

April 26, 1990

Ms. Janet Harbin
City of Fremont
Community Development Dept.
PO Box 5006
Fremont, CA 94537

RE: Comments to Wallace Roberts & Todd General Plan Amendment
Dated March 19, 1990

Dear Ms. Harbin:

The following are my comments to the above mentioned report:

*off staff
request by
ACWB & EIP*

II-2 Last paragraph should be modified to allow development of areas of the site that have not been identified to be subject to health and safety. The site is presently in use as a retail site and has proved to be adaptable for human use and safety.

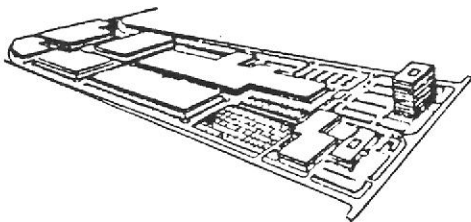
Due to extensive costs incurred by this property owner, partial development may assist to defray some of these front-end costs.

Further note should be made that the property owner has closed the deep wells. They have removed all drummed resins. They have not brought in any additional materials. The solid drums and storage tanks will be gone by month-end, and a final determination on the foundry sand will also be known by May 1, 1990. *use side panel - no following report*

This phase of the E.I.R. is under control and progressing as rapidly as possible considering all of the various consultants, agencies, etc. that are involved.

II-3 (C)

o The A.M. peak-hour vehicle-to-capacity ratios will not be altered by this development. Retail stores normally open at 10:00 A.M. So peak A.M. traffic at Stevenson and Albrae occurs between the hours of 7:30-8:30 A.M.



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- o Raising the P.M. peak hour ratios is questionable, as the normal retail shopping hours are 10:00 A.M. to 9:00 P.M. Traffic will be shoppers. This development may actually ease P.M. traffic, as the routine work traffickers may stop to shop until traffic recedes.
- o An additional northbound left-turn lane on Albrae already exists. This is not a mitigant. The traffic problem is the I-880 overpass. This is an unnecessary mitigation.

II-4 Mitigations

1 - Albrae/Stevenson Intersection

A valid point is made to extend Cedar Street to the east loop of Encyclopedia Circle and onto Christy.

Another valid consideration is to provide right-of-way through the project site from Albrae to Encyclopedia Circle.

2 - I-880 SB ramps/Stevenson

These are not permanent solutions and most problems would be relieved if the I-880 overpass was widened to accommodate city traffic. This mitigation should not be a single development responsibility. Presently, Golden Gate Auction puts more trucks and autos on Stevenson by a factor of 10, than does this development. New condominiums north of Stevenson and new Electronic Development at Boyce and Stevenson will also have a greater traffic impact than this development.

These mitigation measures would not be acceptable to the owners of this development.

Other Mitigation Measures

Little evaluation of the types of retail at this development have been analyzed. Furniture stores generate very low traffic rates. With the exception of Nissan Tile and The Home Depot, all other retail outlets are low traffic volume establishments. This may change depending on future uses.

II-7 (E) Public Services

1 - Fire service should not be reduced to this site if Cedar is extended through to Stewart. With the fire station at Durham and Grimmer, and with the Newark station at Mowry and Cherry, fire service is less than a mile away. Maximum emergency response time could not exceed 5 minutes.

III-1 The site is currently occupied by five buildings. Two of which were built by Pullman Trailmobile in 1963. Three of the structures, The Home Depot building, The SawMill/Sofabed Warehouse and the site office building were built by the present owner.

Paragraph 4 - There are four accesses to Albrae. One truck service road and three commercial entrances.

Photo Figure III-2 - Reynolds Aluminum building is mislocated. It is the smaller nearly square building directly west of the building labelled "Reynolds Aluminum".

IV-1 Paragraph 4 - Five buildings on site. Only two were built by Trailmobile. The remainder were built by the present owner.

IV-29 Paragraph 3, Number 1 thru 4 are not reasonable due to cost, land loss, building demolition, etc. It is noted that no mention is made that by providing an adequate traffic scheme for New Park Mall at Mowry, the result at Stevenson and Albrae would be significantly and positively impacted.

IV-31 A set aside right-of-way through the project site from Stewart to Cedar is a most positive recommendation.

IV-39 Potential Impacts - Fire Department response time at the new development needs to be challenged.


IV-44 Mitigation measures for archaeology are unwarranted due to significant development of this site, and construction that has been completed in the past two years on adjacent sites.

Ms. Janet Harbin
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I request a meeting with the Planning Department before this report goes to final print.

Sincerely



Dale W. Sobek
President

DWS:g

areas of Building 1 has been affected by chemical compounds previously stored or used in those areas. Based upon analytical results, contaminated materials should be decontaminated or removed for disposal to a proper disposal facility.

2. Closure of Stockpiled Soil and Foundry Sand.

Five samples of the stockpiled soil should be collected and analyzed for oil and grease and total petroleum hydrocarbons. Ten randomly selected samples of the stockpiled foundry sand should be collected and analyzed for priority metals. Based upon analytical results, contaminated materials should be decontaminated or removed for disposal to a proper disposal facility.

*Where does this #
come from??*

3. Closure of Deep Wells.

Three existing deep wells on the northwest side of the property should be destroyed in accordance with Alameda County Water District Standard Operating Procedures. Prior to destruction, the wells should be resampled to verify the results of contamination found during the preliminary investigation.

4. Closure of the Former California Oil Recyclers Area.

Soil borings should be drilled in two additional areas previously used to store petroleum products and chemicals. These two areas are located southeast of the former California Oil Recyclers facility and southeast of the present day Home Depot building. If soil contamination is found, additional borings may be necessary to define the extent of contamination. Based upon analytical results, contaminated materials should be decontaminated or removed for disposal to a proper disposal facility.

5. 10,000-Gallon Above-Ground Storage Tank.

The contents of the tank should be sampled to verify that the material is inert and non-hazardous. If analytical results determine that the sample is hazardous, the tank cannot be removed within the completion of a closure plan to be submitted to the City of Fremont Hazardous Materials Division. If the sample is found to be non-hazardous, the storage tank should be removed from the property.

Remediation of the project site should be implemented prior to proposed development of the site. Remediation is a response to federal and state law and implementation of a remediation plan is not contingent on approval of the proposed project.

Elizabeth - Sobek says the wells have been closed. Is this true? Did he do it properly? JH