Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Sterling Albrae Street General Plan Amendment and Rezoning Project

Lead Agency: City of Fremont | Contact Person: Kevin Lee

Mailing Address: 39550 Liberty Street | Phone: (510) 494-4521

City: Fremont | Zip: 94538 | County: Alameda

Project Location: County: Alameda | City/Nearest Community: Fremont

Cross Streets: Stevenson Boulevard | Zip Code: 94538

Longitude/Latitude (degrees, minutes and seconds): 37 ° 31 ′ 49.1 ″ N / 121 ° 59 ′ 46.0 ″ W Total Acres: 8.7

Assessor's Parcel No.: 531-240-20 | Section: 17 | Twp.: T5S | Range: 1W | Base: Mount Diablo

Within 2 Miles: State Hwy #: Interstate 880 | Waterways: Laguna Creek, Toroges Creek

Airports: None | Railways: Union Pacific Railroad, BART | Schools: See Attached List

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☒ Neg Dec ☐ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☒ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☒ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: Design Review

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☒ Industrial: Sq.ft. 130,995 Acres 8.7 Employees 294
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☐ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☒ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Regional Commercial/Commercial-Regional

Project Description: *(please use a separate page if necessary)*

The project site is currently developed with an unoccupied 127,380-square-foot, 30-foot-tall building that previously operated as a commercial retail space and is served by a 300-space surface parking lot. The building has been vacant since 2024.

The proposed project would include interior and exterior improvements to enable reuse of the existing structure, including the addition of an approximately 3,615-square-foot mezzanine level; removal of four dock doors and installation of six new dock doors; installation of one drive-in door, resulting in a total of two drive-in doors; installation of a new storefront door; and façade design improvements. These improvements would be made to accommodate a variety of potential industrial users including advanced manufacturing users, research and development users, third-party logistics providers, e-commerce retailers, and other related uses. Additionally, the proposed project would include repaving, restriping, and electric vehicle (EV) charger installation in the parking area east of the building. No changes to the height or footprint are proposed.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board
_____ Boating & Waterways, Department of
_____ California Emergency Management Agency
_____ California Highway Patrol
_____ Caltrans District # 4
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning
_____ Central Valley Flood Protection Board
_____ Coachella Valley Mtns. Conservancy
_____ Coastal Commission
_____ Colorado River Board
_____ Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
_____ Fish & Game Region # _____
_____ Food & Agriculture, Department of
_____ Forestry and Fire Protection, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
_____ Native American Heritage Commission
_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation, Department of
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
_____ Regional WQCB # 2
_____ Resources Agency
_____ Resources Recycling and Recovery, Department of
_____ S.F. Bay Conservation & Development Comm.
_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mtns. Conservancy
_____ State Lands Commission
_____ SWRCB: Clean Water Grants
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Tahoe Regional Planning Agency
_____ Toxic Substances Control, Department of
_____ Water Resources, Department of
_____ Other: _____
_____ Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date November 3, 2026 Ending Date November 23, 2026

Lead Agency (Complete if applicable):

Consulting Firm: LSA
Address: 6001 Shellmound Street, Suite 425
City/State/Zip: Emeryville, CA 94608
Contact: Natalie Noyes
Phone: 916-866-1685

Applicant: Sterling Organization
Address: 302 Datura Street, Suite 100
City/State/Zip: West Palm Beach, Florida 33401
Phone: 561-812-7472

Signature of Lead Agency Representative: DocuSigned by: Kevin Lee 79247F09031442B... **Date:** 10/28/2026 | 4:34 PM PDT

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

List of Schools within 2 miles

Blacow Elementary School

Azeveda Elementary School

Steven Millard Elementary School

Brier Elementary School

GM Walters Middle School

John M Horner Middle School