



Notice of Exemption

Date: 5/12/2026

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 94538
Contact: Kevin Lee, Associate Planner
Phone: 510-494-4521

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

Project Title: Corporate & Warm Springs Industrial Lot Ministerial Design Review (PLN2025-00246)

Project Applicant: Tyneise Beyer, HPA Oakland

Project Location (include county): Vacant lots located on Warm Springs Boulevard, between Corporate Way and Reliance Boulevard, Fremont, Alameda County

Project Description: To consider approval of a Standard Ministerial Design Review for three new industrial buildings totaling approximately 427,000 square feet and associated site and street improvements on a vacant lot located on Warm Springs Boulevard, between Corporate Way and Reliance Boulevard, in the Warm Springs Innovation District. The proposed project is exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) per, without limitation, CEQA Guidelines Section 15268, Ministerial Projects, as the proposed project is an industrial project that does not require any discretionary actions for approval.

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. State type and CEQA Guidelines section number:
- Special Situations. State type and CEQA Guidelines section number

Reasons why project is exempt: Pursuant to Fremont Municipal Code (FMC) Section 18.235.020(a)(2), development of industrial buildings are subject to a ministerial design review unless the district regulations require discretionary review, the project requires another discretionary permit from the planning commission, the project is inconsistent with adopted design rules, or the project may affect a potential or designated historic register resource requiring review by the historical architectural review board. None of the foregoing conditions apply to the proposed project.

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