the City's website at:

<https://www.fremont.gov/government/departments/community-development/planning-building-permit-services/environmental-review>

Public Hearing: The City's Zoning Administrator is currently scheduled to consider the proposed project and recommendation to adopt a Negative Declaration at a public hearing tentatively scheduled for January 9, 2023 at 3:00pm. Notice of the date and time of the public hearing will be published and/or mailed as provided by law.

Further details may be obtained from Mark Hungerford, Senior Planner.

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