



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED 38134 TEMPLE WAY RESIDENTIAL PROJECT

NOTICE DATE: March 18, 2025

PROJECT TITLE: 38134 Temple Way Residential Project

PROJECT DESCRIPTION AND LOCATION: The project site is located 38134 Temple Way (Assessor's Parcel Numbers 501-1278-50 and -51), 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. Location and plan figures can be found on the following page.

NOTICE IS HEREBY GIVEN: that the City of Fremont (City) as Lead Agency for the proposed project, has completed a Draft Environmental Impact Report (Draft EIR) in compliance with the California Environmental Quality Act (CEQA). This Draft EIR is now available for public review and comment. You are invited to submit comments regarding the analysis contained in the Draft EIR.

The Draft EIR analyzed the topics of Transportation and Cultural and Tribal Cultural Resources. All remaining topics were analyzed in the previous Initial Study (included as Appendix A of the Draft EIR) and were determined to be less than significant without mitigation. The topics of Cultural Resources and Tribal Cultural Resources are addressed by City Standard Development Requirements and were determined to have only less than significant impacts. Under the Transportation topic, the average Vehicle Miles Traveled (VMT) per capita exceeds the City's adopted threshold of 15 percent below the existing average for the City of Fremont and even with implementation of feasible reduction strategies (subsidized transit and completion of local sidewalk connections), cannot feasibly be reduced below threshold levels, and would remain significant and unavoidable with mitigation.

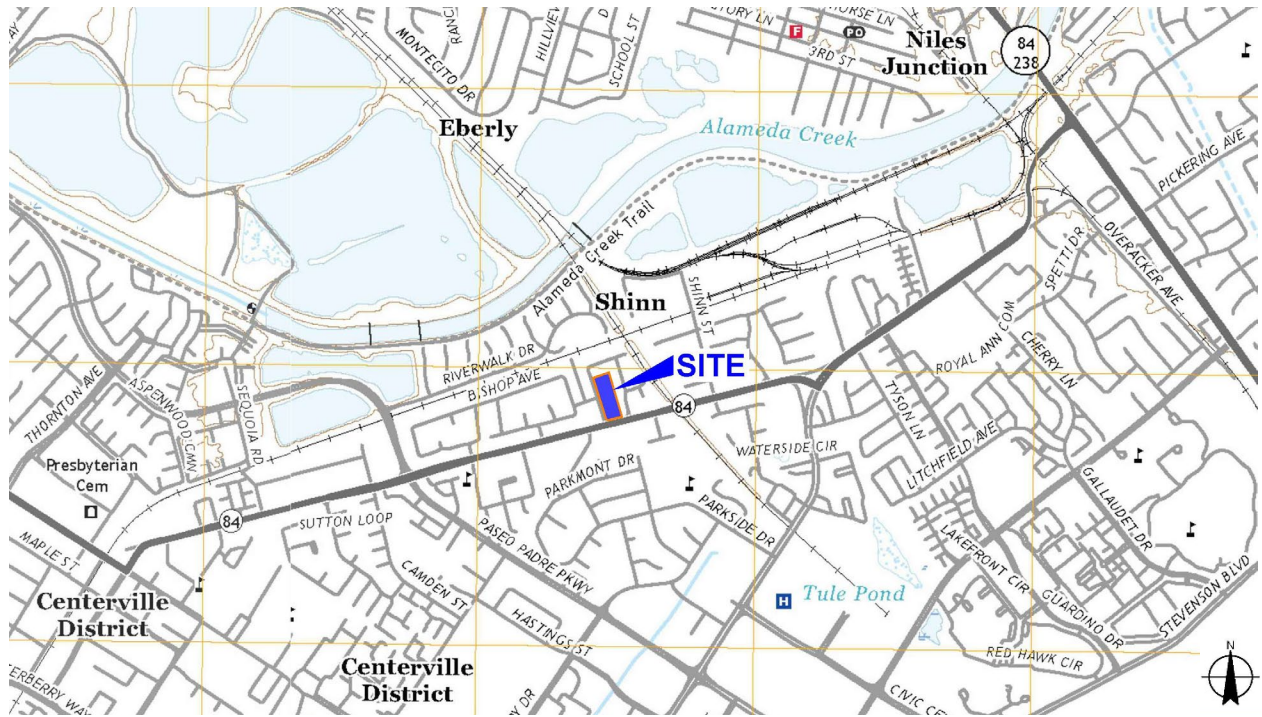
A 45-day public review period for the Draft EIR shall begin on March 18, 2025, and end on May 2, 2025, at 5:00 p.m. All written comments regarding the Draft EIR must be received by this ending date.

Written comments and recommendations may be directed to James Willis, Senior Planner, City of Fremont Community Development, 39550 Liberty St., Fremont CA 94538 or via email: jwillis@fremont.gov by specifying "Temple Way Project" in the subject line.

FURTHER PROCESS: All comments on environmental issues received during the public comment period will be considered and addressed in a Final EIR. Issuance of the Final EIR and hearing(s) to consider EIR certification and project entitlements are anticipated in summer 2025.

WHERE TO VIEW THIS DOCUMENT: The Draft EIR, all appendices, and documents incorporated by reference are on-file and available for review and comment online at <https://www.fremont.gov/government/departments/community-development/planning-building-permit-services/environmental-review>. If you are unable to view the documents online or for further information, please contact James Willis at jwillis@fremont.gov or 510-494-4449 to request alternate access.

38134 Temple Way Residential Project Location



38134 Temple Way Residential Project Illustrative Plan

