

NOTICE OF AVAILABILITY OF DRAFT EIR
City of Fremont Warm Springs/South Fremont Community Plan

Notice is hereby given that a Draft Environmental Impact Report (Draft EIR), State Clearinghouse #2013032062, has been prepared for the proposed Warm Springs/South Fremont Community Plan. The Draft EIR will be available for public review and written comment on January 15, 2014, Wednesday.

Draft EIR Public Review Period – Pursuant to the requirements of the California Environmental Quality Act (CEQA), the 45-day public review period for the Draft EIR will be from Wednesday, January 15, 2014, through Friday, February 28, 2014. Comments on the Draft EIR must be submitted in writing to the City of Fremont, Community Development Department, at the address below, by 4:00 p.m., Friday, February 28, 2014, for consideration in the Final EIR.

The Draft EIR will be available for public review at the City of Fremont Community Development Department, and Fremont Main Library during normal business hours, as well as on the City's website at: <http://www.fremont.gov>

City of Fremont
Community Development Department
39550 Liberty Street (P.O. Box 5006)
Fremont, CA 94537

(Business hours are Mondays through
Thursdays 8 a.m. to 4 p.m. and Fridays 8 a.m.
to noon, closed January 20 and February 17)

Fremont Main Library Branch
2400 Stevenson Boulevard
Fremont, CA 94538

(Please look at the main library web site, or call, for open
hours and holiday closures)

Project Description – The Warm Springs/South Fremont Community Plan would guide future development within the ±879-acre Warm Springs/South Fremont Community Plan area. The Community Plan would facilitate an employment based transit oriented development (TOD) around the new Warm Springs/South Fremont Bay Area Rapid Transit (BART) station. The Community Plan area is ±879 acres generally bounded by I-880 on the west, I-680 on the east, Auto Mall Parkway on the north, and Mission Boulevard on the south. The existing area has a substantial job base of approximately 15,000 industrial and commercial jobs and no residential development. The Community Plan identifies potential new development and redevelopment of properties to accommodate approximately 11.2 to 11.6 million square feet of light industrial, research and development, office, retail and hotel uses that would generate as many as 20,000 jobs. In addition, the Community Plan would provide for approximately 2,700 to 4,000 residential units and a public elementary school. Most of the new development is expected to be within ½ mile of the new BART station to promote high-density residential development between 30 and 50 units per acre minimum, with the potential for mixed-use retail and commercial uses. Development of individual sites would vary in intensity and height, based upon the targeted use and location within the plan area. The Community Plan would also include associated infrastructure improvements and public facility needs, as well as transportation and circulation network improvements.

Potentially significant impacts may include traffic operations under Background Traffic Conditions and 2035 Traffic Conditions, and future traffic operations may conflict with congestion management programs. Parts of the ±879 acre project are known to be on a list of hazardous materials sites as described by Government Code 65962.5

Open House/Public Meeting – The City of Fremont also sent out a notice last week regarding an Open House/Public Meeting on Thursday, January 16, 2014, at 6:30 p.m. at the Warm Springs Community Center, 47300 Fernald Street, Fremont, to introduce the Community Plan and Draft EIR and provide instructions on how to comment in writing on both documents.

Please address any questions or written comments regarding the Draft EIR and the Community Plan to: Nancy Hutar, Project Manager, at 510-494-4540 or nhutar@fremont.gov.

