



Notice of Exemption

ENDORSED
FILED
ALAMEDA COUNTY

AUG 18 2015

STEVE MANNING, County Clerk
By  Deputy

Date: August 18, 2015

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: David Wage
Phone: (510) 494-4447

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

Project Title: Tesla Kato Facility (PLN2015-00305)

Project Applicant: Tesla Motors Inc.

Project Location: 47400 Kato Road in the Bayside Industrial Community Planning Area of Fremont, Alameda County (APN: 519-1742-001-00)

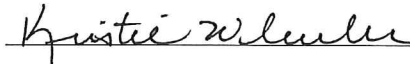
Project Description: The project proposes an increase in the maximum allowable floor area ratio (FAR) from 0.35 to 0.45 to allow office, automotive showroom, service center, service training, warehouse and other associated uses. The subject 302,400-square-foot warehouse building was built at a FAR of 0.44. With the proposed addition of a 9,775-square-foot mezzanine, the total building floor area would be 312,375 square feet, which represents an FAR of 0.45.

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: 15301
- Statutory Exemptions. State CEQA Guidelines section number:

Reasons why project is exempt: The proposed FAR increase from 0.35 to 0.45 would allow an existing warehouse building to be occupied with uses that include: office, automotive showroom, service center, service training, warehouse and other associated uses. The project would include addition of a mezzanine less than 10,000 square feet in area within the shell of an existing building. The project would construct interior tenant improvements, such as partitions, vehicle service equipment, storage racks, vehicles lifts and furniture. Twenty electric vehicle chargers would be installed in the outdoor parking area. Consistent with provision (e) of CEQA Guidelines Section 15301, the project site is in an area where all public services are available and that is not environmentally sensitive. The uses proposed within the building would be consistent with the Tech Industrial General Plan land use designation and I-R zoning district. No other changes to the building or site improvements are proposed that would result in a significant expansion of use.

Signature (Lead Agency):  Title: Planning Manager

Date Received for filing at OPR: August 18, 2015

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.