



# Notice of Exemption

**Date: March 27, 2026**

**To:**

- Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044
- Alameda County Clerk-Recorder's Office  
1106 Madison Street  
Oakland, CA 94607

**From:**

City of Fremont, Planning Division  
39550 Liberty Street  
Fremont, CA 94537  
Contact: Kevin Lee, Associate Planner  
Phone: 510-494-4521

**Subject: Filing of a Notice of Exemption Pursuant to CEQA Guidelines Section 15062**

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**Project Title:** George Ranch Barn Conditional Use Permit (PLN2025-00064)

**Project Applicant:** Mark Davis

**Project Location (include county):** APN: 507-761-3, Fremont CA, Alameda County

**Project Description:** To consider a Conditional Use Permit for the construction of a 6,000-square-foot barn for the limited storage of agricultural equipment on an unaddressed parcel (APN: 507-761-3) located above the toe-of-the-hill line in the Hill Area (Central) Community Plan Area; and to consider a finding that no further environmental review is required pursuant to the California Environmental Quality Act (CEQA), per, without limitation, CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures; CEQA Guidelines Section 15183, as the project is consistent with the General Plan, for which an Environmental Impact Report (EIR) (SCH#2010082060) was previously prepared and certified; and CEQA Guidelines Sections 15162 and 15163, as none of the circumstances requiring preparation of a subsequent or supplemental EIR have occurred. Each of the foregoing provides a separate and independent basis for CEQA compliance.

**Name of Public Agency Approving Project:** City of Fremont

**Exempt Status (check one):**

- Ministerial (Public Resources Code Section 21080(b)(1); CEQA Guidelines Section 15268)
- Declared Emergency (Public Resources Code Section 21080(b)(3); CEQA Guidelines Section 15269(a))
- Emergency Project (Public Resources Code Section 21080(b)(4); CEQA Guidelines Section 15269(b)(c))
- Statutory Exemptions.
- Categorical Exemption: Section 15303, New Construction or Conversion of Small Structures
- Special Situations. Section 15183, Projects Consistent with a General Plan, Sections 15162 and 15163

**Reasons why project is exempt:** The 145-acre project site is located among grassy hillsides with deep, vegetated canyons and riparian habitats. Due to the scale of the site and the potential for environmental impacts, the City commissioned LSA Associates, Inc., a qualified environmental consultant, to prepare environmental documentation pursuant to the California Environmental Quality Act (CEQA). Over a six-month period, the consultant performed technical studies, conducted site visits, and combined original research with available data to assess the project's potential impact on the property's existing inventory of

cultural, biological, and ecological resources. Although there is evidence of special-status species and habitats within the 145-acre property, they are not located on the two-acre project site. This is primarily due to the active grazing activities and existing loose gravel. Similarly, the consultant did not find evidence of historic or cultural resources within the project site. The project will be subject to the City's Standard Development Requirements contained in FMC Section 18.218, which provide protective measures for environmental resources during development. LSA concluded that the project would not create significant impacts to the environment and no further mitigation measures apart from the City's Standard Development Requirements are needed.

As determined by the environmental consultant, the proposed project is exempt from the California Environmental Quality Act (CEQA) per, without limitation, CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures. The proposed shed and associated improvements constitute accessory facilities that will serve the existing ranch property, which meets the criteria of CEQA Guidelines Section 15303 as an. Additionally, the project would not fall under an exception to a categorical exemption as contained in CEQA Guidelines Section 15300.2.

Furthermore, on a separate and independent basis, the proposed project is exempt from further environmental review pursuant to CEQA Guidelines Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning. The project is consistent with the land use established in the existing zoning and general plan for which an EIR was certified. Additionally, the project has been found to not trigger subsequent documentation under CEQA Guidelines Sections 15162 and 15163 as no substantial changes are proposed in the project that would require revisions to the General Plan Update EIR (filed with the State Clearinghouse under SCH#2010082060) nor have substantial changes occurred with respect to the circumstances under which the proposed project would be undertaken require revisions to the General Plan Update EIR, nor has new information of substantial importance been identified that would indicate the project would have any new or more significant effects or require new or additional mitigation.

Signature (Lead Agency): Kevin Lee Title: Associate Planner

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.