



# Notice of Exemption

**Date:** 8/7/2024

**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: Kevin Lee  
Phone: (510) 494-4521

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

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**Project Title:** Islamic Center of Fremont Albrae - CUP Amendment (PLN2024-00215)

**Project Applicant:** Amin Qazi, ArchVersa Architecture, 2325 Cimarron Drive, Santa Clara, CA 95051; (408) 250-0558; archversa@gmail.com

**Project Location:** 42412 Albrae Street, City of Fremont 94538, Alameda County, California

**Project Description:** To consider an amendment to Conditional Use Permit PLN2015-00001 to expand the maximum number of students of the existing educational use to 400 and construct an additional five classrooms in a 3,884 square foot area of an existing 42,719 square foot building located at 42412 Albrae Street in the Bayside Industrial Community Plan Area, and to consider a finding that no further environmental review is required pursuant to an exemption from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities, and 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, and CEQA Guidelines Sections 15162 and 15163, as none of the circumstances requiring preparation of a subsequent or supplemental EIR have occurred.

**Name of Public Agency Approving Project:** City of Fremont

**Exempt Status:**

- 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. CEQA Guidelines section number: 15301, Existing Facilities; and
- Special Situations. State CEQA Guidelines section number: 15183
- Statutory Exemptions. State CEQA Guidelines section number:

**Reasons why project is exempt:**

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities, because it involves interior alterations of an existing building for a use allowed by zoning.

Additionally, no further environmental review is required per 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, and CEQA Guidelines Sections 15162 and 15163, as none of the circumstances requiring preparation of a subsequent or supplemental EIR have occurred. Each of the foregoing provides a separate and independent basis for CEQA compliance.

Signature (Lead Agency):  Title: Planner II  
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Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.