Community Character

City Perspective

This is an oblique view of the Tri-City area, generated from USGS Digital Elevation Model data and Fremont GIS data, looking northwest from the southern Fremont-Milpitas border.

Fremont is largely defined by its open space frame, including the Fremont Hill to the east, the baylands to the west (Don Edwards National Wildlife Refuge), and open space to the northwest.

Its overall position within the urban context of the Bay Area is defined by adjacent communities: Union City to the north, Milpitas to the south, and Newark to the west.

The information conveyed on this map is dynamic and may have changed after this map was printed. Please consult the Planning Division or other appropriate agency for the most recent information or status.

Users should verify designations, policies, regulations, and restrictions before making project commitments.
Fremont is a large City with unique issues and planning concerns associated with its various sub-areas. In order to address these issues and present information more clearly, the City is divided into Community Plan Areas.

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General Plan
Community Character
City Neighborhoods

City Boundary

Neighborhood Boundary

Index No. Neighborhood
1 28 Palms
2 Ardenwood
3 Bayside
4 Blacow
5 Brookvale
6 Cabrillo
7 Cameron Hills
8 Carnival Heights/Vallejo Mills/Niles Crest
9 Carville
10 Central/Downtown
11 Cherry/Guardino
12 East Industrial
13 Greenmore
14 Grimmer
15 Irvington
16 Kimber/Gomes
17 Lakes and Birds
18 Mission Hills
19 Mission San Jose
20 Mission Valley
21 Niles
22 Northgate
23 Parkmoor
24 South Sundale
25 Sundale
26 Vineyards/Avalon
27 Warm Springs
28 Weibel

Neighborhoods are illustrated on this Diagram. Refer to the General Plan text, Concept Plans, Specific Plans, and/or Design Guidelines for relevant policies and provisions.

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Corridor Place Types are illustrated on this Diagram. Refer to the General Plan text, Concept Plans, Specific Plans, and/or Design Guidelines for relevant policies and provisions.
General Plan
Community Character
Scenic Routes and City Gateways

City Boundary

Scenic Corridor
- Paseo Padre Parkway
- BART Line
- Mission Boulevard
- State Route-84
- Niles Canyon Road
- Interstate-680

City Gateway
- Complete
- High Priority
- Medium Priority
- Low Priority

Scenic Routes and City Gateways

This diagram illustrates the scenic routes and city gateways discussed in the Community Character chapter of the General Plan text.

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