Notice of Intent to Adopt a Negative Declaration

Date: November 3, 2026

To: Public Agencies, Organizations and Interested Parties

From: City of Fremont, Planning Division

Subject: **Notice of Intent to Adopt a Negative Declaration and Notice of Public Review**

NOTICE IS HEREBY GIVEN that the City of Fremont, acting as the Lead Agency under the California Environmental Quality Act (CEQA), has prepared an Initial Study/ Negative Declaration (IS/ND) for the proposed Sterling Albrae Street General Plan Amendment and Rezoning Project in accordance with CEQA (Public Resources Code Section 21000 et seq.) and the *State CEQA Guidelines* (California Code of Regulations, Title 14, Section 15000 et seq.).

Based on the findings of the Initial Study, the Lead Agency has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment. Therefore, a ND has been prepared pursuant to *State CEQA Guidelines* Section 15070. The City intends to consider adoption of the ND following completion of the public review period. The IS/ND is being circulated for public review and comment pursuant to *State CEQA Guidelines* Sections 15072 and 15073.

Project Title: Sterling Albrae Street General Plan Amendment and Rezoning Project (PLN2026-00008)

Project Location: 40580 Albrae Street, Fremont, California 94538, Fremont, Alameda County, APN: 531-240-20

Project Description:
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.

Environmental Determination: The Initial Study evaluated the potential environmental effects associated with implementation of the proposed project. Based on the analysis, the Lead Agency has determined that the proposed project would not result in significant environmental impacts. No mitigation measures are required to reduce environmental impacts to a less-than-significant level. Accordingly, the Lead Agency proposes to adopt a Negative Declaration.

Hazardous Waste Site: Pursuant to Government Code Section 65962.5, the project site is included on a list of hazardous waste sites compiled pursuant to this section. The State Water Resource's Board Geotracker database identified the project site as a leaking underground storage tank cleanup site.

The underground storage tanks were removed from the site and regulatory closure was obtained on July 30, 1989.

Public Review Period: The 20-day public comment period for the IS/ND begins on November 3, 2026, and ends at 5 p.m. on November 23, 2026. Comments must be submitted in writing for consideration. The Draft Initial Study/Negative Declaration, supporting documentation and project details are on file with the City of Fremont Planning Division at 39550 Liberty Street during normal business hours of 8 a.m. to 3:30 p.m. Monday through Thursday (closed during the noon hour) and Friday, 8 a.m. to noon, and are also available online at: https://www.fremont.gov/government/departments/community-development/planning-building-permit-services/environmental-review.

Public Hearing: The Planning Commission will consider the proposed project and recommendation to adopt a Negative Declaration at a future public hearing at 3300 Capitol Avenue, Fremont, CA 945378.

Written comments may be submitted to:

Kevin Lee, Associate Planner.
Email: kylee@fremont.gov
Phone: (510) 494-4521