Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

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

Lead Agency: City of Fremont

Contact Name: Kevin Lee

Email: (510) 494-4521 Phone Number: (510) 494-4521

Project Location: 40580 Albrae Street Fremont, CA Alameda County

City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project would not result in any significant effects with adherence to the City's standard development requirements. Accordingly, no mitigation measures are required. The City's standard development requirements are codified in the City's Municipal Code, Section 18.218.050. The City's standard development requirements require the following:

Air quality: Bay Area Air District construction dust and exhaust controls, including watering exposed surfaces, covering haul trucks, daily wet-sweeping of track-out, 15 mph speed limits on unpaved roads, five-minute idling limits, equipment maintenance, and a posted dust-complaint contact.

Biological resources: Preconstruction surveys and protective buffers for nesting birds and roosting bats, with a CDFW-approved mitigation and exclusion plan if special-status bats or maternity or hibernation roosts are found.

Construction management: A City-approved construction management plan, submitted before the first construction-related permit.

Cultural and tribal cultural resources: An archaeologist's preconstruction briefing, work stoppage and evaluation if resources are discovered, and tribal monitoring and training if a tribe formally requests it.

Noise: Equipment mufflers and quiet equipment, restricted construction hours, distant staging, posted signage with a complaint manager, and temporary noise barriers near sensitive uses.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

There are no responsible or trustee agencies.