Fremont

Notice of Exemption

Date: August 28th

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: Marc Cleveland
Phone: (510)-494-4543

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

Project Title: PLN2024-00151 – Maracor Warm Springs Apartments

Project Applicant: City of Fremont

Project Location (include county): 45021 Warm Springs Boulevard (APN: 519 131003415), City of Fremont, Alameda County

Project Description: To consider a Discretionary Design Review Permit and a request for density bonus waivers and concessions in conjunction with a six-story, 241-unit affordable housing development on the 2.9-acre site at 45021 Warm Springs Boulevard.

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:
- ☒ Special Situations. State CEQA Guidelines section number: 15183, 15162, 15163
- ☐ Statutory Exemptions. State CEQA Guidelines section number:

Reasons why project is exempt:

The proposed project is subject to no further environmental review pursuant to CEQA Guidelines Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning, as the project is consistent with the General Plan for which an Environmental Impact Report (EIR) (SCH#2010082060) was previously prepared and 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, 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 than what was included in the General Plan Update EIR. The programmatic mitigation measures from the General Plan Update EIR and/or the standard development requirements contained within FMC Chapter 18.218 adequately address the potential environmental effects of the project. The project is thus within the scope of the General Plan Update EIR and no further CEQA documentation is required.

Signature (Lead Agency): Marc Cleveland Title: Associate Planner

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