

Notice of Determination

To: Office of Land Use and Climate Innovation
P.O. Box 3044
Sacramento, CA 95812-3044

County Clerk
County of Alameda
1106 Madison Street
Oakland, CA 94607

From: City of Fremont
Community Development Department
39550 Liberty Street
Fremont, CA 94537
James Willis, Senior Planner
(510) 494-4449

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number (if submitted to State Clearinghouse): 2024090765

Project Title: 38134 Temple Way Residential Project

Project Applicant: Temple Peralta Investors, LLC

Project Location (include county): 38134 Temple Way, Fremont, CA, Alameda County. APNs: 501-1278-50 and -51

Project Description: 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.

This is to advise that the City of Fremont (Lead Agency or Responsible Agency) has approved the above-described project on 6/26/2025 and has made the following determination regarding the project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report (EIR) 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 reporting or monitoring plan [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.
7. California State Department of Fish and Wildlife Fees (SB 1535)
 - The project has been found to be exempt and not subject to the provisions of SB 1535.
 - \$50 for County processing fees (attach No Effect Determination Form)
 - The project is not exempt and is, therefore, subject to the following fees:
 - \$4,101.25 (\$4,051.25 Fish and Wildlife plus \$50 County recording fee) for review of an EIR
 - \$50 for County recording fees for a project previously approved and paid (attach DFW receipt)

This is to certify that the Environmental Impact Report for the 38134 Temple Way Residential Project (SCH# 2024090765) and record of project approval is available to the general public at the City of Fremont Community Development Department at 39550 Liberty Street, Fremont, CA, and at the following website:
<https://www.fremont.gov/government/departments/community-development/planning-building-permit-services/environmental-review>.

Signature:  Date: 7/3/2026

Printed Name: James Willis Title: Senior Planner