



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# 1977485
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF FREMONT COMMUNITY DEVELOPMENT DEPT.			DATE 09/12/2014
COUNTY/STATE AGENCY OF FILING ALAMEDA COUNTY RECORDER			DOCUMENT NUMBER 14-376
PROJECT TITLE ZONING ORDINANCE AMENDMENT-WARM SPRINGS INNOVATION DISTRICT			
PROJECT APPLICANT NAME KRISTIE WHEELER, PLANNING MANAGER			PHONE NUMBER (510) 494-4454
PROJECT APPLICANT ADDRESS 39550 LIBERTY STREET	CITY FREMONT	STATE CA	ZIP CODE 94538
PROJECT APPLICANT (Check appropriate box):			
<input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,029.75	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,181.25	\$	0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$	0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,030.25	\$	0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	50.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Other _____		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other _____

TOTAL RECEIVED \$ 50.00

SIGNATURE X <i>C BACA</i>	PRINTED NAME AND TITLE CINDY BACA / DEPUTY CLERK
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ALAMEDA COUNTY CLERK-RECORDER
 1106 MADISON STREET
 OAKLAND, CA 94607
 (510) 272-6362

ISSUED TO: RICHARDSON, KRISTIE
 RECEIPT # 1977485
 09/12/2014 02:46:11 PM

SERVICE	PAGES	QTY	FEE
GENERAL BUS 1	1	1	50.00
Total Amount Due			\$50.00
CHECK 3947			50.00
Total Payments:			\$50.00

PATRICK O'CONNELL
 CLERK RECORDER
 Deputy: BACAC

*ENVIRONMENTAL DECLARATION

(CALIFORNIA FISH AND GAME CODE SECTION 711.4)

LEAD AGENCY NAME AND ADDRESS

City of Fremont
Community Development Dept.
39550 Liberty Street
Fremont, CA 94538

FOR COUNTY CLERK USE ONLY

ENDORSED
FILED
ALAMEDA COUNTY
SEP 12 2014

PATRICK O'CONNELL, County Clerk
By CB Deputy

FILE NO: 14-376

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT: (PLEASE MARK ONLY ONE CLASSIFICATION)

1. NOTICE OF EXEMPTION / STATEMENT OF EXEMPTION

A - STATUTORILY OR CATEGORICALLY EXEMPT

\$ 50.00 - COUNTY CLERK HANDLING FEE

2. NOTICE OF DETERMINATION (NOD)

A - NEGATIVE DECLARATION (OR MITIGATED NEG. DEC.)

\$ 2,181.25 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

B - ENVIRONMENTAL IMPACT REPORT (EIR)

\$ 3,029.75 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

*A COPY OF THIS FORM MUST BE COMPLETED AND SUBMITTED WITH EACH COPY OF AN ENVIRONMENTAL DECLARATION BEING FILED WITH THE ALAMEDA COUNTY CLERK.

FOUR (4) COPIES OF ALL NECESSARY DOCUMENTS ARE REQUIRED FOR FILINGS SUBMITTED BY MAIL. FIVE (5) COPIES ARE REQUIRED FOR IN-OFFICE FILINGS.

ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING.

FEES ARE EFFECTIVE JANUARY 1, 2014

MAKE CHECKS PAYABLE TO: ALAMEDA COUNTY CLERK

NOTICE OF EXEMPTION

ENDORSED
FILED
ALAMEDA COUNTY
SEP 12 2014

Date: September 12, 2014

PATRICK O'CONNELL, County Clerk
By CB Deputy

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

 X County Clerk-Recorder
County of Alameda
1106 Madison Street
Oakland, CA 94607

PROJECT TITLE: Zoning Ordinance Amendment - Warm Springs Innovation District

PROJECT LOCATION: ±879 acres generally bounded by Interstate 880 on the west, Interstate 680 on the east, Auto Mall Parkway on the north, and Mission Boulevard on the south, within the City of Fremont, Alameda County, California

PROJECT DESCRIPTION: The proposed project is a Zoning Ordinance Amendment that creates a new zoning district called the "Warm Springs Innovation (WSI) District," which includes ten sub-districts consistent with the ten Planning Areas identified in the Warm Springs/South Fremont Community Plan. It also establishes zoning regulations to implement the standards, guidelines and improvement plans in the Community Plan document.

This is to advise that the City of Fremont City Council (as the Lead Agency) approved the above described project on September 8, 2014, after a second reading of the Ordinance adopting the WSI District. The first reading of the Ordinance was approved on July 22, 2014. The City Council made the following determinations regarding the above described project:

EXEMPT STATUS: X Exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3)
 Categorical Exemption 15301 (Modification of Existing Street Facility)
 Statutory Exemption
 Ministerial (Sec. 21080) (b)(1); 15268
 Declared Emergency (Sec. 21080(b) (3); 15269(a))
 Emergency Project (Section 21080(b)(4); 15269(b)(c))

REASONS WHY PROJECT IS EXEMPT: Under the *General Rule* (CEQA Guidelines Section 15061(b)(3)), it can be seen with certainty that there is no possibility that the project would result in a significant effect on the environment. Furthermore, the WSI District would implement the Warm Springs/South Fremont Community for which a Final Environmental Impact Report was certified (SCH# 2013032062).

LEAD AGENCY CONTACT PERSON: Kristie Wheeler, Planning Manager
Phone: (510) 494-4454

Kristie Wheeler Planning Manager 9/12/14
Signature (Public Agency) Title Date

Date received for filing at OPR: NA



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# 1973811
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF FREMONT COMMUNITY DEVELOPMENT DEPARTMENT			DATE 09/03/2014
COUNTY/STATE AGENCY OF FILING ALAMEDA COUNTY CLERK RECORDER			DOCUMENT NUMBER 14-366
PROJECT TITLE WARM SPRINGS/SOUTH FREMONT COMMUNITY PLAN			
PROJECT APPLICANT NAME CITY OF FREMONT COMMUNITY DEV. DEPT./CONTACT: KRISTIE WHEELER			PHONE NUMBER (510) 494-4454
PROJECT APPLICANT ADDRESS 39550 LIBERTY STREET	CITY FREMONT	STATE CA	ZIP CODE 94538

PROJECT APPLICANT (Check appropriate box):

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,029.75	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,181.25	\$	0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$	0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,030.25	\$	0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	50.00
<input checked="" type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Other _____		\$	

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other #453

TOTAL RECEIVED \$ 50.00

SIGNATURE

X

PRINTED NAME AND TITLE

AUDITOR ASSOC. III/PAM FOSTER

Duplicate

ALAMEDA COUNTY CLERK-RECORDER
 1106 MADISON STREET
 OAKLAND, CA 94607
 (510) 272-6362

ISSUED TO:
 CITY OF FREMONT COMMUNITY DEVEL

RECEIPT # 1973811
 09/03/2014 08:51:09 AM

SERVICE	PAGES	QTY	FEE
GENERAL BUS 1	1	1	50.00

Total Amount Due \$50.00

CHECK 453 50.00

Total Payments: \$50.00

PATRICK O'CONNELL
 CLERK RECORDER
 Deputy: FOSTER

***ENVIRONMENTAL DECLARATION**

(CALIFORNIA FISH AND GAME CODE SECTION 711.4)

LEAD AGENCY NAME AND ADDRESS

CITY OF FREMONT
COMMUNITY DEV. DEPT.
39550 LIBERTY STREET
FREMONT, CA. 94538

FOR COUNTY CLERK USE ONLY

FILED
ALAMEDA COUNTY

SEP 03 2014

PATRICK O'CONNELL, County Clerk
By  Deputy

FILE NO: 14-366

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:

(PLEASE MARK ONLY ONE CLASSIFICATION)

1. NOTICE OF EXEMPTION / STATEMENT OF EXEMPTION

- A - STATUTORILY OR CATEGORICALLY EXEMPT
\$ 50.00 - COUNTY CLERK HANDLING FEE

2. NOTICE OF DETERMINATION (NOD)

- A - NEGATIVE DECLARATION (OR MITIGATED NEG. DEC.)
\$ 2,181.25 - STATE FILING FEE
\$ 50.00 - COUNTY CLERK HANDLING FEE
- B - ENVIRONMENTAL IMPACT REPORT (EIR)
\$ 3,029.75 - STATE FILING FEE
\$ 50.00 - COUNTY CLERK HANDLING FEE

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ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING.

FEES ARE EFFECTIVE JANUARY 1, 2014

MAKE CHECKS PAYABLE TO: ALAMEDA COUNTY CLERK

Notice of CEQA Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County of Alameda Clerk-Recorder
1106 Madison Street
Oakland, California 94607

From: City of Fremont
Community Development Department
39550 Liberty Street
Fremont, California 94538

FILED
ALAMEDA COUNTY
SEP 03 2014

Project Title: Warm Springs/South Fremont Community Plan

PATRICK O'CONNELL, County Clerk
By  Deputy

CLERK'S CERTIFICATE OF POSTING, Pub.
Res. 21152: I certify that a copy of this document
was posted in the Public Office, Oakland, CA
for the period prescribed by law.

Project Applicant and Agency Approving the Project:

City of Fremont
Community Development Department
39550 Liberty Street
Fremont, California 94539

Executed at **COUNTY CLERK**
Oakland, CA

Date 10/03/14 By L. dje Deputy

Project Location: ±879 acres generally bounded by the I-880 freeway on the west, the I-680 freeway on the east, Auto Mall Parkway on the north, and Mission Boulevard on the south, within the City of Fremont, California, Alameda County.

Description of Nature, Purpose and Beneficiaries of Project: This exemption is for City approval of the Zoning Ordinance amendments that accompany the Warm Springs/South Fremont Community Plan. The Community Plan is described below.

The project is the City-initiated Warm Springs/South Fremont Community Plan (Community Plan), which would implement the General Plan vision for creating a unique, urban mixed-use development within the approximately 879-acre area surrounding the future Warm Springs/South Fremont Bay Area Rapid Transit District (BART) station, currently under construction. The goal of the Community Plan is to create an employment based urban center around the BART station that allows industrial, research and development, office and convention, hotel, retail and entertainment, residential, and public facility uses, as well as an elementary school and public open space. This "Innovation Center" would be sustainable, vibrant, and pedestrian-oriented for the employees, residents and visitors to the area. The Community Plan would also create a high degree of flexibility with the land use plan by allowing for development to adapt to market conditions over time. The Community Plan would guide urban development within the area over the next 20 years, with the highest intensities designated within ¼ mile of the BART station.

A General Plan Amendment was approved to re-designate parcels with a new land use designation called "Innovation Center." The purpose of this new land use designation is to effectuate the goals and policies contained within the Warm Springs/South Fremont Community Plan. Additional General Plan text changes are proposed to fully integrate this new designation into the General Plan framework.

A Zoning Ordinance Amendment was also approved to create a new zoning district called the "Warm Springs Innovation (WSI) District," which includes ten sub-districts consistent with the ten Planning

file # 14-366

*ENVIRONMENTAL DECLARATION

(CALIFORNIA FISH AND GAME CODE SECTION 711.4)

LEAD AGENCY NAME AND ADDRESS

CITY OF Fremont
Community Dev. Dept.
39530 Liberty St.
Fremont, CA. 94538

FOR COUNTY CLERK USE ONLY

**ENDORSED
FILED**
ALAMEDA COUNTY

JUL 23 2014

PATRICK O'CONNELL, County Clerk
By Deputy

FILE NO: 14-293

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT: (PLEASE MARK ONLY ONE CLASSIFICATION)

1. NOTICE OF EXEMPTION / STATEMENT OF EXEMPTION

A - STATUTORILY OR CATEGORICALLY EXEMPT

\$ 50.00 - COUNTY CLERK HANDLING FEE

2. NOTICE OF DETERMINATION (NOD)

A - NEGATIVE DECLARATION (OR MITIGATED NEG. DEC.)

\$ 2,181.25 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

B - ENVIRONMENTAL IMPACT REPORT (EIR)

\$ 3,029.75 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

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ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING.

FEES ARE EFFECTIVE JANUARY 1, 2014

MAKE CHECKS PAYABLE TO: ALAMEDA COUNTY CLERK



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# 1960090
STATE CLEARING HOUSE # (if applicable) 2013032062

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF FREMONT COMMUNITY DEVELOPMENT DEPARTMENT		DATE 07/23/2014	
COUNTY/STATE AGENCY OF FILING ALAMEDA COUNTY CLERK RECORDER		DOCUMENT NUMBER 14-293	
PROJECT TITLE WARM SPRINGS/SOUTH FREMONT COMMUNITY PLAN			
PROJECT APPLICANT NAME KRISTIE WHEELER, PLANNING MANAGER, COMMUNITY DEVELOPMENT		PHONE NUMBER (510) 494-4454	
PROJECT APPLICANT ADDRESS 39550 LIBERTY STREET	CITY FREMONT	STATE CA	ZIP CODE 94538

PROJECT APPLICANT (Check appropriate box):

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,029.75	\$	3,029.75
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,181.25	\$	0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$	0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,030.25	\$	0.00
<input type="checkbox"/> County Administrative Fee	\$50.00	\$	0.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Other _____		\$	_____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other #647320

TOTAL RECEIVED \$ 3,029.75

SIGNATURE X	PRINTED NAME AND TITLE AUDITOR ASSOC. III/PAM FOSTER
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ALAMEDA COUNTY CLERK RECORDER
 14-293
 RECEIVED JUL 23 2014 08:34:00 AM
 PROJECT: WARM SPRINGS/SOUTH FREMONT COMMUNITY PLAN
 FILING FEE: \$3,029.75
 TOTAL RECEIVED: \$3,029.75
 PAM FOSTER

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation monitoring and reporting program was adopted for the project.
5. Whether findings were made pursuant to Section 15091.
6. A statement of Overriding Considerations was adopted for this project.
7. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report, with comments and responses, and the record of project approval is available to the General Public at: City of Fremont, Community Development Department-Planning Division, 39550 Liberty Street, Fremont, California 94538.

 Nancy M. Hutar	Project Manager	July 23, 2014
Signature (Public Agency)	Title	Date

Date received for filing at OPR: _____

file # 14-293

**ENDORSED
FILED
ALAMEDA COUNTY
JUL 23 2014**

PATRICK O'CONNELL, County Clerk
By  Deputy



State of California—Natural Resources Agency
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# 1960090
STATE CLEARING HOUSE # (If applicable) 2013032062

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF FREMONT COMMUNITY DEVELOPMENT DEPARTMENT	DATE 07/23/2014
COUNTY/STATE AGENCY OF FILING ALAMEDA COUNTY CLERK RECORDER	DOCUMENT NUMBER 14-293

PROJECT TITLE
WARM SPRINGS/SOUTH FREMONT COMMUNITY PLAN

PROJECT APPLICANT NAME KRISTIE WHEELER, PLANNING MANAGER, COMMUNITY DEVELOPMENT	PHONE NUMBER (510) 494-4454
--	----------------------------------

PROJECT APPLICANT ADDRESS 39550 LIBERTY STREET	CITY FREMONT	STATE CA	ZIP CODE 94538
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PROJECT APPLICANT (Check appropriate box):

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,029.75	\$	3,029.75
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,181.25	\$	0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$	0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,030.25	\$	0.00
<input type="checkbox"/> County Administrative Fee	\$50.00	\$	0.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Other _____		\$	_____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other #647320

TOTAL RECEIVED \$ 3,029.75

SIGNATURE X	PRINTED NAME AND TITLE AUDITOR ASSOC. III/PAM FOSTER
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Duplicate

ALAMEDA COUNTY CLERK-RECORDER
 1106 MADISON STREET
 OAKLAND, CA 94607
 (510) 272-6362

ISSUED TO: CITY OF FREMONT

RECEIPT # 1960090
 07/23/2014 08:39:42 AM

SERVICE	PAGES	QTY	FEE
GENERAL BUS 1	1	1	3,079.75

Total Amount Due \$3,079.75

CHECK 647320 3,079.75

Total Payments: \$3,079.75

PATRICK O'CONNELL
 CLERK RECORDER
 Deputy: FOSTER P



State of California—Natural Resources Agency
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
 2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT#
 STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY: CITY OF FREMONT DATE: 7.23.2014
 COUNTY/STATE AGENCY OF FILING: ALAMEDA COUNTY DOCUMENT NUMBER:
 PROJECT TITLE: WARM SPRINGS / SOUTH FREMONT COMMUNITY PLAN
 PROJECT APPLICANT NAME: CITY OF FREMONT PHONE NUMBER:
 PROJECT APPLICANT ADDRESS: 39550 LIBERTY STREET CITY: FREMONT STATE: CA ZIP CODE: 94538
 PROJECT APPLICANT (Check appropriate box):
 Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,029.75	\$	<u>3,029.75</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,181.25	\$	0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$	0.00
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<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	<u>50.00</u>
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Other _____		\$	_____

PAYMENT METHOD:

Cash Credit Check Other _____

TOTAL RECEIVED \$ 3,079.75

SIGNATURE: X PRINTED NAME AND TITLE: NANCY M. HUTAR, PROJECT MANAGER

FILED
 ALAMEDA COUNTY
 JUL 23 2014

PATRICK O'CONNELL, County Clerk
 By Deputy

file # 14-293

NOTICE OF DETERMINATION

TO: Office of Planning and Research
P.O. Box 3044,
Sacramento, CA 95812-3044

County Clerk-Recorder
County of Alameda
1106 Madison Street
Oakland, CA 94607

FILED
ALAMEDA COUNTY

JUL 23 2014

SUBJECT: Filing of Notice of Determination (PRC §21108 or §21152)

PROJECT TITLE: Warm Springs/South Fremont Community Plan

PATRICK O'CONNELL, County Clerk
By  Deputy

STATE CLEARINGHOUSE NUMBER (if submitted to Clearinghouse): 2013032062

PROJECT LOCATION: ±879 acres generally bounded by the I-880 freeway on the west, the I-680 freeway on the east, Auto Mall Parkway on the north, and Mission Boulevard on the south, within the City of Fremont, California, Alameda County.

PROJECT DESCRIPTION: The project is the City-initiated Warm Springs/South Fremont Community Plan (Community Plan), which would implement the General Plan vision for creating a unique, urban mixed-use development within the approximately 879-acre area surrounding the future Warm Springs/South Fremont Bay Area Rapid Transit District (BART) station, currently under construction. The goal of the Community Plan is to create an employment based urban center around the BART station that allows industrial, research and development, office and convention, hotel, retail and entertainment, residential, and public facility uses, as well as an elementary school and public open space. This "Innovation Center" would be sustainable, vibrant, and pedestrian-oriented for the employees, residents and visitors to the area. The Community Plan would also create a high degree of flexibility with the land use plan by allowing for development to adapt to market conditions over time. The Community Plan would guide urban development within the area over the next 20 years, with the highest intensities designated within ¼ mile of the BART station.

A General Plan Amendment was approved to re-designate parcels with a new land use designation called "Innovation Center." The purpose of this new land use designation is to effectuate the goals and policies contained within the Warm Springs/South Fremont Community Plan. Additional General Plan text changes are proposed to fully integrate this new designation into the General Plan framework.

A Zoning Ordinance Amendment was also approved to create a new zoning district called the "Warm Springs Innovation (WSI) District," which includes ten sub-districts consistent with the ten Planning Areas identified in the Community Plan, and establishes zoning regulations to implement the standards, guidelines and improvement plans in the plan document.

Finally, pursuant to the requirements of the California Environmental Quality Act (CEQA), an environmental impact report (EIR) has been prepared to evaluate potentially significant impacts associated with implementation of the Community Plan, and identify mitigation measures to reduce potentially significant impacts to a less than significant level to the extent feasible.

PROJECT APPLICANT CONTACT: City of Fremont
Community Development Department – Planning Division
39550 Liberty Street
Fremont, California 94538

CITY CONTACT PERSON: Kristie Wheeler, Planning Manager, Community Development,
(510) 494-4454
kwheeler@fremont.gov

This is to advise that the City of Fremont City Council (as the Lead Agency) has approved the above described project on July 22, 2014, and has made the following determinations regarding the project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation monitoring and reporting program was adopted for the project.
5. Whether findings were made pursuant to Section 15091.
6. A statement of Overriding Considerations was adopted for this project.
7. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report, with comments and responses, and the record of project approval is available to the General Public at: City of Fremont, Community Development Department-Planning Division, 39550 Liberty Street, Fremont, California 94538.


 Nancy M. Hutar
 Signature (Public Agency)

Project Manager
 Title

July 23, 2014
 Date

Date received for filing at OPR: _____

CLERK'S CERTIFICATE OF POSTING. Pub. Res. 21152: I certify that a copy of this document was posted at the Recorder's Office, Oakland, CA, for the period prescribed by law.

Executed at Oakland, CA COUNTY CLERK
 Date 8/27/14 By L. dper Deputy

FILED
 ALAMEDA COUNTY

JUL 23 2014

PATRICK O'CONNELL, County Clerk
 By  Deputy

fc/s# 14-29B