



Notice of Exemption

Date: February 27, 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: James Willis, Senior Planner
Phone: (510)-494-4449

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

Project Title: Sahni Residence (PLN2022-00107)

Project Applicant: Vin Sahni

Project Location (include county): City of Fremont, Alameda County

Project Description: To consider a Discretionary Design Review for a new approximately 8,800-square-foot single family dwelling, including a 998 square foot attached accessory dwelling unit, on a 1.8-acre lot located in the Mission San Jose Community Plan Area, and to consider a finding that no further environmental review is required pursuant to exemptions from the requirements of the California Environmental Quality Act (CEQA), per, without limitation, and each as a separate and independent basis, CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, 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.

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: §15303
- Special Situations. State CEQA Guidelines section numbers: §15183
- Statutory Exemptions. State CEQA Guidelines section number:

Reasons why project is exempt:

The proposed project is exempt from the requirements of CEQA per, without limitation, CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, in that the project would allow a single-family home and ADU in a residential district. 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, and 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 foregoing provides a separate and independent basis for CEQA compliance.

Signature (Lead Agency): *James Wilk*

Title: Senior Planner

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