



# Notice of Determination

**Date:**

**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:  
Phone No.: (510)

**SUBJECT: Notice of Determination in Compliance with Section 21152 of the Public Resources Code**

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**State Clearinghouse No. (if submitted to State Clearinghouse):** 2010082060

**Project Title:** Deccan Pacific Mixed Use (PLN2023-00262)

**Project Applicant:** Ramesh C Karipineni, Deccan Pacific Group

**Project Location (include county):** 39039 Paseo Padre Parkway, Fremont, Alameda County

**Project Description:** The project includes a Discretionary Design Review Permit to allow development of an eight-story mixed-use building with 179 market rate apartment units and approximately 8,000 square feet of ground-floor commercial space.

The Project is exempt from further review pursuant to CEQA Guidelines Section 15183, as evidenced by the Environmental Compliance Checklist, which has been prepared for the Project. Pursuant to CEQA Guidelines Section 15183, projects that are consistent with the development intensity established by a community plan, general plan or zoning for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. The proposed project qualifies for review under CEQA Guidelines Section 15183 and does not need additional environmental review since the Downtown Community Plan Final Environmental Impact Report (FEIR) (SCH#2010082260), certified by the Fremont City Council on December 13, 2011, addressed the Project's potential environmental effects. Based on the analysis in the staff report, Downtown Community Plan Final Environmental Impact Report (FEIR) and Environmental Compliance Checklist, the City has determined the following:

- (a) There are no additional project-specific significant effects, which are peculiar to the project or its site;
- (b) Any significant environmental effects were previously analyzed in the prior EIR, with which the project is consistent;
- (c) All potentially significant off-site impacts and cumulative impacts were discussed in the prior EIR;
- (d) There are no new significant effects based on substantial new information, which was not known at the time the EIR was certified and are determined to have a more serve adverse impact that was discussed in the prior EIR;
- (e) The infill project is located in an urban area that has been previously developed, would satisfy the performance standards provided in Appendix M of the CEQA Guidelines, and would consistent a sustainable communities strategy.

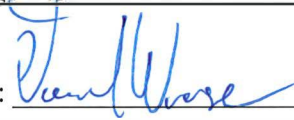
As an additional separate and independent basis for CEQA compliance, the proposed project is also not subject to further environmental review pursuant to CEQA Guidelines Section 15162 because no substantial changes are proposed in the Project, no substantial changes have occurred with respect to the circumstance under which the Project was undertaken and no new information of substantial importance has been identified.

This is to advise that the City of Fremont Zoning Administrator approved the above project on May 21, 2024 and the following determinations were made regarding the above described project.

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Program [ was  was not] adopted for this project.
5. A Statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the environmental document is available to the general public at the above address or at <http://www.fremont.gov/430/Environmental-Review>.

Signature (Lead Agency):



Title: Senior Planner

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174