



Notice of Exemption

Date: May 5, 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: Juliette Setudeh-Nejad, Planner I
Phone: (510)-494-4540

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

Project Title: Bobcat of Fremont (PLN2026-00016)

Project Applicant: Cameron Close

Project Location (include county): 40595 Albrae St, City of Fremont, Alameda County

Project Description: To consider a Zoning Administrator Permit to legalize the existing use of a Bobcat dealership to allow the sales, rental, leasing and maintenance of Bobcat tractors and equipment within an existing 12,014 square foot warehouse located at 40595 Albrae St in the Bayside Industrial Community Plan Area.

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))
- Categorical Exemption. State type and CEQA Guidelines section number: 15301 (Existing Facilities); and 15332(In-fill Development Projects)
- Special Situations. State CEQA Guidelines section number: 15183 (Projects Consistent with a Community Plan or Zoning)
- Statutory Exemptions. State CEQA Guidelines section number:

Reasons why project is exempt: This project is exempt from the California Environmental Quality Act (CEQA) pursuant to without limitation, CEQA Guidelines Section 15301, Existing Facilities, as the proposed project is located within an existing building proposing no alterations. Additionally, the project is exempt from CEQA Guidelines Section 15332, Infill Development Projects, which exempt in-fill development when the project would be consistent with the General Plan and Zoning Ordinance, occur on a site no greater than five acres that’s substantially surrounded by urban uses; have no habitat value for

endangered, rare or threatened species; would not result in significant effects relating to traffic, noise, air quality and water quality; and be adequately served by utilities and public services.

On a separate and independent basis, the proposed project is exempt from further environmental review pursuant to CEQA Guidelines Section 15183, as the project is consistent with the land use envisioned for the site as established by the General Plan for which an Environmental Impact Report (SCH#2010082060) was previously prepared and certified. Each of the foregoing provides a separate and independent basis for CEQA compliance.

Signature (Lead Agency): *Juliette Setudsh-Nejad* Title: Planner I

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.