

# Notice of Completion & Environmental Document Transmittal

SCH # 2024090765

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

## Project Title: 38134 Temple Way Residential Project

Lead Agency: City of Fremont

Contact Person: James Willis, Senior Planner

Mailing Address: Community Development Department, 39550 Liberty St.

City: Fremont Zip: 94537 County: Alameda

Phone: (510) 494-4449

Email: jwillis@fremont.gov

**Project Location:** County: Alameda

City/Nearest Community: Fremont

Cross Streets: Temple Way and Peralta Boulevard

Zip Code: 94536

Longitude/Latitude (degrees, minutes, and seconds): 37° 34' 45" N / 121° 58' 09" W Total Acres: 4.0

Assessor's Parcel No.: 501-1278-50 and -51

Section: \_\_\_\_\_ Twp: \_\_\_\_\_

Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: I-280

Waterways: Alameda Creek, multiple lakes

Airports: none

Railways: Amtrak and BART

Schools: multiple

## Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplemental/Subsequent EIR	<input type="checkbox"/> EA	<input checked="" type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	<input type="checkbox"/> Other: _____	<input type="checkbox"/> FONSI	

## Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> Other: <u>private street</u>

## Development Type:

<input checked="" type="checkbox"/> Residential: Units <u>27</u> Acres <u>2.3</u>					
<input type="checkbox"/> Office: Sq. ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Transportation: Type _____				
<input type="checkbox"/> Commercial: Sq. ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____				
<input type="checkbox"/> Industrial: Sq. ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____				
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____				
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Hazardous Waste Type _____				
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	<input checked="" type="checkbox"/> Other: <u>private street</u>				

## Project Issues Discussed in Document:

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Energy	<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Sewer Capacity
<input type="checkbox"/> Agricultural and Forestry Resources	<input type="checkbox"/> Fiscal Impacts	<input type="checkbox"/> Mandatory Findings of Significance	<input type="checkbox"/> Solid Waste
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Transportation
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Geology/Soils	<input type="checkbox"/> Noise	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Utilities/Service Systems
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Growth Inducement	<input type="checkbox"/> Public Services	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Cumulative Effects	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Recreation	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Wildfire
<input type="checkbox"/> Economic/Jobs		<input type="checkbox"/> Septic Systems	

## Present Land Use/Zoning/General Plan Designation:

Vacant church and parking lot / Zoning: Residential (R-1-6) / GP: Low Density Residential

## Project Description: (please use a separate page if necessary)

The project site is located at 38134 Temple Way, at the corner of Temple Way and Peralta Boulevard in the City of Fremont. The project proposes to demolish the existing vacant church and parking lot and develop 27 two-story, single-family residences, 10% (3) of which are proposed to be offered as affordable housing. Residential units would each include an alley-loaded 2-car garage and a private yard and would face public streets or a walkway internal to the residential block.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".

If you have already sent your documents to the agency please denote that with an "S".

- |  |  |
|--|--|
| <input type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency      | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input type="checkbox"/> Caltrans District # <u>4</u>                | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input type="checkbox"/> Regional WQCB # <u>2</u>                            |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Fish & Wildlife Region # <u>3</u>           | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of             |  |
| <input type="checkbox"/> Health Services, Department of              | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development             | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Native American Heritage Commission         |  |

---

### Local Public Review Period (to be filled in by lead agency)

Starting date: 3/18/2025

Ending Date: 5/2/2025

---

### Lead Agency (Complete if applicable):

Consulting Firm: Lamphier-Gregory, Inc.  
Address: 4100 Redwood Rd., Ste 20A - #601  
City/State/Zip: Oakland, CA 94619  
Contact: Rebecca Auld, Vice President  
Phone: 510-535-6690  
Email: rauld@lamphier-gregory.com

Applicant: Temple Peralta Investors, LLC  
Contact: Josh Vrotsos, Vice President  
Address: 385 Woodview Avenue, Suite 100  
City/State/Zip: Morgan Hill, CA, 95037  
Phone: 408-779-5900  
Email: Jvrotsos@dividendhomes.com

---

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 6/6/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.