

DRAFT MITIGATED NEGATIVE DECLARATION

The following proposed project has been reviewed, pursuant to the provisions of Resolution No. 3231, as amended, of the City Council of the City of Fremont for the purpose of determining the likelihood of a significant adverse environmental impact occurring as a result of project completion.

NAME OF PROJECT: Canyon View

PROJECT NO.: PLN2017-00374

DESCRIPTION OF PROJECT: The applicant is proposing a General Plan Amendment to change the land use designation of a 1.9-acre site from Hillside Residential (<2.3 dwelling units per acre or <8.7 dwelling units per acre) to Low Density Residential (2.3 to 8.7 dwelling units per acre), Vesting Tentative Tract Map No. 8430 to subdivide the site into seven single-family residential lots ranging in size from 7,082 square feet to 13,920 square feet, a Variance to allow a reduction in street frontage for Lots 6 and 7 from 35 feet to 32 feet and 27 feet, respectively, and a Tree Removal Permit to remove a total of 26 trees from the site located on Morrison Canyon Road and at the end of Queso Place and Espada Place in the Mission San Jose Community Plan Area,

LOCATION OF PROJECT: 241 & 243 Morrison Canyon Road, Fremont, CA 94536, City of Fremont, Alameda County, APN: 507-0630-002-01

GEOGRAPHIC LOCATION WITHIN CITY: Mission San Jose Community Plan Area

NAME OF AUTHORIZED AGENT OF APPLICANT: John S. Wong, Phone: (510) 894-3828, Email: john@missionpeakco.com

MAILING ADDRESS OF APPLICANT/AGENT: 39448 Stevenson Place, #107, Fremont, CA 94539

TYPE OF ENTITLEMENT(S) SOUGHT: General Plan Amendment, Vesting Tentative Tract Map No. 8430.

EXPLANATION OF REASONS FOR THE FINDING: A finding is proposed that this project would not have a significant effect on the environment. The project is an infill development that would be consistent with General Plan policy. Furthermore, the project includes specific mitigation measures which address potentially significant impacts to geology/soils and hazardous materials.

Public Hearing: Public hearings are required and have been schedule for April 12, 2018 (Planning Commission). City Council review has not yet been scheduled. All environmental documents are available for review by the public at the Planning Division office located at 39550 Liberty Street, Fremont, CA 94538 and online at: <http://www.fremont.gov/430/Environmental-Review>.

Any comments as to whether the Draft Mitigated Negative Declaration should become final or whether an EIR should be prepared for the project must be submitted within 20 days of the posting of this Draft Mitigated Negative Declaration. **The comment period begins March 22, 2018 and ends April 12, 2018.**

If this Draft Mitigated Negative Declaration becomes final by any approval agency other than the City Council, any person who wishes to protest such final action must do so within ten days of the date it becomes final by the filing of a written protest with the City Clerk and by payment of the required protest fee. If this Draft Mitigated Negative Declaration becomes final by City Council action, any person who disagrees with Council action may seek judicial review.