



Notice of Exemption

Date: February 18, 2025

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, Planner II
Phone: 510-494-4521

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

Project Title: Li Bao Li Townhomes (PLN2022-00331)

Project Applicant: Ed Rinehart, Architect & Project Applicant

Project Location (include county): 4467 Central Ave Fremont, CA 94536, Alameda County

Project Description: To consider a Discretionary Design Review, Vesting Tentative Tract Map No. 8692, Private Street, and a Modification of Zoning Standards to construct 10 for-sale, attached townhouse units across two buildings on an approximately 0.45 acre site at 4467 Central Avenue in the Centerville 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 Section 15332, Infill Development Projects, and a finding that no further environmental review is required pursuant to CEQA Guidelines Section 15183, as the project is consistent with the density established by the General Plan, for which an Environmental Impact Report (EIR) (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 (check one):

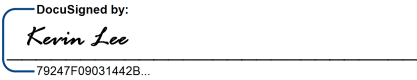
- Ministerial (Public Resources Code Section 21080(b)(1); CEQA Guidelines Section 15268)
- Declared Emergency (Public Resources Code Section 21080(b)(3); CEQA Guidelines Section 15269(a))
- Emergency Project (Public Resources Code Section 21080(b)(4); CEQA Guidelines Section 15269(b)(c))
- Categorical Exemption. State type and CEQA Guidelines section number: 15332
- Special Situations. State CEQA Guidelines section number: 15183
- Statutory Exemptions. State CEQA Guidelines section number:

Reasons why project is exempt: The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) per, without limitation, CEQA Guidelines Section 15332, In-Fill Development Projects, in that is the project would disturb less than five acres and is in an urban area served by all necessary utilities; the project site has no value as a habitat for endangered, rare, or threatened species; and approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality because it is a site that has been used as a religious facility since 1976 and the proposed expansion, including operations within the new buildings, would not result in impacts reaching levels of significance. Additionally, no further environmental review is required pursuant to CEQA Guidelines Section 15183, as the project is consistent with the General Plan, for which

an Environmental Impact Report (EIR) (SCH#2010082060) was previously prepared and certified. Each of the foregoing provides a separate and independent basis for CEQA compliance.

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature (Lead Agency):  Title: Planner II
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Date Received for filing at OPR: _____

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