



City of Fremont

39700 Civic Center Drive
P.O. Box 5006
Fremont, California 94537

(415) 790-6610

March 14, 1988

Mr. Jim McKeehan
McKeehan, Bernard & Wood
39650 Liberty Street
Fremont, CA 94538

Dear Jim:

As you are aware, the City Council went on record at its March 1, 1988, meeting, unanimously supporting the development of the auto mall. The City Council also appropriated \$50,000 for necessary consultant work in order to proceed as quickly as possible. The auto mall is staff's No. 1 priority.

The Council also directed the staff and Planning Commission to proceed with such actions as would be necessary to rezone the property to a "P" District in order to establish the City's clear intent to accommodate the development. The auto mall can be accommodated under terms of the present General Plan. At its meeting March 10, 1988, the Planning Commission agreed to continue consideration pursuant to your request.

Since our meeting with the Dealers, the firm of Goldfarb and Lipman has been retained as legal counsel to advise us on redevelopment issues in the Centerville areas as well as the mall site. Also, we have selected the firm of Kellig, Norcross and Nobriga as financial analysts and advisors. We will be working with these firms to develop specific information relative to the project. We hope to have a more definitive time-line for the project process by the end of April. I'm confident site preparation can begin by year-end.

We have asked our traffic consultant to perform three development scenarios to attempt to bracket the traffic issue. One would be a full development scheme with the auto mall, commercial and industrial at one extreme. The other extreme would essentially be one which includes the auto mall and commercial uses with the balance of the property remaining as it is presently zoned, agriculture. The final scenario would fall somewhere in the middle and would include mitigation schemes. We hope these studies are ready by April.



Mr. Jim McKeehan
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I have scheduled a meeting with School Superintendent Raphael Belluomini to discuss the redevelopment aspects of the project inasmuch as the School District is potentially affected. I will keep you informed as to our discussions. Should you have any questions in the meantime, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in cursive script, appearing to read "Charles K. McClain".

CHARLES K. McCLAIN
City Manager

cc: City Council
Auto Mall Task Force