



**NOTICE OF AVAILABILITY OF
A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
Niles Gateway Mixed-Use Project**

Notice is hereby given that a Draft Environmental Impact Report (Draft EIR) (State Clearinghouse No. 2018012041) has been prepared for the proposed Niles Gateway Mixed-Use Project. The Draft EIR will be available for public review and written comment on Friday, May 25, 2018.

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 May 25, 2018, through July 9, 2018. Comments on the Draft EIR must be submitted in writing to the City of Fremont, Planning Division, at the address below, by 4:00 p.m., July 9, 2018, for consideration in the Final EIR. Following the close of the public review period, the City will prepare a Final EIR that will include responses to comments received during the public review period.

The Draft EIR and documents referenced in the Draft EIR are available for review online at the City of Fremont’s website: <http://www.fremont.gov/430/Environmental-Review> and are also available at the following locations:

City of Fremont	Alameda County Library
Planning Division	Fremont Main Library
39550 Liberty Street	2400 Stevenson Boulevard
Fremont, CA 94537	Fremont, CA 94538
(510) 494-4440	(510) 745-1400

Project Description – The Niles Gateway Mixed-Use project proposes a General Plan Amendment, Rezoning and related entitlements to allow development of a vacant 6.07-acre industrial parcel with 95 residential units (82 townhomes and 13 condominium units) and 7,333 square feet of non-residential uses consisting of 5,883 square feet of retail/restaurant uses and 1,450 square feet of community space. The General Plan Amendment would change the land use designation from Service Industrial (Special Study Area) to Town Center and Medium Density Residential and the Rezoning would change the zoning designation from Service Industrial (I-S) with an Historical Overlay District (HOD) to Planned District P-2014-0338(HOD). A Vesting Tentative Tract Map, Private Streets, Preliminary Grading Plan and Tree Removal Permit are also proposed.

Potentially significant impacts include traffic operations under 2035 Cumulative Conditions at the intersection of Mission Boulevard (SR-238)/Niles Boulevard-Niles Canyon Road. Other potentially significant impacts are either less-than-significant or can be reduced to that level through implementation of the identified mitigation measures.

Comments on the Draft EIR should be sent to **David Wage, Associate Planner**, via e-mail: dwage@fremont.gov, by fax at (510) 494-4457, or by regular mail at the City of Fremont, Planning Division, 39550 Liberty Street, Fremont, CA 94538. Please reference the above project name in your written comment letter.


Ingrid Rademaker, Principal Planner

May 23, 2018

Date