Fremont

Notice of Exemption

Date: January 23, 2026

To:

X 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: Spencer Shafsky
Phone: (510)-494-4452

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

Project Title: Olive Avenue Homes

Project Applicant: City of Fremont—Department of Community Development

Project Location (include county): 2057 Olive Avenue (APN 525 04300203), Fremont, Alameda County

Project Description: The proposed project consists of a Discretionary Design Review Permit, a Vesting Tentative Tract Map No. 8752, and a Private Street for the development of six (6) new two-story single-family dwellings located at 2057 Olive Avenue.

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))
- X Categorical Exemption. State type and CEQA Guidelines section number: 15332; and
- X Special Situations. State CEQA Guidelines section number: 15183, Projects Consistent with the General Plan, as an EIR (SCH# 2010082060) was previously prepared and certified; 15162 and 15163, as none of the circumstances requiring preparation of a subsequent or supplemental EIR have occurred.
- ☐ Statutory Exemptions. State CEQA Guidelines section number:

Reasons why project is exempt:

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

consistent with the General Plan and Zoning Ordinance. The 1.01-acre site is located within an urban area adjacent to existing residential single-family tracts, does not contain any protected or rare vegetation, nor provide habitat for endangered, rare or threatened species. It is disconnected to larger habitats as well as having adjacent residential uses next to it. Standard development requirements for resource protection contained in FMC Section 18.218.050(b) (Biology, Special-Status Species) would be included as conditions of approval and implemented with project development. These standard requirements would ensure that there would be no impacts to burrowing owls, nesting birds, or roosting bats.

As a separate and independent basis, the project also 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 development density established in the General Plan for which an EIR was certified (SCH#2010082060). There are no project-specific significant effects which are peculiar to the project or its site that were not analyzed a significant effect in the prior EIR, no potentially significant off-site impacts or cumulative impacts which were not discussed in the prior EIR, nor previously identified significant effect which, as a result of substantial new information which was not known at the time the prior EIR was certified, would have a more severe adverse effect than discussed in the prior EIR. Furthermore, pursuant to CEQA Guidelines Sections 15162 and 15163, as none of the circumstances requiring preparation of a subsequent or supplemental EIR have occurred. Each of the fo regoing provides a separate and independent basis for CEQA compliance.

Signature (Lead Agency): Title: Planner II

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