



Notice of Exemption

Date: July 28, 2026

To:

- ☐ Office of Land Use and Climate Innovation
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: Mark Hungerford
Phone: (510)-494-4541

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

Project Title: Villa Ellsworth Mixed-Use (PLN2020-00170)

Project Applicant/Appellant: WRD Green Inc. c/o Weinong Lai, 258 Alameda De Las Pulgas, Redwood City, CA 94062; greenglob@sbcglobal.net; 510-676-7422

Project Location (include county): 43341 – 43353 Mission Boulevard and 43350 Ellsworth Street, Fremont, CA (Alameda County); APNs: 513-609-18-6, 513-609-22-2, and 513-609-23-2

Project Description: The proposed project consists of retaining the site's two historic resources fronting Mission Boulevard and redeveloping the remainder of the site with five new buildings that together contain 17 dwelling units and 2,476 square feet of commercial space. Project units would consist of 15 three-bedroom units and two (2) four-bedroom units. Project units would range in size from 1,395 – 2,155 square feet and average 1,651 square feet. The project's proposed commercial component is designed as a single tenant space fronting onto Ellsworth Street. Parking for the residential component of the project would come in the form of 28 covered parking spaces and 12 open/surface parking spaces. The project's commercial parking consists of 14 total spaces, 10 of which are in the public right of way (six spaces along the site's Ellsworth Street frontage and four spaces along the site's Mission Boulevard frontage), three open/surface spaces, and one garage space.

Project CEQA was approved by the City of Fremont Planning Commission on July 23, 2026.

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: 15332
- ☒ Special Situations. State CEQA Guidelines section number: 15183
- ☐ Statutory Exemptions. State CEQA Guidelines section number:
- ☐ Other Exemption. State CEQA Guidelines section number:

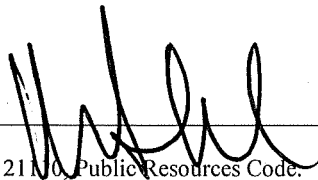
Reasons why project is exempt: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332, In-Fill Development Projects, which exempts in-fill development when the project would be consistent with the General Plan and Zoning Ordinance; proposed development would occur on a site no greater than five acres substantially surrounded by urban uses; the site has no habitat value for endangered, rare or threatened species; approval would not result in significant effects relating to traffic, noise, air quality and water quality; and the site is adequately served by utilities and public services.

The project would be consistent with the General Plan, Zoning Regulations, Multifamily Objective Design Standards, and substantially conforming to the recommendations included in the *MSJ Design Guidelines* and would have no potentially significant impact on any historic resource. Standard development requirements for resource protection contained in FMC Section 18.218.050(b) would be implemented with project development. Based on the adopted screening criteria in the *City of Fremont Transportation Impact Analysis Handbook*, the project would be classified as a "small infill project" because it contains less than 25 attached housing units and less than 50,000 square feet of local-serving retail area. Mixed-use projects with components that fall under both thresholds are screened-out and not subject to a CEQA transportation analysis.

Given the nature of the project and similar characteristics to surrounding urban development, the project would not have noise or water quality impacts. Construction hours would be regulated per FMC Section 18.160.010 to address short-term noise during construction. The project would implement the City's stormwater runoff requirements. Additionally, there are existing utilities and public services available to serve the site, including but not limited to: water, sanitary sewer, storm water facilities, electricity, roadways, and transit.

Furthermore, pursuant to CEQA Guidelines Section 15183, projects which are consistent with the development density and intensity established by a community plan, general plan or zoning for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. The proposed Project qualifies for review under CEQA Guidelines Section 15183 and does not need additional environmental review since the General Plan Update Final Environmental Impact Report, certified by the Fremont City Council on December 13, 2011, adequately addressed the Project's potential environmental effects.

Signature (Lead Agency):



Title: SENIOR PLANNER

Authority cited: Sections 21083 and 21100, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.