



Ursa Residential Project

Focused Environmental Impact Report Draft for Public Review

City of Fremont

October 2, 2017

Quality information

Prepared by

Various authors

Checked by

Rodney Jeung

Approved by

Emma Rawnsley

Revision History

Revision	Revision date	Details
0	July 12, 2017	Administrative Draft EIR, for City review
1	August 9, 2017	Screencheck Draft EIR, for City approval
2	September 18, 2017	Administrative Draft EIR #2, for City review (incorporating changes to project)
3	September 26, 2017	Screencheck Draft EIR #2, for City approval
4	October 2, 2017	Draft EIR for Public Review

Distribution List

# Hard Copies	PDF Required	Association / Company Name
2	Yes	Bill Roth, City of Fremont Ingrid Rademaker, City of Fremont Kristie Wheeler, City of Fremont
15	No	California Office of Planning and Research, State Clearinghouse

Prepared for:

City of Fremont
Planning Division – Community Development
39550 Liberty Street, PO Box 5006
Fremont, CA 94537

Prepared by:

AECOM
100 West San Fernando
San Jose
CA, 95113
USA
aecom.com

Copyright © 2017 by AECOM

All rights reserved. No part of this copyrighted work may be reproduced, distributed, or transmitted in any form or by any means without the prior written permission of AECOM.

Summary

Project Description

The 2.67-acre project site is located at 48495 Ursa Drive in the southern portion of the City of Fremont (City) near the north-south Interstate 680 corridor. The main area of the site is rectangular in shape, with a narrow strip (the “panhandle area”) extending to Warm Springs Boulevard providing current site access. The primary frontage of the site is on Ursa Drive. The site is entirely surrounded by residential development.

The site is relatively flat, sloping gently towards the west, from an elevation of approximately 75 feet mean sea level (MSL) to 48 feet MSL. The subject property contains a ca. 1928 house, ca. 1905 barn, and outbuildings, which are remnants of a larger 12.35-acre fruit farm dating back to 1905.

The project proposes development of 18 single-family residences (17 new homes and relocation of the 1928 house) and six common lots for access and stormwater control purposes. The project would rezone the 2.67-acre site from R-1-6 to a Planned District. The proposed development, at a residential density of 6.73 dwelling units per acre, would comply with the site’s Low Density Residential General Plan land use designation (2.3 to 8.7 dwelling units per acre).

Proposed access to the site would be from a new private cul-de-sac off Ursa Drive. The northernmost 12.5-foot-wide strip of land within the panhandle area of the site would be conveyed to Alameda County Flood Control and Water Conservation District (ACFCWCD) for maintenance access to the adjacent flood control channel. The existing easement over the southernmost 12.5-foot-wide strip of land within the panhandle area would be quitclaimed, and the adjacent property owners would retain ownership of the abutting portion of the driveway. Over time, it is anticipated that the adjacent property owners would re-fence their lots, remove the existing driveway, and incorporate these areas of the southernmost strip into their rear yards, and that ACFCWCD would create a gravel access road within Lot F to maintain access to their flood control channel.

The existing original farmstead structures on the site (single-family residence, tankhouse, barn, and other accessory structures) and landscape features, including a remnant apricot and walnut orchard and large Canary Island palm tree, collectively have been evaluated as potentially eligible for the City of Fremont Register of Historic Resources, the California Register of Historical Resources (CRHR), and the National Register of Historic Places (NRHP). The existing residence and tankhouse structures, and Canary Island palm tree, currently near the center of the project site, are three of nine identified resources that contribute to the historic eligibility of the property. These three resources would be relocated to the southeast corner of the site fronting Ursa Drive, the primary street frontage. The two structures would be rehabilitated, including an addition to the residence. The other existing structures on the project site would be demolished.

Environmental Review Process

Pursuant to the requirements of the California Environmental Quality Act (CEQA), a notice was issued by the City on June 21, 2017, indicating its intent to prepare this Environmental Impact Report (EIR). That “Notice of Preparation” initiated a 30-day period during which residents, stakeholders, and public agencies were invited to submit comments on the potential environmental impacts of the proposed project.

The City, as lead agency, determined that preparation of an EIR was necessary for the proposed project because there was “substantial evidence that the proposed project may have a significant effect on the environment.” The Initial Study Checklist prepared for the project concluded that all resource topics evaluated in an EIR, except one, would have less-than-significant impacts with recommended mitigation measures. The one topic that required further investigation is historical resources and that is the focus of this EIR.

This Draft EIR is available for a 45-day public review period as indicated on the Public Notice of Availability of this document, which ends on November 15, 2017. The purpose of public review of the EIR is to receive comments on the adequacy of the document in addressing adverse physical effects of the project. Following the close of the public review period, the City will provide a summary of the comments received and responses to those

comments, along with any necessary changes to the EIR. This EIR is being circulated to relevant local, regional and/or state agencies, and to interested organizations and individuals who may wish to review and comment on the report.

During the public review period, written comments on the adequacy of the Draft EIR may be submitted to the City of Fremont at the following address:

Bill Roth, Associate Planner
City of Fremont
Planning Division
39550 Liberty Street
Fremont, CA 94538

Written comments may also be submitted via email to broth@fremont.gov with "Ursa Residential Development Project Draft EIR" noted in the subject line.

Responses to all substantive comments received on the adequacy of the Draft EIR and submitted within the specified review period will be prepared and included in the Responses to Comments/Final EIR. Prior to approval of the project, the City of Fremont must certify the Final EIR and adopt a Mitigation Monitoring and Reporting Program for mitigation measures identified in the EIR, in accordance with the requirements of California Public Resources Code (PRC) Section 21001.

Potentially significant environmental impacts of the proposed project are summarized in Table 1, below. The table includes a list of impacts and mitigation measures identified in this EIR as well as potentially significant impacts and mitigation measures identified in the Initial Study (see Appendix A). The table lists impacts and mitigation measures in two major categories: significant impacts that would remain significant even with mitigation (significant and unavoidable), and potentially significant impacts that could be mitigated to a less than significant level. Refer to Appendix A for a summary of impacts that would be less than significant.

For each significant impact, the table includes a summary of mitigation measure(s) and an indication of level of significance after implementation of mitigation measures. A complete discussion of the historical resources impacts and associated mitigation measures are provided in Chapter 3, Environmental Analysis, of this EIR.

Table 1 indicates that:

- Project impacts to historical resources would be significant and unavoidable;
- Impacts related to hazardous materials would be mitigated to less than significant;
- Impacts related to water quality would be mitigated to less than significant;
- Impacts related to temporary construction noise and vibration would be mitigated to less than significant;
- Impacts related to temporary construction traffic would be mitigated to less than significant;
- All other impacts related to the physical environment (e.g., land use, aesthetics, biology, and public service and utilities) would be less than significant and would not require implementation of mitigation measures.

While the proposed project would have a significant and unavoidable impact to historical resources, it has been designed in a manner that would minimize or lessen impacts (however, not to a level less than significant) as the project site would maintain historic elements and character-defining features associated with the larger contributing elements of the historical resource (such as the residence and tankhouse).

Alternatives

Chapter 5 of this EIR analyzes a range of reasonable alternatives to the proposed project. Per CEQA Guidelines Section 15126.6(f), the lead agency, the City of Fremont, identified the following reasonable range of project alternatives to be addressed in this EIR:

- No Project Alternative (existing conditions, no change).
- Alternative 1: Preservation.
- Alternative 2: Partial Preservation.

The alternatives discussion of this EIR was prepared in accordance with Section 15126(d) of the CEQA Guidelines and focuses on alternatives that are capable of eliminating or reducing significant adverse effects associated with the proposed project while feasibly attaining most of the basic objectives.

This EIR identifies the No Project Alternative as the “environmentally superior” alternative, because it would eliminate the significant and unavoidable impacts to the project site’s historic resource, and would also eliminate less-than-significant (or less-than-significant with mitigation) impacts on other resource topics. While the No Project Alternative would eliminate the significant adverse effect of the proposed project, it would not achieve the project objectives.

When the No Project Alternative is the environmentally superior alternative, CEQA requires that an additional alternative be identified. In this case, Alternative 1 (Preservation Alternative) would be the environmentally superior alternative, because it would accomplish most of the project objectives while also reducing impacts identified for the proposed project on the historical resource. In particular, Alternative 1 would retain the existing Silva House, Canary Island palm tree, tankhouse, barn, garage, processing shed, mixing shed, and circulation patterns in their current locations, and would include an orchard restoration plan to reduce impacts related to the removal of remnant orchard trees. Other historical resource impacts for Alternative 1 could be reduced to less than significant with mitigation.

Issues of Concern

The main issue of concern regarding the proposed project includes potential impacts to the site’s historic resources. This issue is fully addressed in Chapter 3, Environmental Analysis.

Other issues that were mentioned during the scoping period following release of the Notice of Preparation for the proposed project include potential impacts on traffic, parking, crime, school capacity, local businesses, property values, hazardous materials, groundwater, noise, nesting owls, and concern regarding the density of the development, preservation of natural and historical resources (including conformance with Assembly Bill 52 [AB52] requirements), conservation of the “green environment,” conformance of the proposed development to City requirements, visual changes to the surrounding area, imposition of traffic impact fees, access to public transit and alternative modes of transportation, proposed future use of the panhandle area, and adequacy of information included in the Notice of Preparation.

Table 1. Summary of Potentially Significant Impacts and Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
EIR MITIGATION MEASURES		
Historic Resources		
<p>HIST-1: The proposed project would result in a substantial adverse change in the significance of a historical resource.</p>	<p>Mitigation Measure HIST-1a: Recordation</p> <p>In consultation with the City of Fremont Planning Division, the project applicant shall document the 48495 Ursa Drive property prior to demolition and relocation activities. This documentation shall be performed by Secretary of Interior-qualified professionals (in history or architectural history) and consistent with the standards of the National Parks Service (NPS) Historic American Building Survey (HABS)/ Historic American Landscape Survey (HALS) Level I report. HABS/HALS documentation shall consist of the following elements:</p> <ol style="list-style-type: none"> 1. Drawings: If historical as-built drawings do not exist (or are not reproducible to HABS/HALS standards), then measured drawings shall be prepared to document the property. These drawings shall include a site plan and exterior elevations of the residence, tankhouse, garage, barn, processing shed, and mixing shed. 2. Photographs: Photo-documentation of the 48495 Ursa Drive property shall be prepared to HABS/HALS standards for archival photography. HABS standards require large-format black-and-white photography, with the original negatives having a minimum size of 4"x5". Digital photography, roll film, film packs, and electronic manipulation of images are not acceptable. A minimum of 24 photographs must be taken, detailing the site, building exteriors, and the interiors of the residence, tankhouse, and barn. Photographs must be identified and labeled using HABS/HALS standards. <p>Color non-archival photographs of the historical buildings and grounds shall be taken to supplement the limited number of archival photographs required under the HABS/HALS standards described above. Photographs should include overall views of the site, including the remnant orchard and access road; exterior elevations of each elevation of the residence, tankhouse, barn, processing shed, mixing shed and garage; and individual views of important site features.</p> <ol style="list-style-type: none"> 3. Historical Overview: In consultation with the City of Fremont Planning Division, a qualified historian or architectural historian shall assemble historical background information relevant to the 48495 Ursa Drive property and its setting based on HABS/HALS guidelines for historical reports. Much of this information may be drawn from previous report, and would detail critical information such as the property's physical history, historic context, architectural character (including inventories of key interior and exterior features), and a summary of information sources. <p>Following completion of the HABS/HALS documentation and approval by the City of Fremont, the materials shall be placed on file with the City of Fremont, local historical societies, and libraries (including at a minimum, the Washington Township Museum of Local History and the Fremont Main Library).</p>	<p>Significant and Unavoidable</p>
Mitigation Measure HIST-1b: Architectural Salvage		
<p>Prior to demolition, the project applicant shall make architectural materials from the site available to museums, archives, and curation facilities; the public; and nonprofit organizations to preserve, interpret, and display the history of the historical resource. The applicant shall give representatives of these groups the opportunity to salvage materials for public information or reuse in other locations. The materials to become architectural salvage shall include objects and other features available on-site, including planting materials, and shall be identified and made available prior to the</p>		

**Level of
Significance
after Mitigation**

Environmental Impact

Mitigation Measures

commencement of demolition activities, to ensure that materials removed do not experience further damage from removal/demolition. No materials shall be salvaged or removed until HABS/HALS recordation and documentation are completed and an inventory of key exterior and interior features and materials is completed by Secretary of Interior-qualified professionals. The inventory of key exterior and interior features shall be developed as part of Mitigation Measure HIST-1a.

Mitigation Measure HIST-1c: Interpretative Display or Signage

In concert with HABS/HALS documentation (Mitigation Measure HIST-1a), the project applicant shall install an interpretive display or signage for public exhibition concerning the history of the historical resource at the site and/or provided to local historical societies and libraries. The display and/or signage could be based on the photographs produced in the HABS/HALS documentation, and the historic archival research previously prepared as part of the project.

Mitigation Measure HIST-1d: Oral History

The project applicant shall engage a qualified historian or architectural historian to complete an oral history of the 48495 Ursa Drive property by conducting an interview with long-time property residents Robert (Bob) Silva and Pattie Silva-Rotondo, the grandchildren of the original owners Antone and Louisa Silva. The interview shall be recorded on a CD. As part of this endeavor, the historian will create digital scans of historic photographs of the property (or surroundings) that Mr. Silva and Ms. Silva-Rotondo make available. The transcribed interview and photo scans will be submitted to the Washington Township Museum of Local History and Fremont Main Library for inclusion in their public collections.

INITIAL STUDY MITIGATION MEASURES

Hazards and Hazardous Materials

8.a. The proposed project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Mitigation Measure HAZ-1: Hazardous Building Materials Survey and Abatement

Prior to building permit issuance for demolition or renovation activities of any structures, the applicant shall retain a California Division of Occupational Safety and Health Administration (Cal-OSHA) certified contractor to determine the presence or absence of building materials or equipment that contains hazardous materials, including asbestos and lead-based paint. If such substances are found to be present, the contractor shall properly remove and dispose of these hazardous materials in accordance with federal and state law, including Bay Area Air Quality Management District (BAAQMD) Regulation 11, Rule 2 (Asbestos Demolition, Renovation, and Manufacturing), as a condition of the demolition permit. Following completion of removal activities, the applicant shall submit documentation to the City verifying that all hazardous materials were properly removed and disposed.

Less Than
Significant

Mitigation Measure HAZ-2: Soil Remediation Work

Prior to issuance of grading and/or building permits for site development, the applicant shall retain a qualified environmental professional to oversee remediation work to remove or otherwise mitigate known contaminants or Recognized Environmental Conditions (RECs) at the property, as identified in the Phase I/ Phase II Environmental Site Assessment and Shallow Soils Investigation prepared for the project site by Ramboll Environmental in March 2017. The remediation work shall be implemented to the satisfaction of the relevant overseeing agencies (City of Fremont Fire Department, and designated Alameda County or State Department oversight agency, or other appropriate agency having jurisdiction). Completion of the remediation work and procurement of an appropriate closure document or written statement from the

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
	<p>relevant overseeing agency(ies) that the remediation work has been satisfactorily completed and without further conditions or obligations shall be submitted to the satisfaction of the City of Fremont Community Development Department. Compliance with this mitigation may require the applicant or their agent to complete a Preliminary Endangerment Report, Voluntary Cleanup Agreement or other documentation as determined by the appropriate agency, and receive concurrence that the site's RECs have been resolved.</p>	
	<p>Mitigation Measure HAZ-3: Site-Specific Health and Safety Plan Prior to commencement of remedial actions required under Mitigation Measure HAZ-2, the applicant, or its contractors, shall prepare and implement a site-specific health and safety plan (HASP) to minimize impacts on public health, worker health, and the environment. The HASP shall be prepared in accordance with State and federal Occupational Safety and Health Administration (OSHA) regulations (29 Code of Federal Regulations [CFR] 1910.120). Copies of the HASP shall be made available to construction workers for review during their orientation and/or regular health and safety meetings. The HASP shall identify chemicals of concern, potential hazards, worker training requirements, personal protective equipment and devices, decontamination procedures, the need for personal or area monitoring, and emergency response procedures. The HASP shall be amended, as necessary, if new information becomes available that could affect implementation of the plan.</p>	
<p>8.b. The proposed project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p>	<p>Implement Mitigation Measures HAZ-1 through HAZ-3.</p>	<p>Less than Significant</p>
<p>Hydrology and Water Quality</p>		
<p>9.a. The proposed project could violate any water quality standards or waste discharge requirements.</p>	<p>Implement Mitigation Measure HAZ-2.</p>	<p>Less than Significant</p>
<p>9.f. The proposed project could otherwise substantially degrade water quality.</p>	<p>Implement Mitigation Measure HAZ-2.</p>	<p>Less than Significant</p>
<p>Noise</p>		
<p>12.a. The proposed project could expose persons to or generate noise levels in excess</p>	<p>Mitigation Measure NOI-1: Modification, Placement and Operation of Construction Equipment. To reduce noise impacts during construction, the applicant shall include the following measures in contractor specifications for the project, and such measures shall be implemented during construction:</p>	<p>Less than Significant</p>

**Level of
Significance
after Mitigation**

Environmental Impact

Mitigation Measures

<p>of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p>	<ul style="list-style-type: none"> • Construction equipment shall be well maintained and used judiciously to be as quiet as practical. • Construction activities (including the loading and unloading of materials and truck movements) shall be limited to the hours of 7:00 AM to 7:00 PM on weekdays and between the hours of 9:00 AM and 6:00 PM on Saturdays. No construction activities shall be permitted on Sundays or holidays. • Excavating, grading and filling activities (including warming of equipment motors) shall be limited to between the hours of 7:00 AM to 7:00 PM on weekdays and between the hours of 9:00 AM and 6:00 PM on Saturdays. No excavation, grading or filling activities shall be permitted Sundays or holidays. • All internal combustion engine-driven equipment shall be equipped with mufflers, which are in good condition and appropriate for the equipment. • The contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists. • Loading, staging areas, stationary noise generating equipment, etc. shall be located as far as feasible from sensitive receptors, and/or shielded with temporary noise barriers, if necessary. • The contractor shall comply with Air Resource Board idling prohibitions of unnecessary idling of internal combustion engines. • Signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and a contact number for the project sponsor in the event of noise complaints. The applicant shall designate an on-site complaint and enforcement manager to track and respond to noise complaints. 	
<p>12.b. The proposed project could expose persons to or generate excessive groundborne vibration or groundborne noise levels.</p>	<p>Mitigation Measure NOI-2: Limitations on Construction Activities Generating Excessive Vibration. To reduce groundborne vibration impacts due to construction, the applicant shall include the following measures in contractor specifications and such measures shall be implemented by the contractor during construction:</p> <ul style="list-style-type: none"> • The contractor shall comply with the construction hours identified in Mitigation Measure NOI-1 to limit hours of exposure. • Impact pile-driving shall be avoided where possible. Drilled piles cause lower vibration levels where geological conditions permit their use. • Use of vibratory rollers and tampers shall be minimized or avoided near sensitive areas. 	<p>Less than Significant</p>
<p>12.d. The proposed project could result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.</p>	<p>Implement Mitigation Measure NOI-1.</p>	<p>Less than Significant</p>
<p>Transportation and Traffic</p>		
<p>16.a. The proposed project could conflict with an applicable plan, ordinances or policy establishing measures</p>	<p>Mitigation Measure TRA-1: Construction Traffic Management Plan. The project applicant and its construction contractor shall prepare and implement a traffic management plan for construction activities that may affect road rights-of-way during construction, to reduce traffic congestion during construction and facilitate travel of emergency vehicles on affected roadways. The traffic management plan must follow</p>	<p>Less than Significant</p>

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
<p>of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.</p>	<p>applicable City of Fremont Standards Details (whichever edition is current as of the date of construction). The traffic management plan shall be submitted to the City of Fremont Public Works Department for review and approval before the approval of improvement plans and issuance of building permits where roadway improvements may cause impacts on traffic. The traffic management plan shall be implemented throughout construction. The plan shall include at least the following items and requirements:</p> <ul style="list-style-type: none"> • A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, warning signs, cones for drivers, use of flag persons to direct traffic flows when needed, and designated construction access routes; • Identification of haul routes for movement of construction vehicles that would minimize impacts on motor vehicular, bicycle and pedestrian traffic, circulation and safety, and specifically to minimize impacts to the greatest extent possible on streets in the project area; • Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures would occur; • Provisions for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project applicant; and • Methods to ensure continued access by emergency vehicles. During project construction, access to the existing surrounding land uses shall be maintained at all times, with detours used, as necessary, during road closures. 	
<p>16.b. The proposed project could conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.</p>	<p>Implement Mitigation Measure TRA-1.</p>	<p>Less than Significant</p>
<p>16.e. The proposed project could result in inadequate emergency access.</p>	<p>Implement Mitigation Measure TRA-1.</p>	<p>Less than Significant</p>

Table of Contents

- Summary iii
 - Project Description iii
 - Environmental Review Process..... iii
 - Alternatives..... iv
 - Issues of Concern v
- 1. Introduction and Background 1-1
 - 1.1 Environmental Review Context 1-1
 - 1.2 EIR Guidance 1-1
 - 1.3 Scope of EIR 1-2
 - 1.4 EIR Organization 1-3
 - 1.5 Notice of Preparation 1-3
 - 1.6 Intended Uses of the EIR 1-4
- 2. Project Description 2-1
 - 2.1 Project Site and Vicinity 2-1
 - 2.2 Surrounding Land Uses 2-1
 - 2.3 Project Objectives 2-1
 - 2.4 Project Characteristics 2-1
 - 2.5 Access and Circulation..... 2-23
 - 2.6 Utilities and Service Systems..... 2-23
 - 2.7 Landscaping and Other Improvements..... 2-23
 - 2.8 Construction Activities and Schedule..... 2-24
 - 2.9 Standard Development Requirements..... 2-31
 - 2.10 Project Approvals 2-31
- 3. Environmental Analysis 3-1
 - 3.1 Introduction 3-1
 - 3.2 Historical Resources 3-2
- 4. Other CEQA Considerations 4-1
 - 4.1 Cumulative Impacts..... 4-1
 - 4.2 Growth Inducing Impacts 4-4
 - 4.3 Significant Irreversible Changes 4-5
 - 4.4 Significant and Unavoidable Environmental Impacts..... 4-6
- 5. Alternatives..... 5-1
 - 5.1 Introduction 5-1
 - 5.2 Factors Considered in the Selection of Alternatives 5-1
 - 5.3 Alternatives Considered but Rejected From Further Analysis 5-2
 - 5.4 Description and Analysis of Alternatives Retained..... 5-2
 - 5.5 Environmentally Superior Alternative 5-11
- 6. References 6-1
- 7. Report Preparers..... 7-1
 - 7.1 Lead Agency - City of Fremont 7-1
 - 7.2 Consultant - AECOM..... 7-1

Appendices

Appendix A	Notice of Preparation and Initial Study (including errata sheet)	A-1
Appendix B	Comments Received in Response to the Notice of Preparation	B-1
Appendix C	Technical Memorandum – Summary Historical Resources Report	C-1

Figures

Figure 2-1	Project Site and Vicinity Map	2-3
Figure 2-2	Existing Site Plan	2-5
Figure 2-3	Silva House: Existing Conditions	2-7
Figure 2-4	Proposed Project Site Layout	2-9
Figure 2-5	Silva House: Proposed Floor Plan	2-11
Figure 2-6	Silva House: Existing and Proposed Elevations	2-13
Figure 2-7	Silva House: Existing and Proposed Elevations	2-15
Figure 2-8	Silva House: Existing and Proposed Elevations	2-17
Figure 2-9	Silva House: Existing and Proposed Elevations	2-19
Figure 2-10	Tankhouse: Existing and Proposed Elevations	2-21
Figure 2-11	Proposed New Residences: Plan 1 Typical Elevations	2-25
Figure 2-12	Proposed New Residences: Plan 2 Typical Elevations	2-27
Figure 2-13	Preliminary Utility Plan	2-29
Figure 5-1	Alternative 1: Preservation Alternative	5-5
Figure 5-2	Alternative 2: Partial Preservation	5-9

Tables

Table 1	Summary of Potentially Significant Impacts and Mitigation Measures	vi
Table 4-1	List of Projects in the City of Fremont	4-2
Table 5-1	Comparison of Environmental Impacts of the Alternatives to the Proposed Project	5-11

Acronyms and Abbreviations

AB52	Assembly Bill 52
ACFCWCD	Alameda County Flood Control and Water Conservation District
ARG	Architectural Resources Group
BAAQMD	Bay Area Air Quality Management District
Cal-OSHA	California Division of Occupational Safety and Health Administration
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHL	California Historical Landmarks
City	City of Fremont
CPHI	California Points of Historical Interest
CRHR	California Register of Historical Resources
CY	cubic yards
DOF	Department of Finance
DTSC	State Department of Toxic Substances Control
EIR	Environmental Impact Report
FMC	Fremont Municipal Code
GIS	Geographic Information System
HABS	Historic American Building Survey
HALS	Historic American Landscape Survey
HARB	Historical Architectural Review Board
HASP	health and safety plan
HOD	Historic Overlay Districts
I-680	Interstate 680
MMRP	Mitigation Monitoring and Reporting Program
MSL	mean sea level
NCA	Neighborhood Conservation Areas
NHPA	National Historic Preservation Act
NOP	Notice of Preparation
NPS	National Parks Service
NRHP	National Register of Historic Places
NWIC	Northwest Information Center
OHP	Office of Historic Preservation
OSHA	federal Occupational Safety and Health Administration
PG&E	Pacific Gas and Electric Company
PRC	California Public Resources Code
RECs	Recognized Environmental Conditions
SF	square-foot
SHPO	State Historic Preservation Office

1. Introduction and Background

1.1 Environmental Review Context

This document is an Environmental Impact Report (EIR) prepared for the Ursa Residential Development Project (the proposed project) for purposes of the California Environmental Quality Act (CEQA). This EIR has been prepared by the City of Fremont (City), as the lead agency under CEQA.

The 2.67-acre project site is located at 48495 Ursa Drive in the southern portion of the City of Fremont near the north-south Interstate 680 (I-680) corridor. The project proposes development of 18 single-family residences (17 new homes and relocation of the existing circa 1928 Silva House), and six common lots for access and stormwater control purposes.

The City of Fremont, as lead agency, determined that preparation of an EIR was necessary for the proposed project because there was “substantial evidence that the proposed project may have a significant effect on the environment.” An Initial Study Checklist and Notice of Preparation were prepared and circulated from June 21, 2017, to July 20, 2017 (see **Appendix A**). The Checklist identified that all resource topics evaluated in an EIR, except one, would have less-than-significant impacts with recommended mitigation measures. The one topic that required further investigation is historical resources and that is the focus of this EIR.

CEQA requires that, before a project with potentially significant environmental effects may be approved, an EIR must be prepared that fully describes the environmental effects of the project, identifies mitigation measures to lessen or eliminate adverse impacts, and examines feasible alternatives to the project. The information contained in the EIR is to be reviewed and considered by the lead agency prior to the ultimate decision to approve, disapprove, or modify the proposed project.

This Draft EIR is available for a 45-day public review period as indicated on the Public Notice of Availability of this document, which ends on November 15, 2017. The purpose of public review of the EIR is to receive comments on the adequacy of the document in addressing adverse physical effects of the project. Following the close of the public review period, the City will provide a summary of the comments received and responses to those comments, along with any necessary changes to the EIR. This EIR is being circulated to relevant local, regional and/or state agencies, and to interested organizations and individuals who may wish to review and comment on the report. During the public review period, written comments on the adequacy of the Draft EIR may be submitted to the City of Fremont at the following address:

Bill Roth, Associate Planner
City of Fremont
Planning Division
39550 Liberty Street
Fremont, CA 94538

Written comments may also be submitted via email to broth@fremont.gov with “Ursa Residential Development Project Draft EIR” noted in the subject line.

Responses to all substantive comments received on the adequacy of the Draft EIR and submitted within the specified review period will be prepared and included in the Responses to Comments/Final EIR. Prior to approval of the project, the City of Fremont must certify the Final EIR and adopt a Mitigation Monitoring and Reporting Program (MMRP) for mitigation measures identified in the EIR, in accordance with the requirements of California Public Resources Code (PRC) Section 21001.

1.2 EIR Guidance

The City of Fremont has prepared this EIR to provide responsible and trustee agencies and the public with information about the potential environmental effects of the proposed project. This EIR was prepared in

compliance with CEQA (as amended through California Public Resources Code Section 21000 *et seq.*) and the State CEQA Guidelines (California Code of Regulations Section 15000 *et seq.*).

The purpose of an EIR is not to recommend either approval or denial of a project, but to disclose the potential environmental impacts of a project and potential methods of mitigation before approving, modifying, or denying a project. According to the CEQA Guidelines (Section 15064[f][1]), preparation of an EIR is required whenever a project may result in a significant environmental impact. An EIR is an informational document used to inform public agency decision makers and the general public of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project.

CEQA requires that state, regional, and local government agencies consider the environmental effects of projects over which they have discretionary authority before taking action on those projects (Public Resources Code Section 21000 *et seq.*). CEQA also requires that each public agency avoid or reduce to less-than-significant levels, wherever feasible, the significant environmental effects of projects it approves or implements. If a project would result in significant and unavoidable environmental impacts that cannot be fully and feasibly reduced to less-than-significant levels, the project can still be approved, but the lead agency must issue a “statement of overriding considerations” explaining in writing the specific economic, social, or other considerations that it believes would make those significant effects acceptable.

1.3 Scope of EIR

1.3.1 Topics Addressed in this EIR

Pursuant to Section 15143 of the State CEQA Guidelines, a lead agency may limit an EIR’s discussion of environmental impacts to specific issue areas where significant impacts on the environment may occur. A copy of the Initial Study may be attached to the EIR to provide the basis for limiting the impacts discussed. The Initial Study for this project is included in **Appendix A** of this EIR.

Pursuant to CEQA Guidelines Section 15063(c)(3), through preparation of the Initial Study, the City concluded that additional environmental review in an EIR shall be conducted for historical resources. The environmental analysis for this topic is presented in Chapter 3 of this EIR.

1.3.2 Topics Not Addressed in Detail in this EIR Based on Preparation of the Initial Study

The information and analysis presented in the Initial Study provides substantial evidence for the conclusion, for all the issues listed below (i.e., those not addressed in detail in this EIR), that: 1) CEQA standards triggering preparation of further environmental review do not exist for those issues; and 2) impacts under these topics would be less than significant with incorporation of appropriate mitigation measures. Topics not addressed in this EIR in detail are listed below by impact determination category identified in Appendix G, the Environmental Checklist Form. These topics are, however, analyzed for full disclosure of the environmental determination, in the Initial Study, included within **Appendix A** of this EIR.

- Agricultural and Forestry Resources
- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources/Tribal Cultural Resources (excluding built environment historical resources)
- Geology and Soils
- Greenhouse Gases
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Mineral Resources
- Noise
- Population and Housing
- Public Services

- Recreation
- Transportation and Traffic
- Utilities and Service Systems

Mitigation measures that have been recommended in the Initial Study to reduce the environmental impacts of the proposed project in relation to the above topics will be included in the MMRP that the City of Fremont will prepare (pursuant to the CEQA Guidelines Section 15097) if the City determines that the proposed project or one of the proposed alternatives should be adopted.

1.4 EIR Organization

This EIR is organized into chapters, as identified and briefly described below:

- **Summary**, provides a brief overview of this document including a summary of the project, the environmental review process, alternatives to the project, and issues of concern.
- **Chapter 1, Introduction and Background**, explains the CEQA process, provides a brief summary of the project that is being evaluated, provides information on the public participation process, and outlines the organization of the document.
- **Chapter 2, Project Description**, describes the project location, background, project characteristics, project objectives, and identifies project approvals and the agencies that may have discretionary authority over the project.
- **Chapter 3, Environmental Analysis**, describes the environmental baseline (i.e., existing conditions) and the regulatory framework, then provides an analysis of impacts and mitigation measures that would avoid or eliminate significant impacts or reduce them to a less-than-significant level, where feasible and available.
- **Chapter 4, Other CEQA Considerations**, discusses cumulative impacts that could result from the project when considered in combination with other reasonably foreseeable projects in the area. Chapter 5 also addresses the potential for the project to foster economic or population growth, or remove obstacles to growth; describes any significant and unavoidable adverse impacts that would result from project implementation; and identifies any irreversible environmental changes that could be caused by the project.
- **Chapter 5, Alternatives**, describes a range of reasonable alternatives to the project (consistent with State CEQA Guidelines Section 15126.6[a]) that are feasible (i.e., that may be accomplished in a successful manner within a reasonable period of time) and that take economic, environmental, social, and technological factors into account.
- **Chapter 6, References**, provides a bibliography of sources cited in the EIR and identifies the names and affiliations of persons who provided information used in preparing the document. Reference documents are available for public review at City of Fremont Planning Division located at 39550 Liberty Street in Fremont, California.
- **Chapter 7, List of Preparers**, lists individuals who were involved in preparing this EIR.

Appendices that support this EIR include the Notice of Preparation (NOP), comments received on the NOP, the Initial Study, background documents, and technical information used in the impact analyses.

1.5 Notice of Preparation

An NOP was prepared by the City of Fremont to obtain comments from agencies and the public regarding issues to be addressed in the EIR. The Notice of Preparation is included in **Appendix A** of the EIR.

On June 21, 2017, the City sent the NOP to governmental agencies and organizations and persons interested in the proposed project to solicit input and to identify any concerns or issues that should be included in the EIR. The NOP was circulated for 30 days, with the review period closing on July 20, 2017. Copies of the comments received in responses to the NOP are included in **Appendix B**.

Comments received in response to the Notice of Preparation during the scoping period related to potential impacts of the project on traffic, hazardous materials, groundwater, noise, nesting owls, school capacity, parking,

crime, local businesses, property values, and concern regarding the density of the development, preservation of natural and historical resources (including conformance with Assembly Bill 52 [AB52] requirements), conservation of the “green environment,” conformance of the proposed development to City requirements, visual changes to the surrounding area, imposition of traffic impact fees, access to public transit and alternative modes of transportation, proposed future use of the panhandle area, and adequacy of information included in the Notice of Preparation.

An assessment of potential impacts of the project relating to aesthetics, traffic and transit, hazardous materials, public services such as schools, noise, land use, groundwater, biological resources, and cultural resources (except for impacts to historical cultural resources) is provided within the Initial Study (Appendix A). The project would result in some change to the physical environmental for these topics, but the impacts were found to be less than significant (or in the case of hazardous materials, hydrology, noise, and traffic, less than significant with mitigation incorporated). These issues are, therefore, not addressed further in this EIR. Impacts of the project on historical resources are discussed in Section 3.2 of this EIR. Impacts on parking, crime, property values, and local businesses are not CEQA issues, because they do not relate to physical impacts on the environment and are, therefore, not addressed in the Initial Study or this EIR.

1.6 Intended Uses of the EIR

This EIR provides the environmental information and evaluation necessary to understand impacts related to the planning, construction, and operation of the proposed project. This EIR also provides the CEQA compliance documentation upon which the City’s consideration of, and action on, all applicable approvals (collectively, “approvals”) may be based. These include all approvals set forth in this EIR (refer Section 2.10), as well as any additional approvals that may be necessary to allow planning, construction, operation, and maintenance activities.

2. Project Description

2.1 Project Site and Vicinity

The project site is a 2.67-acre parcel in the southern portion of the City of Fremont near the north-south I-680 corridor. The main area of the site is rectangular in shape, with primary frontage on Ursa Drive and a narrow strip (the “panhandle” area) extending to Warm Springs Boulevard (providing current site access). The project site and vicinity is shown in Figure 2-1. The site is relatively flat, sloping gently towards the west, from an elevation of approximately 75 feet mean sea level (MSL) to 48 feet MSL. The subject property contains a ca. 1928 house, ca. 1905 barn, and outbuildings, which are remnants of a larger 12.35-acre fruit farm dating back to 1905. These prior uses may be the source of elevated levels of various hazardous materials, including pesticides and petroleum hydrocarbons, in the shallow soils of the project site. Figure 2-2 shows the current layout of the project site, and Figure 2-3 shows the existing house.

The panhandle area of the project site consists of two parallel 12.5-foot-wide strips of land that extend approximately 1,100 feet from Warm Springs Boulevard to the main rectangular portion of the project site. The southernmost of the two 12.5-foot-wide strips, adjacent to single-family residences, contains an existing paved driveway. This land is actually owned in fee by the owners of the adjacent 13 existing parcels to the south, but is encumbered by an easement that benefits the project site. The northernmost 12.5-foot-wide strip adjacent to the Alameda County Flood Control and Water Conservation District (ACFCWCD) channel is part of the project site, but is encumbered by an access easement that benefits the adjacent residential parcels to the south. This northernmost strip is currently covered by grasses and weeds.

2.2 Surrounding Land Uses

The project site is bounded by an ACFCWCD channel to the north, Ursa Drive to the east, and residential properties to the south and west. The immediate surrounding area, between I-680 and Warm Springs Boulevard, consists of modern detached one- and two-story single-family residences. The area west of Warm Springs Boulevard is dominated by industrial uses, and the area east of I-680 is dominated by lower density hillside development along the foothills of Mission Peak Regional Preserve.

2.3 Project Objectives

The objectives of the proposed project are as follows:

- Redevelop a large, underutilized and neglected residential property in an established single-family residential neighborhood.
- Preserve, relocate and restore the historic-period¹ Silva House and tankhouse.
- Construct a new, attractive, economically viable neighborhood of quality, for-sale, energy efficient single-family homes that are compatible with existing surroundings and consistent with the *City of Fremont General Plan*.

2.4 Project Characteristics

The project proposes development of 18 single-family residences (17 new homes and relocation of the existing Silva House), as shown in Figure 2-4, and six common lots for access and stormwater control purposes. Of these common lots, Lots A through D would be dedicated for access purposes including a private cul-de-sac and driveways, sidewalks, parking, and street trees. Lot E, in the southwest corner, would contain a biotreatment pond for on-site stormwater management. The northernmost strip of land in the panhandle area of the site (Lot F) would be conveyed to ACFCWCD for maintenance access to the adjacent flood control channel. The existing easement

¹ For purposes of this study, the term “historic-period” is used to describe any building, structure, object, or site that is constructed more than 45 years ago. Historic-period refers to the age of the property being discussed and not necessarily that it has historical significance.

over the southernmost strip in the panhandle area would be quitclaimed, and the adjacent property owners would retain ownership of the abutting portion of the driveway. Over time, it is anticipated that the adjacent property owners would re-fence their lots, remove the existing driveway, and incorporate these areas of the southernmost strip into their rear yards, and that ACFCWCD would create a gravel access road on the northernmost strip (Lot F) to maintain access to their flood control channel.

The project site is within the Warm Springs Community Plan Area of the Fremont General Plan. The project would rezone the 2.67-acre site from R-1-6 to a Planned District, to allow more flexibility in application of development standards, which would facilitate preservation of the existing home and tankhouse at the site. The proposed residential density of 6.73 dwelling units per acre would comply with the site's Residential – Low General Plan land use designation (2.3 to 8.7 dwelling units per acre).

The property and existing original farmstead structures on the site (single-family residence, tankhouse, barn, and other accessory structures) and landscape features, including a remnant apricot and walnut orchard and a large Canary Island palm tree, have been evaluated as potentially eligible for the City of Fremont Register of Historic Resources, California Register of Historical Resources, and National Register of Historic Places (AECOM 2017, Architectural Resources Group [ARG], 2017 and Basin Research Associates, Inc. 2002). The existing eligible historic-period residence and tankhouse structures, currently near the center of the project site, would be relocated to the southeast corner of the site and rehabilitated, including an addition to the dwelling. The Canary Island palm tree would also be relocated to southeast corner of the site (Lot 1) and retain an association with the home. The other existing structures on the project site would be demolished.

2.4.1 Relocation and Rehabilitation of Existing Structures

The proposed project would relocate the existing historic-period Silva house, tankhouse, and Canary Island palm tree from their present locations onto proposed Lot 1, a 6,075-square-foot (SF) lot fronting onto Ursa Drive in the southeast corner of the site. With this relocation, the house's orientation would be changed, so that the front door of the Silva house would face east towards Ursa Drive, instead of the existing west facing orientation toward the back of housing tract 3788 and general direction of Warm Springs Boulevard. An addition and new detached garage would be constructed on the south side of the relocated house.

The proposed project would include repair to the existing house including repainting of the existing windows and doors, roof forms, and exterior plaster finish, although some doors and windows would be replaced, depending on the level of deterioration. The existing façade and other character defining architectural features would be maintained. Existing non-historic² structures (e.g., the trellis-covered lean-to) would be removed. The tankhouse would be renovated to include living space, such as a possible first-story office and an artist loft above it. Figures 2-5 through 2-9 show the proposed conceptual plans to relocate and rehabilitate the existing house. Figure 2-10 shows the existing and proposed tankhouse elevations. These plans may be further refined prior to project entitlement.

To facilitate the relocation of the existing house, the structure would be unsecured from the existing foundation so that it could be raised using a series of coordinated hydraulic jacks. Once elevated, temporary support beams and a dolly system (portable wheel units) would be placed under the structure and existing foundation removed where needed. A large truck or tractor would then slowly move the house directly to the new location next to Ursa Drive. The house would again be raised by hydraulic jacks and supported by heavy, cross-stacked timbers while a new raised concrete foundation is constructed below. The transport beams and dolly system would then be removed. The structure would be lowered by hydraulic jacks and secured onto the new foundation. The house would be moved as a singular unit and not cut into smaller parts for transport purposes. The tankhouse would be relocated in a similar fashion, but might be raised on to dollies using a crane.

² For purposes of this study, the term "non-historic" is used to describe any building, structure, object, or site that is constructed less than 45 years ago.



Imagery: ESRI, 2017

FIGURE 2-1
 Project Site and Vicinity Map

This page intentionally left blank.



Project Site



Imagery: ESRI, 2017

FIGURE 2-2
 Existing Site Plan

This page intentionally left blank.



2. VIEW FROM THE WEST



3. FRONT ELEVATION (SOUTH-WEST)



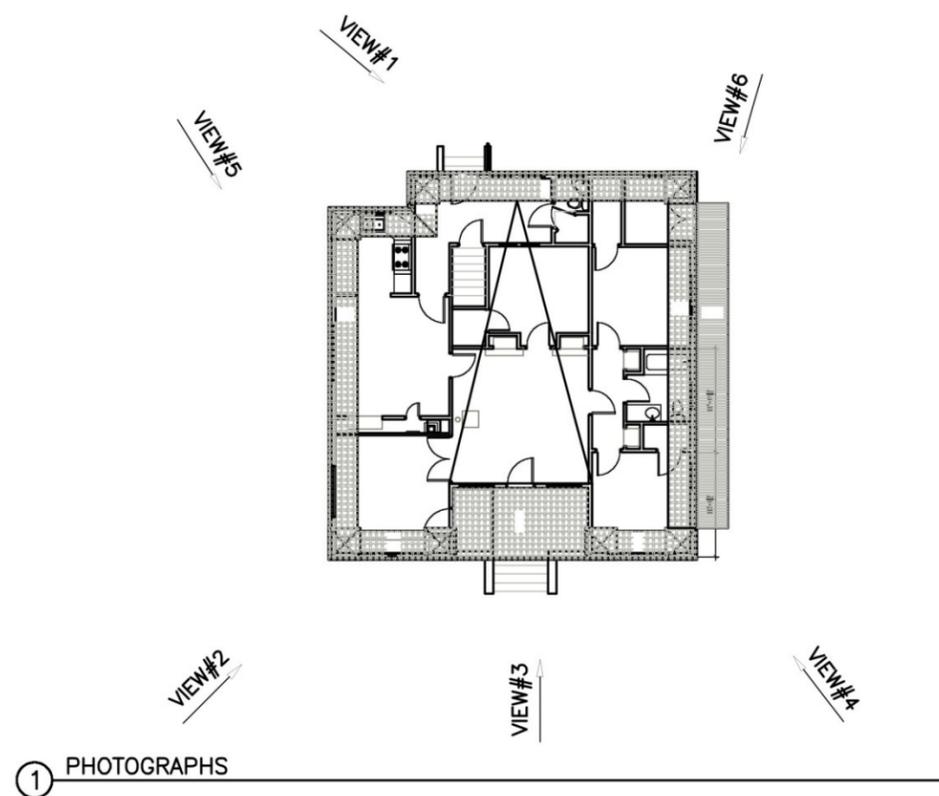
4. VIEW FROM SOUTH



5. VIEW FROM THE NORTH CORNER



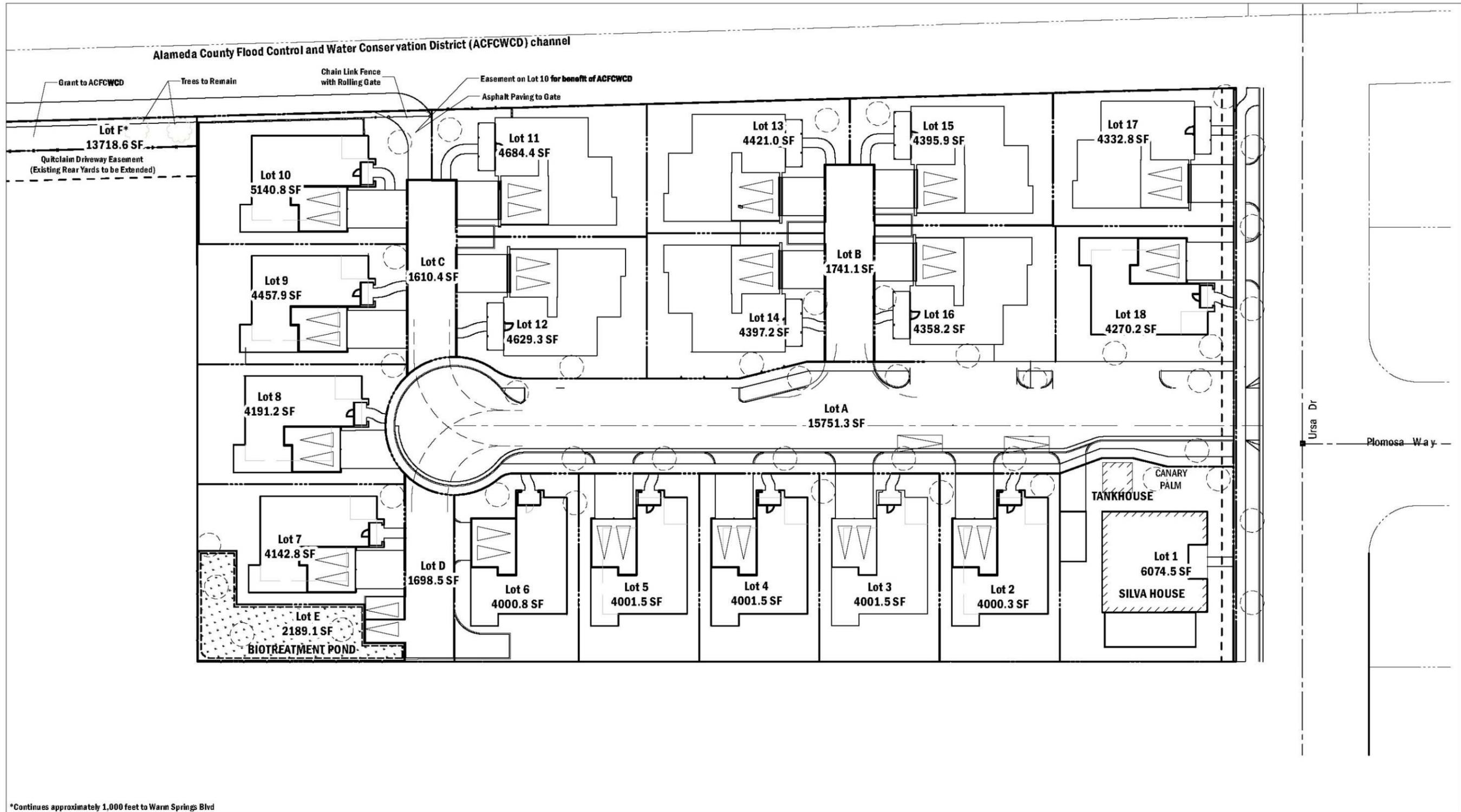
1. VIEW FROM THE NORTH



6. VIEW FROM THE NORTH-EAST

Salvatore Caruso Design Corporation

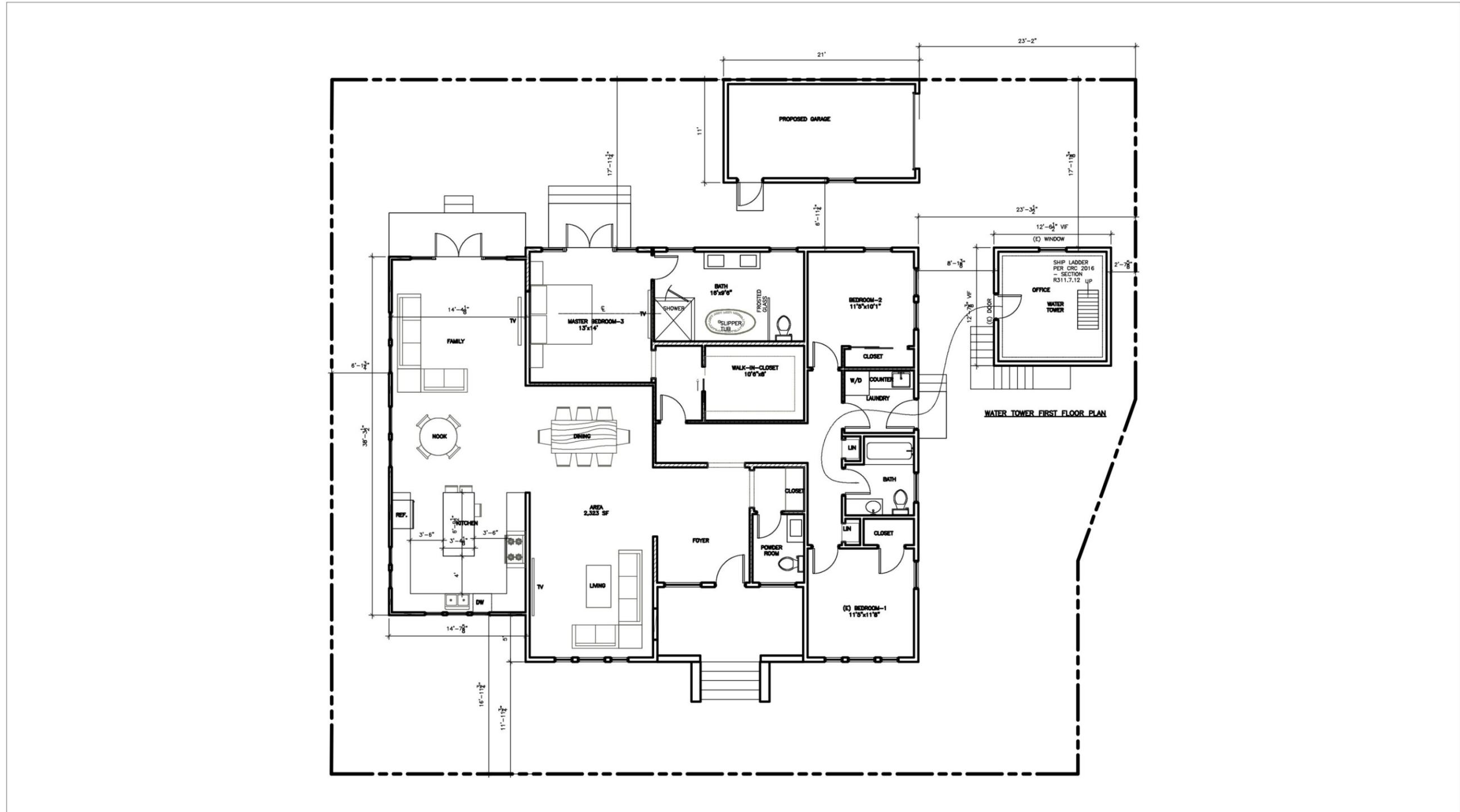
This page intentionally left blank.



*Continues approximately 1,000 feet to Warm Springs Blvd

KIER & WRIGHT, 2017

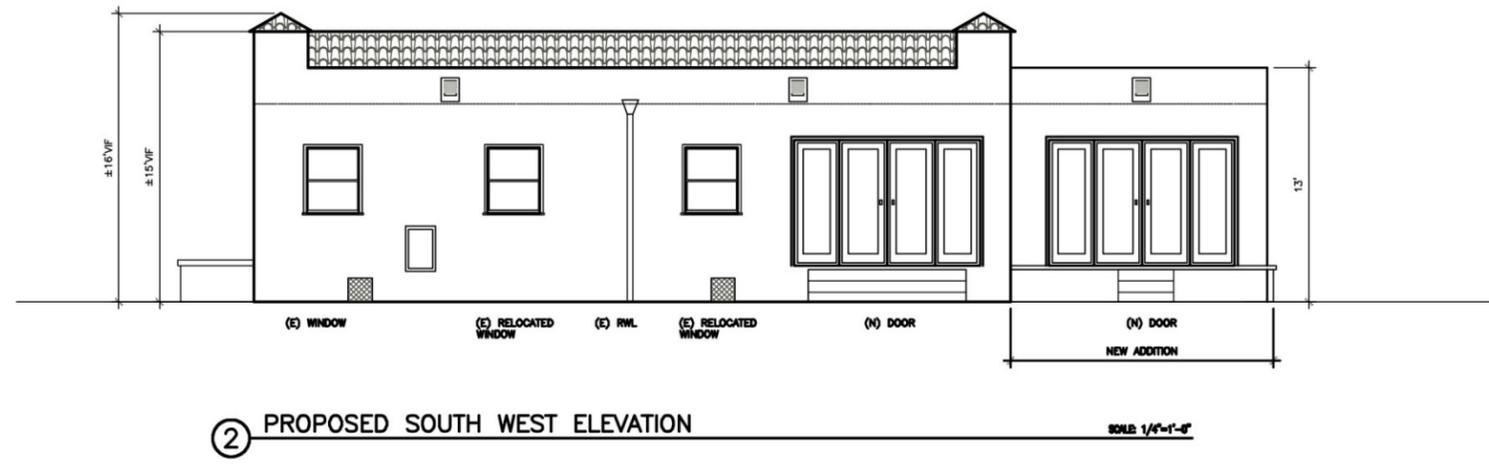
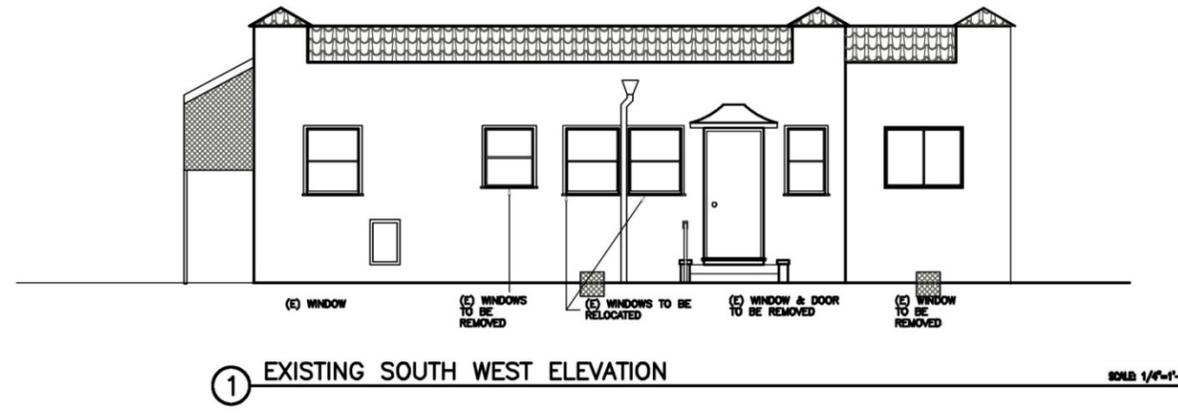
This page intentionally left blank.



Salvatore Caruso Design Corporation

FIGURE 2-5
Silva House:
Proposed Floor Plan

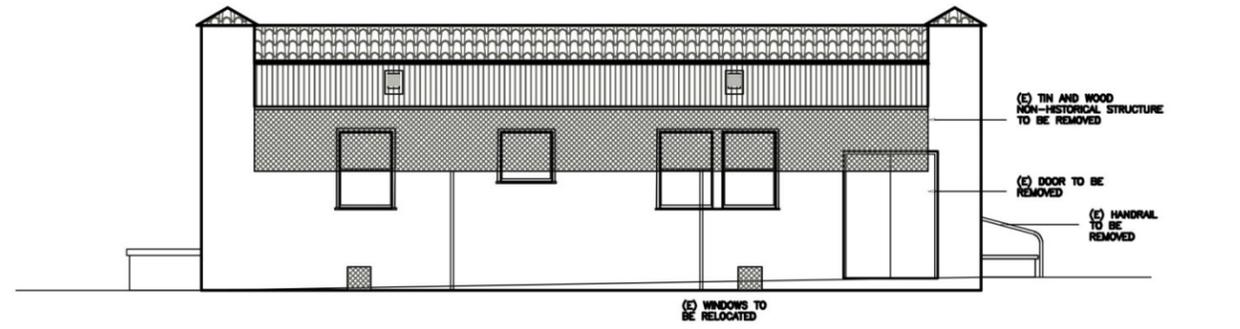
This page intentionally left blank.



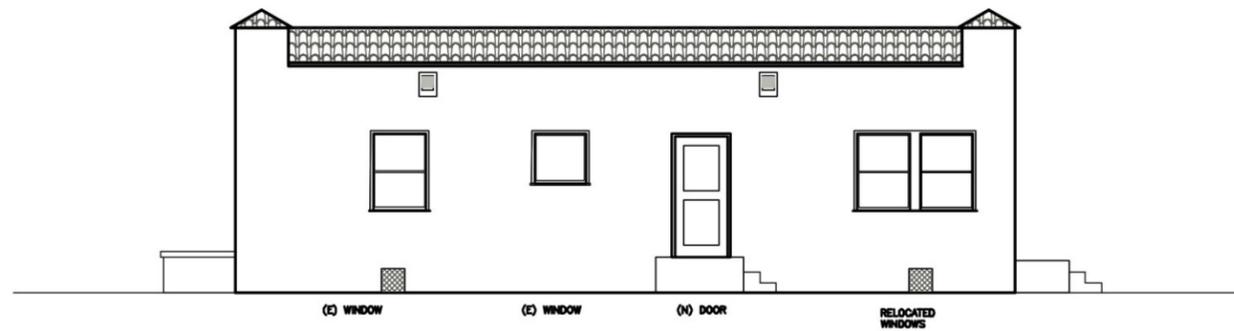
Salvatore Caruso Design Corporation

FIGURE 2-6
Silva House:
Existing and Proposed Elevations

This page intentionally left blank.



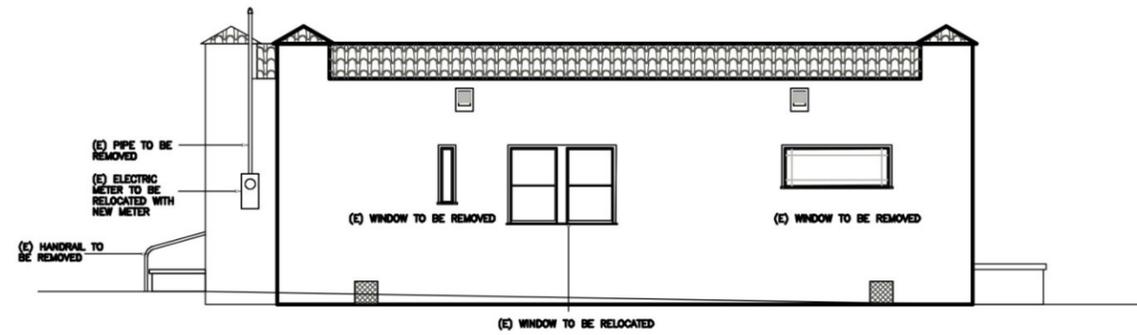
① EXISTING NORTH WEST ELEVATION SCALE 1/8"=1'-0"



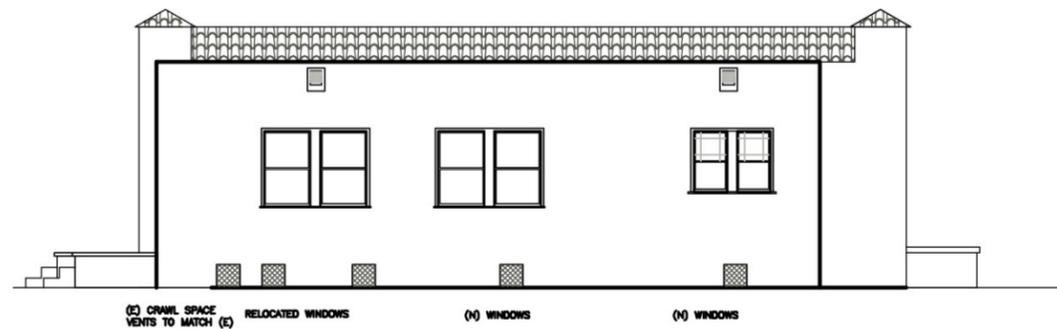
① PROPOSED NORTH WEST ELEVATION SCALE 1/8"=1'-0"

Salvatore Caruso Design Corporation

This page intentionally left blank.



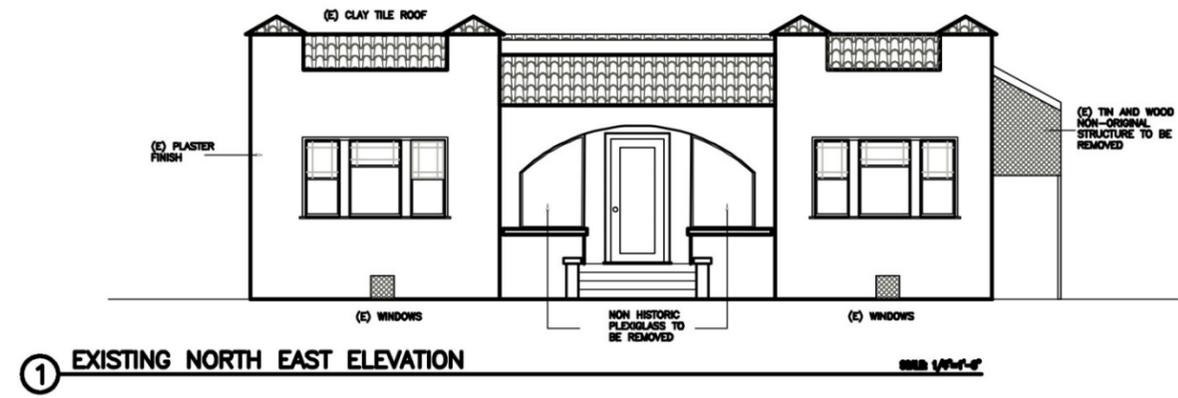
① EXISTING SOUTH EAST ELEVATION SHEET 1/20-1-4'



② PROPOSED SOUTH EAST ELEVATION SHEET 1/20-1-4'

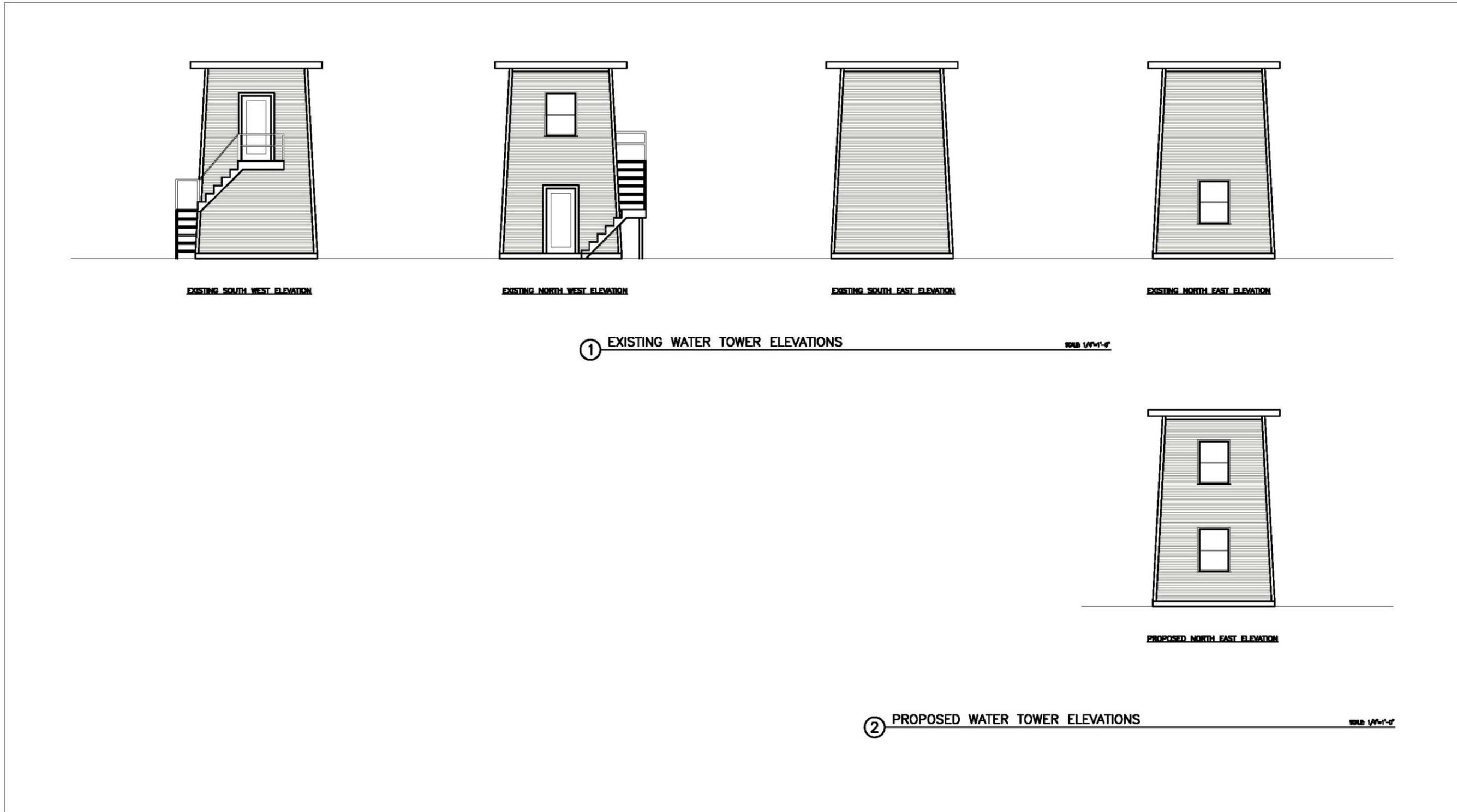
Salvatore Caruso Design Corporation

This page intentionally left blank.



Salvatore Caruso Design Corporation

This page intentionally left blank.



Salvatore Caruso Design Corporation

FIGURE 2-10
Tankhouse
Existing and Proposed Elevations

This page intentionally left blank.

2.4.2 New Residences

The proposed project would construct 17 new two-story single-family residences on lots that would range in size from approximately 4,000 to 5,140 SF. Each home would have a footprint of between approximately 1,800 and 2,100 SF, and gross floor area of between approximately 2,800 and 3,100 SF. Maximum building heights would be up to 27 feet. Building setbacks would range from 11 to 17 feet off Ursa Drive, and from seven to 10 feet off the private street. Building separation distances would be at least 10 feet, with greater separations of 15 feet between second floors in most instances.

The above referenced measurements and calculations are approximate and would be refined as the final plans and maps are prepared for project entitlement. Typical elevations of the proposed homes are shown in Figures 2-11 and 2-12.

2.5 Access and Circulation

Proposed site access would be from a new private cul-de-sac off Ursa Drive (proposed Lot A), with three shared driveways (proposed Lots B, C and D), as shown in Figure 2-4. The existing site access off Warm Springs Boulevard would be removed as part of the project, and the access easement across the southernmost strip of the panhandle area would be quitclaimed. The northernmost strip of the panhandle (Lot F) would be conveyed to the ACFCWCD for maintenance access to the adjacent flood control channel. An easement across Lot 10 would be granted for the benefit of ACFCWCD, to allow access to the adjacent flood channel from Ursa Drive, via Lots A and C. A chainlink fence with rolling gate would be installed within the easement on Lot 10 for this purpose.

2.6 Utilities and Service Systems

The proposed project would include utility connections to adjacent existing services in Ursa Drive, as illustrated in Figure 2-13.

The following utility providers are proposed:

- Water Supply Alameda County Water District
- Fire Protection City of Fremont Fire Department
- Sanitary Sewer Union Sanitary District
- Storm Drain City of Fremont and ACFCWCD
- Gas and Electricity Pacific Gas and Electric Company (PG&E)
- Solid Waste Republic Services
- Telephone AT&T
- Cable Television Comcast

The on-site storm drainage system would be designed to mimic existing drainage patterns and treat stormwater runoff from developed areas at a proposed on-site bioretention facility (proposed Lot E, in the southwest corner). Stormwater would infiltrate locally or be collected in a drainage system that discharges to the curb. Stormwater would then drain to the public storm drain system on Ursa Drive or would be conveyed to the on-site bioretention basin in the southwestern corner of the site. The bioretention basin would treat stormwater runoff prior to it being discharged to the public storm drain system in Kansas Way through a storm drain easement to the southwest.

2.7 Landscaping and Other Improvements

The project site contains approximately 112 trees, including privet, walnut, almond, apricot, lemon, buckeye, silk tree, fig, tree of heaven, loquat, juniper, and Peruvian pepper. Additionally, a large mature Canary Island palm tree is located near the main entrance to the existing residence. All existing trees, except two pepper trees on Lot F and the Canary Island palm tree, would be removed as part of the project. Approximately 20 of the existing trees

have some ornamental value, and 10 are considered “trees of exceptional adaptability to the Fremont area.” These trees are protected under the City’s Tree Preservation Ordinance (Fremont Municipal Code [FMC] Chapter 18.215).

The removal of protected trees is subject to requirements involving the planting of replacement trees or the payment of in-lieu fees to mitigate the removal of trees that cannot be replaced on-site due to land area constraints, in accordance with the mitigation requirements of the Tree Preservation Ordinance.

Approximately 41 trees, including 20 *Pistacia chinenses* and several other species, would be planted as part of the project, following construction, consistent with the requirements of the Tree Preservation Ordinance. The proposed project would include low-medium water-use landscaping at the bioretention basin, and in the front yard/curb areas of the residential lots (Design Focus, 2017). The proposed trees and mitigation for loss of existing trees (quantity and type) are subject to the approval of the City Landscape Architect.

The proposed project would include a six to seven-foot “good neighbor” fence (vertical board-on-board slats) between residential lots.

2.8 Construction Activities and Schedule

Typical construction equipment such as graders, backhoes, excavators, and dozers would be used for site preparation and construction. No pile-driving or blasting is anticipated. Equipment and materials would be staged for construction within established work areas on the project site.

The proposed project would include site grading to prepare the site for the proposed development. Approximately 850 cubic yards of shallow soils (less than three feet deep) impacted by lead and other potentially hazardous chemicals would be excavated, off hauled, and disposed in accordance with applicable laws (“soil remediation”). The civil engineer’s preliminary estimate of site grading is 2,800 cubic yards (CY) of cut and 1,500 CY of fill. An additional 2,000 CY is expected to be generated from footing and trench excavation. Approximately 3,300 CY of material is anticipated to be exported from the site during site preparation and project construction. An existing water well would be properly destroyed in accordance with Alameda County Water District requirements.

Heavy vehicles (i.e., haul [tractor-trailer] trucks, machinery) would primarily access the project site via a construction entrance off Warm Springs Boulevard until construction activities progress to the point that precludes such use. Other site access would occur from Ursa Drive. In addition to off-haul trips, vehicular trips would be generated by an estimated maximum of 50 construction employees on the site at any one time. Parking for construction workers would be on-site until such time that construction of foundations, buildings, and streets eliminate on-site parking, at which time the parking would shift to on-street parking in the project vicinity. There would be no multi-day staging of vehicles or equipment on or along existing roadways.

The above description of the proposed construction access plan is subject to refinement as part of a more detailed Construction Traffic Management Plan to be approved by the City.

2.8.1 Construction Schedule and Phasing

Construction activities would typically occur during the work week, Monday through Friday, between 7:00 a.m. and 4:00 p.m. Any construction activities outside of these hours, if necessary, would comply with Fremont Municipal Code requirements for construction activities, which are 7:00 a.m. to 7:00 p.m. on weekdays, and 9:00 a.m. to 6:00 p.m. on Saturdays (FMC, Section 18.160.010). There would likely be multiple destinations for off-haul materials. Construction workers would also be arriving from different directions. Travel routes for workers, soil export, and material import would be determined in consultation with the City’s Public Works Department.

Project construction would commence with site work, including tree removal; demolition; well destruction; excavation of pesticide, lead, and petroleum hydrocarbon impacted soils; grading; and installation of access roads and utility infrastructure. Residential construction would follow and overlap with some of the site work. Project construction is expected to last 20 to 24 months, commencing in June 2018 with completion in June 2020. This project schedule is dependent on market conditions, regulatory approvals, and other factors and, therefore, is subject to change.



25' 10.5"

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



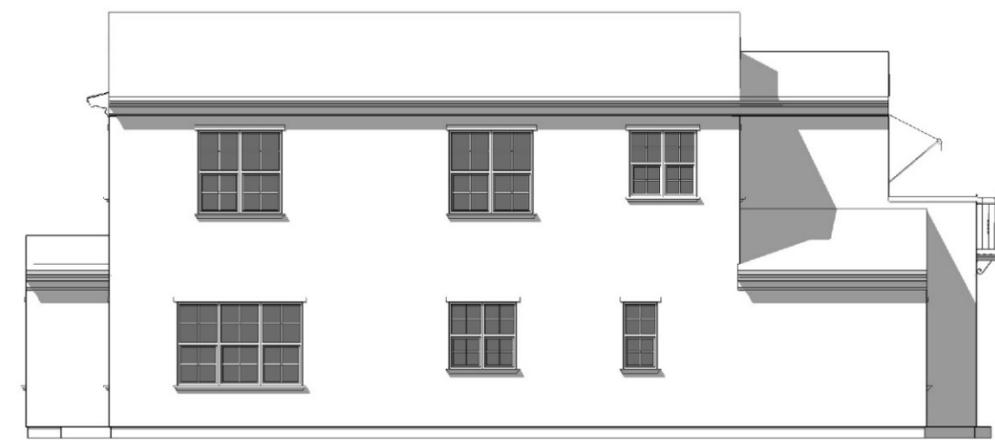
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

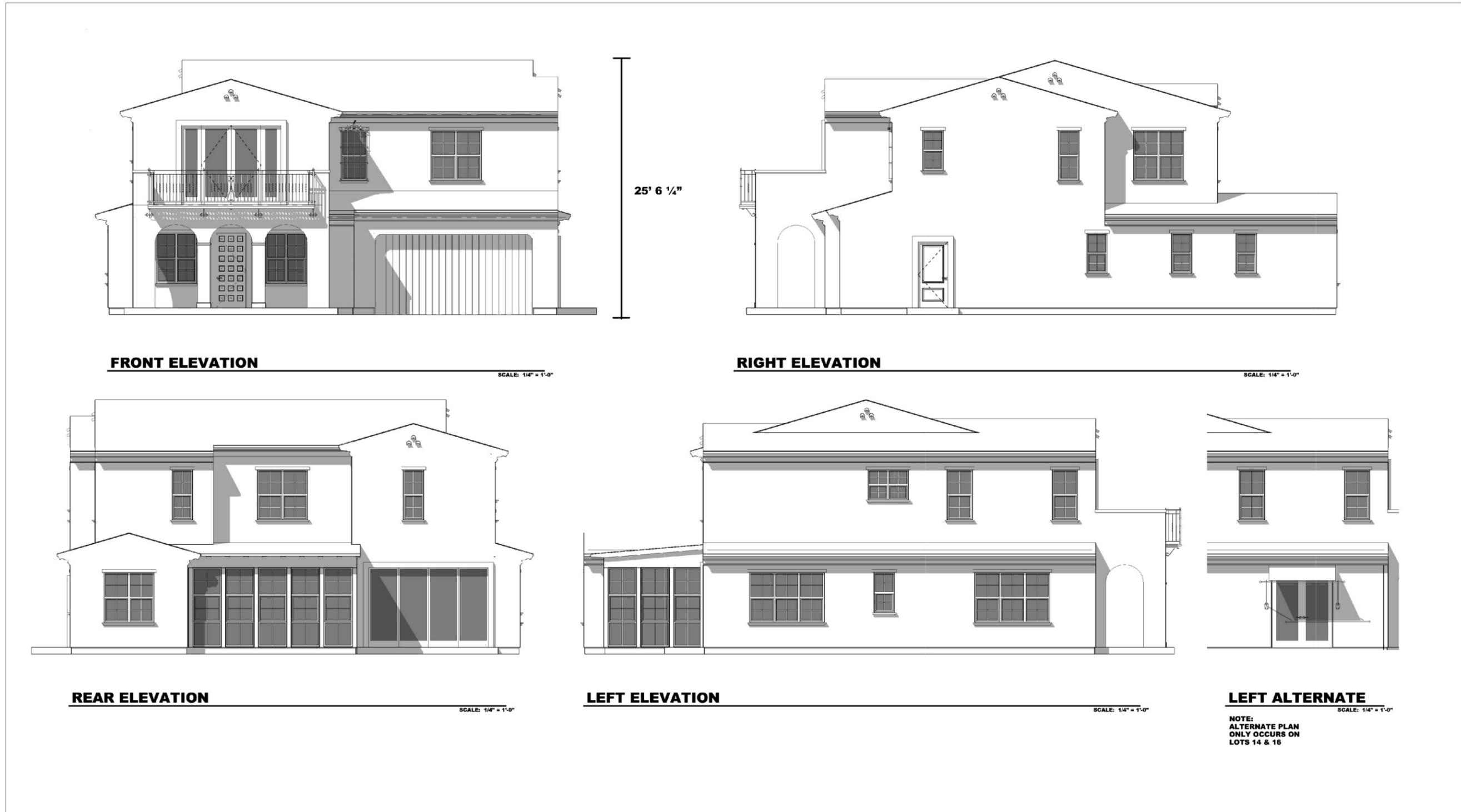


LEFT ELEVATION

SCALE: 1/4" = 1'-0"

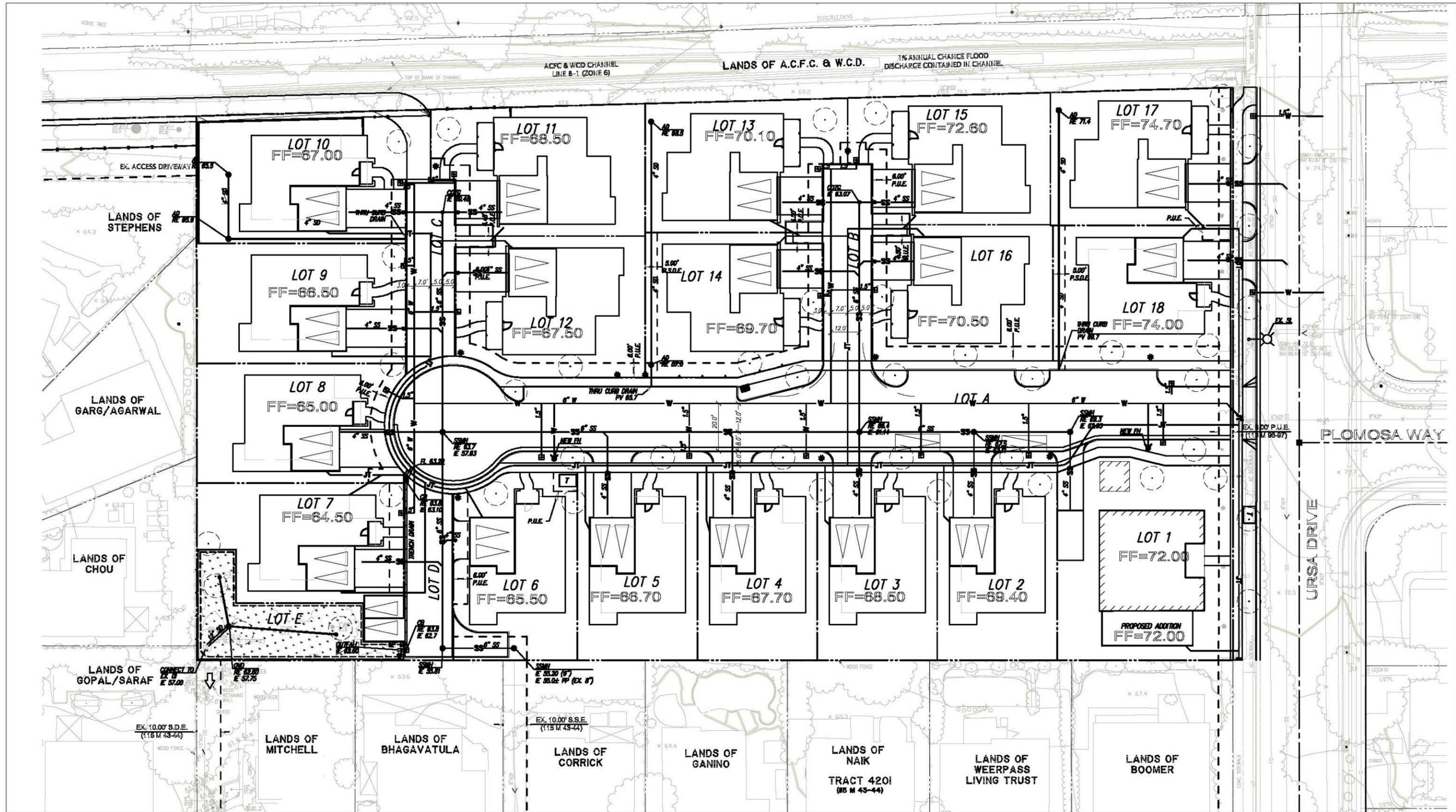
Salvatore Caruso Design Corporation

This page intentionally left blank.



Salvatore Caruso Design Corporation

This page intentionally left blank.



KIER & WRIGHT, 2017

This page intentionally left blank.

2.9 Standard Development Requirements

The City of Fremont has established standard development requirements to address resource protection (FMC Chapter 18.218). These requirements apply to air quality (construction-related emissions), biological resources (special-status species), and cultural resources (notification of affiliated California Native American Tribes and accidental discovery of cultural resources).

The proposed project would comply with these standard development requirements, which are described in greater detail in the relevant topical area of the Initial Study (see Sections 4.3, Air Quality; 4.4, Biological Resources; and 4.5, Cultural Resources).

2.10 Project Approvals

The project is a private development proposal that involves private funds (no City, State, or federal funds). The approvals that would require discretionary actions by the City include:

- Preliminary and Precise Planned District Rezoning (includes Design Review)
- Vesting Tentative Tract Map
- Private Street
- Lot Line Adjustments
- Tree Removal Permit

The project would be reviewed and discussed at public hearings before the Historical Architectural Review Board (HARB), Planning Commission, and City Council.

The project may also require permits and/or approvals from the following agencies:

- ACFCWCD
- Alameda County Water District
- Alameda County Department of Environmental Health
- Union Sanitary District
- State Department of Toxic Substances Control (DTSC).

This page intentionally left blank.

3. Environmental Analysis

3.1 Introduction

Chapter 3 contains the analysis of the potential effects to environmental topics considered under CEQA from construction and occupancy of the Ursa Residential Development project. This chapter describes the existing setting, relevant plans and policies that would minimize or avoid potential adverse environmental effects, the significance criteria used to determine environmental impacts, the approach to the analysis, and the potential impacts that could result from development of the property. This chapter also identifies mitigation measures necessary to reduce the potential impacts resulting from development of the property.

3.1.1 Environmental Topics

This document is a Focused EIR in that it evaluates potential impacts on a limited number of environmental issue areas that the lead agency determined to be significant (CEQA Guidelines Section 15063(c)(3)). After preparation of the Initial Study Checklist (see **Appendix A**), the City of Fremont determined that the EIR would focus on the potentially significant impacts of the proposed project on built environment historical resources only.

3.1.2 Impact Levels

The EIR uses the following terms to characterize environmental impacts of the proposed project:

- **No impact** indicates that the construction, operation, and maintenance of the proposed project would not have any direct or indirect effects on the physical environment. This designation means the proposed project would not result in a change to existing conditions. This impact level does not need mitigation.
- A **less-than-significant impact** is one that would not result in a substantial or potentially substantial adverse change in the physical environment. This designation means that the project would result in some degree of change to existing conditions, but that change would not be considered “significant,” as explained in the next impact designation. This impact level does not require mitigation under CEQA.
- A **significant impact** is defined by California Public Resources Code Section 21068 as “a substantial, or potentially substantial, adverse change in the environment.” Levels of significance can vary by project, based on the setting and the nature of the change in the existing physical condition. CEQA Guidelines Section 15382 defines a significant effect as a “substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.” A designation of an impact as significant requires that feasible mitigation measures or alternatives to the proposed project must be identified, where necessary and applicable, to eliminate or reduce the magnitude of the significant impact.
- A **potentially significant impact** is one that, if it were to occur, would be considered a significant impact as described above; however, the occurrence of the impact cannot be immediately determined with certainty. For CEQA purposes, a potentially significant impact is treated as if it were a significant impact. Therefore, under CEQA, feasible mitigation measures or alternatives to the proposed project must be provided, where necessary and applicable, to eliminate or reduce the magnitude of potentially significant impacts.
- A **potentially significant and unavoidable impact or significant and unavoidable impact** is one that would result in a potentially substantial or substantial adverse effect on the environment, and that could not be reduced to a less-than-significant level even with implementation of feasible mitigation. Under CEQA, a project with significant and unavoidable impacts could still be approved, but the lead agency would be required to: (i) conclude in findings that there are no feasible means of substantially lessening or avoiding the significant impact in accordance with CEQA Guidelines Section 15091(a)(3); and (ii) prepare a statement of overriding considerations, in accordance with State CEQA Guidelines Section 15093, explaining why the lead agency would proceed with a project, in spite of the potential for significant impacts.

3.1.3 Environmental Baseline

Pursuant to CEQA Guidelines Section 15125(a), this EIR measures the physical impacts of the proposed project against a “baseline” of physical environmental conditions at and in the vicinity of the project site. The environmental “baseline” is the combined circumstances existing at the time the NOP of the EIR was published, which is June 21, 2017; unless otherwise specified, this is considered the “existing” condition for this EIR. Discussion of the baseline condition is detailed or restated in the Impacts Analysis to provide the most reader-friendly format and organization. The baseline also includes the policy and planning context for the proposed project, such as the existing design review policies and procedures that currently govern proposed development.

3.2 Historical Resources

Historical resources consist of prehistoric and historic-period archaeological and built environment resources that are listed or eligible for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the local register.³ The purpose of this section is to identify the presence of built environment historical resources at the project site, and assess the potential for significant impacts on such historical resources from the proposed project.⁴ The identification and impact assessment of other cultural resources, such as archaeological historical resources, tribal resources, paleontological resources, and human remains, were addressed in the Initial Study completed for the project (see Appendix A), and the City has determined that further investigation of these cultural resources in this EIR is not required.

This section incorporates information from the “Historic Resource Technical Report, 48495 Ursa Drive, Fremont, California” (ARG, 2017), and the “Historic Resources Inventory – Phase II” (Basin Research Associates, 2002), and also includes the results of additional site visits, historic research, and analysis completed by AECOM. The analysis in this section has been prepared in accordance with the provisions of the CEQA and the City of Fremont’s regulations and guidelines for historical resources.

Appendix C of this Draft EIR contains additional historic context, architectural and landscape descriptions and photographs, and details on the property’s eligibility for inclusion in the NRHP, CRHR, and City of Fremont Register of Historic Resources.

3.2.1 Environmental Setting

This section provides information about the historical context, results of the record search and literature reviews, summaries of previous studies of 48495 Ursa Drive (or “project site”), and a brief description of the buildings and landscape features present on the project site. More detailed information is available in Appendix C.

Historic Context

Early History of Washington Township

The project site sits amidst a region long characterized by agricultural and ranching activities. Following its establishment by Spanish missionaries in 1797, Mission San Jose became one of the most successful agricultural communities in California’s mission system. Mission priests established orchards, olive groves, and vineyards in the vast swaths of rich soil west of the mission. In the wake of Mexican independence, secularization of the mission lands in the 1820s and 1830s gave rise to large-scale ranching in the area.

The area that became Alameda County was originally divided into 15 ranchos – ranging in size from 6,000 to 48,000 acres – that were predominantly used to graze vast herds of cattle for the hide and tallow trade. The project site was originally located within the 9,564-acre Rancho Agua Caliente, which Antonio Sunol obtained from the Mexican government in 1836 and then conveyed to Fulgencio Higuera in 1839. The following decade, the land was subdivided into smaller parcels largely ranging in size from 100 to 1,000 acres and sold to early American settlers (Corbett, 1999: 3; Basin Research Associates, 1998:1).

³ Prehistoric refers to the period of time pre-dating historic records, commonly referring to Native American archaeology. Historic period refers to post-European contact and settlements periods.

⁴ Built environment refers to buildings, structures, and designed and vernacular landscape features.

In 1853, Alameda County was formed from portions of Santa Clara and Contra Costa counties and divided into six townships, including the 68,000-acre Washington Township at the southwest corner of the county. Capitalizing on the established vineyards and olive, fig, and pear orchards at Mission San Jose, new landowners in Washington Township took cuttings and rootstock from the former mission property to replant on their ranches. Farmers also obtained clippings from successful local nurseries (*History of Alameda County*, 1883:309; Sandoval, 1985:3; Shinn, 1991: 5-9, 20-21; Carruthers, 2000:50).

Prior to the arrival of the railroad in 1869, several landings along Washington Township's waterfront allowed sloops and small steamers to efficiently transport produce and goods to San Francisco. These included Mowry's Landing, located three miles west from Centerville; Warm Springs Landing, approximately 2.5 miles northwest of the subject property; and Dixon's Landing near the southern county border. Small communities sprung up near these landings. Just east of Warm Springs Landing, Abram Harris acquired a large parcel of land in 1858 and established a general merchandise store on San Jose Road (later Warm Springs Boulevard). Several families relocated near the store and formed the community known as Harrisburg. When the Southern Pacific Railroad arrived in 1869, it named the nearby station Warm Springs, and in 1882, the community changed its name to avoid confusion. It remained a small community through the early twentieth century with around 600 residents by the mid- 1910s (Shinn, 1991:41-42; Sandoval, 1985:97-98; The Country Club of Washington Township, 1950:129-130; Baker, 1914:447).

Orchard Development

By the early 1880s, the western portion of Alameda County along the San Francisco Bay was lined with small-scale farms and orchards ranging in size from five to 20 acres, while the eastern half of the County remained developed with large fields to harvest grain or graze cattle. The small-scale orchards were unique since they could be operated profitably by single families. Apricots, walnuts, and prunes were the most commonly planted crops by Portuguese farmers in the Warm Springs area (Santos, 1998). Washington Township became the center of the apricot industry in Alameda County, with Niles as the leading producer of dried apricots by the end of the nineteenth century.

By the mid-1910s, over seven million apricot trees had been planted throughout California, largely on small, family-owned orchards. Alameda County and Santa Clara Valley to the south would dominate the apricot industry statewide through the mid-twentieth century (*Pacific Rural Press*, 1881 Mar 19; *History of Alameda County*, 1883: 37; Chapman, 2013:36, 96, 123; Lukes, 1994:382; Holmes and Singleton, 2011:8; Mills, 1901:639-672).

Each apricot tree was typically picked three to four times as the fruit ripens at different times. After being cut and pitted, apricots were placed on large three- by six-foot wood trays and stacked in sulphur sheds (exposure to sulphur gas helped to maintain their vibrant color). After processing, they were placed outdoors in the sun from three to 10 days depending on the weather, followed by "sweat boxes" or bins for several days to even out the moisture content of the dried fruit. Larger operations built short rail tracks to move the trays between sheds and drying fields. Other times the fruit was sold fresh, wholesale to local canners or processors (Chapman, 2013:639-672).

During the early 1930s, laborers from Oklahoma, Arkansas, and Texas fleeing the Great Depression were drawn to the farm and fieldwork in California. Crop harvesting and processing was labor intensive, creating a need for laborers, and California provided more opportunities than the areas of the country affected by the dust storms that impacted agriculture. During World War II, labor shortages increased the demand for efficient agricultural equipment. Since apricot orchards required more labor due to the delicateness of the fruit, it was difficult to develop mechanized equipment for harvesting. As a result, apricot acreage decreased, and walnut production in Alameda County began to increase.

Into the 1930s, walnuts were hulled and initially processed by hand and then transported for drying and cracking. However, improvements in mechanical walnut huller patents and machinery in the 1930s and 1940s, led to a lower reliance on intensive labor. A Palo Alto machine shop owner, for example, designed the "Wizard Walnut Huller" and a San Joaquin County farmer built the "Hull-it Walnut Huller." A walnut huller machine on the north side of the shed at 48495 Ursa Drive appears to be similar to these machine designs; however, evidence could not be located that associated the object with the farm during the early twentieth century.

In 1940, 5,200 acres of apricots and 744 acres of walnuts were grown in Alameda County. In the subsequent decades, apricot acreage dwindled and walnuts increased (apricot production reduced to 2,180 acres in 1960 and walnuts increased to 4,475 acres). As of 2015, there are only 321 acres of fruit and nut bearing orchards in the entire County (Alameda County Agricultural Commissioner, 1940; Alameda County Agricultural Commissioner, 1960:4; Alameda County Department of Agriculture/Weights and Measures, 2015:5).

48495 Ursa Drive

The project site at 48495 Ursa Drive mirrors the land subdivision patterns in Alameda County with large ranchos divided into increasingly smaller parcels for use as small-scale, family-run orchards. By the 1870s, Colonel Calvin Valpey had emigrated from Nova Scotia, Canada and settled in Warm Springs. He developed Warm Springs Landing and owned 400 acres of former Rancho Agua Caliente land, which encompassed the subject property. He constructed a house at the north end of his property (no longer extant) and developed the remainder as a small farm that produced hay, eggs, and apples. It is unclear from the historic record if the farm overlapped the subject property at this time. His wife inherited the property following his death in 1880, and she subdivided it among their six children. Horatio B. Valpey received a 24.80-acre parcel that included the subject property. By the turn-of-the-century, his sister Mary Alice Craycroft and her husband John Wesley Craycroft had acquired the 24.80-acre parcel (Sandoval, 1985:95-97; Corbett, 1999:8).

In 1905, the Craycrofts sold the property to Henry Curtner, another pioneer rancher, who split it into two parcels. Guilherme and Maria Faria purchased the front 12.35-acre parcel fronting Warm Springs Boulevard, and his brother-in-law Antone F. Silva (1869–1954) and Louisa de Gloria Silva (1884–1958, sister of Maria Faria) purchased the rear 12.45-acre parcel, which includes the rectangular plot of land with an easement for a road leading west to the main road (Antone Silva was also known as Antonio Silva, and Louisa Silva as Louise Silva). This 12.45-acre parcel contained the subject property. Both the Farias and Silvas were immigrants from the Azores Islands, Portugal. In 1888, Antone Silva immigrated to the United States, followed by Louisa in 1901. They married in 1902, and they had five children: Antone, Rose, Emily, Mary, and Joseph Silva (Basin Research Associates, 2002; Corbett, 1999).

Both the Silva and the Faria orchards were sold off over time. In 1937, the Farias sold their property to Jesse Lewis Silva (no relation), who held the property until 1954. In 1976, the parcel was divided into a 10-acre residential subdivision, leaving a two-acre property with the rural property complex and reduced orchard. It would later be demolished and replaced with residences after 1999.

In 1905, the Silva family established an orchard on the 12.45-acre subject property. The property originally had a Queen Anne style residence that was replaced by the current Spanish Revival residence in 1928. A building at the northeast corner of the property that was previously identified by ARG as a drying shed (processing shed) suggests that the family may have sold dried apricots rather than fresh fruit for sale through local cooperatives (ARG, 2017). The property also has a cluster of walnut trees at the southeast corner, along with a walnut huller machine at the rear shed, indicating that the family also produced dried walnuts at some point (Basin Research Associates, 2002; ARG, 2017:11; U.S. Federal Census, 1930; U.S. Find A Grave Index, 1600s-Current).

In 1954, Antone Silva died and left the subject property to his wife, who passed away in 1958. Their son Joseph T. Silva (1910–2000) and his wife Isabelle P. Silva (1914–1999) inherited the property. In 1979, they subdivided the property, retaining just 2.67 acres with the residence, ranch buildings, and a portion of the orchard. Today, the third generation—Robert V. Silva and his sister Patricia Mae Silva—own the small parcel. This property appears to be one of the last agricultural parcels with a remnant orchard along Warm Springs Boulevard, as residential subdivisions have replaced the orchards that were once located along its length (U.S. Federal Census, 1930; U.S. Find A Grave Index, 1600s-Current; Basin Research Associates, 2002).

Today, the project site contains a cluster of buildings and structures, including a single-family residence, tankhouse, barn, garage, processing shed, open air shed, and mixing shed, concentrated at the northeast part of the flat, graded parcel. Vegetation includes a variety of trees, shrubs, and flowers planted for ornamental purposes within the building cluster, including a prominent Canary Island palm tree in front of the residence, and a remnant apricot and walnut orchard on the southern half of the property planted in a grid pattern.

Records Search and Historic Research

As part of this investigation, AECOM performed a records search at the Northwest Information Center (NWIC) of the California Historical Resources Information System to identify any previously recorded cultural resources or investigations that have been completed within a 0.5-mile radius of the project site. The records search was conducted at the NWIC on April 11, 2017 (File No. 16-1578). Site records and previous studies of the subject property and a 0.5-mile radius were reviewed, as were the NRHP, the CRHR, and the Office of Historic Preservation Historic Properties directory data files for Alameda County (April 2012).

The records search results did not include any previously completed studies and no resources had been previously recorded within the subject property. Seventeen studies had been completed within a 0.5-mile radius and three resources had been previously recorded between 0.25- and 0.5-mile of the subject property. These resources consist of two railroad alignments (primary resource numbers P-01-001783 and P-01-002190) and one historic-period farm (P-01-002172). Each resource was formally evaluated and found ineligible for listing in the NRHP; they were not evaluated for CRHR or local register significance. No archaeological resources have been previously identified within 0.5-mile of the subject property.

In addition to completing the records search at the NWIC, AECOM also reviewed the following inventories to identify historical resources in the subject property boundaries:

- California Inventory of Historic Resources (1976);
- California Historical Landmarks (CHL) (1990 et seq.);
- California Points of Historical Interest (CPHI) (May 1992 et seq.); and
- City of Fremont Register of Historic Resources (2011).

The property is not listed on any of the above inventories.

The City of Fremont provided a copy of the "Historic and Architectural Assessment of the Faria-Silva Farm, 48422 Warm Springs Blvd., Fremont, California," (Corbett, 1999), no longer extant, formerly located immediately west of the subject property. That report concluded that the property appeared to be eligible⁵ for the CRHR under Criteria 1 for its representation of a Portuguese agricultural property in Alameda County and Criteria 3 as a type of grouped farm buildings that represents the small fruit and vegetable farms associated with the second phase of agriculture in Alameda County, with the tankhouse as a rare property type. The period of significance of the property was identified as 1905 to 1954 and it was evaluated as a geographic historic district.

Historical Resources on the Project Site

Several historic evaluations for the project site have been prepared within the last 15 years: "Historic Resources Inventory – Phase II" report for the City of Fremont (Basin Research Associates, 2002) and the "Historic Resource Technical Report, 48495 Ursa Drive, Fremont, CA," (ARG, 2017). While both studies concluded the project site was eligible for listing in the NRHP and CRHR under Criteria A and 1 and Criteria C and 3, each study assessed the significance of the subject property differently and developed different periods of significance.

In 2002, Basin Research Associates identified the project site as consisting of a residence, barn, sheds, and orchard with descriptions of only the residence and barn. Basin Research Associates evaluated the property as eligible for listing in the NRHP and CRHR under Criterion A and 1 for its significance in the agricultural development and Portuguese settlement of Washington Township and under Criterion C and 3 as a significant example of a Spanish Revival style residence. No other buildings on the subject property were included in the Criteria C and 3 evaluation nor was there any discussion of contributing resources. Basin Research Associates also found that the property retains a good level of integrity "from the period of its construction in ca. 1930" (Basin Research Associates, 2002). The proposed period of significance was 1930 to 1952.

In 2017, ARG identified the project site as "a cluster of buildings, including a single family residence, tankhouse, barn, garage, and several ancillary structures, at the northeast quadrant of the flat, graded parcel" (ARG, 2017:2).

⁵ See Section 3.2.2 for details of NRHP, CRHR, and local register eligibility criteria.

The ARG study concluded that 48495 Ursa Drive was eligible for listing in the NRHP and CRHR under Criterion A and 1 as a significant example of a small-scale, family-run apricot orchard established in the early twentieth century by Portuguese immigrants in Washington Township, and under Criterion C and 3 as a rare example of an intact vernacular farmstead that retains the hallmark features of the small-scale orchards that were once common throughout the area. ARG assessed the period of significance as 1905 to 1958 when the property was operated as an apricot orchard by the first generation of the Silva family.

ARG identified character-defining features⁶ that included the residence, barn, tankhouse, processing shed, mixing shed, and garage. The ARG report also identified site features consisting of the building cluster arrangement adjacent to the northern property line, the spatial relationship of the contributing resources, the building's orientation at right angles to Warm Springs Boulevard, the 0.2-mile-long unpaved driveway leading east from Warm Springs Boulevard to the barn, remnant apricot orchard, and flat topography as contributing features of the property. In addition, landscape features were identified as the remnant apricot orchard with trees planted in an approximate 20-foot grid and the large palm tree in front of the main residence.

Neither of the previous studies applied the local Fremont Register of Historic Resources criteria.

AECOM's current analysis of the property at 48495 Ursa Drive affirms that the property continues to be eligible for listing in the NRHP and CRHR under Criteria A and 1 as a significant example of a small-scale, family-run orchard established in the early twentieth century by Portuguese immigrants in Washington Township, and under Criteria C and 3 as a rare example of an intact vernacular rural property that retains the key features of a small-scale family-operated orchard, which was once a common property type that is now rare. Additional details of this assessment are provided in Appendix C.

In addition, the project site possesses exceptional features of a rural historic landscape. A rural historic landscape includes "a geographic area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features," (NPS, 1999). The evidence of human use or activity is examined through 11 landscape characteristics: land uses and activities; patterns of spatial organization; response to the natural environment; cultural traditions; circulation networks; boundary demarcations; vegetation related to land use; buildings, structures, and objects; clusters; archeological sites; and small-scale elements. When taken as a whole, the collection of buildings, landscape, and site features at the project site reflect the development and use of the subject property as a small-scale, family run orchard common to the area during the period of significance (1905 to 1958), when it was operated by the first generation Silva family.

As discussed in the technical memorandum in Appendix C, a Pre-Development Tree Survey was conducted for the project site. The survey identifies a remnant orchard area consisting of 34 apricot, 24 walnut, and six other miscellaneous fruit and nut trees planted in a grid pattern on approximately one acre. The walnut trees on the property were overall in fair condition, compared to the apricots which were in poor condition. The fair condition of the trees and the extant walnut processing equipment on the property suggest the walnut varieties were planted later after the initial larger apricot orchard established. Review of historic aerial photographs shows that, during the period of significance (1905–1958), the area west of the Silva House was planted with orchard trees, which is currently vacant, and trees were planted up to the southern edge of the house, mixing shed, and barn (Ramboll, 2017).

As a rural landscape, none of the individual buildings and structures are individually eligible. Rather, it is the collection of the individual contributing components that qualify 48495 Ursa Drive for eligibility as a historical resource. The residence has several characteristics of the Spanish Revival style, which was a popular architecture trend built throughout California and the southwest from the mid-1910s to the 1940s; however, it lacks distinctive characteristics and is similar to numerous other examples within the County. Similarly, the barn, garage, drying shed, and processing shed are common, vernacular designs, that when evaluated on an individual basis lack distinctive designs or unique functions or associations to be considered individually eligible. The barn is

⁶ Character-defining features are an aspect of a building's design, construction, or detail that is representative of the building's function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics, and landscaping within the period of significance.

an unexceptional and late example of a common building type found nationwide on farms during the early twentieth century. This barn incorporates design principles and materials that were in widespread use at the time of its construction. The garage, drying shed, and processing shed are common, utilitarian designs and do not possess the distinctive characteristics of a type of architecture as required for significance under these criteria. In addition, the tankhouse has been altered with the addition of an exterior staircase, and the removal of the wood tank on the roof, both occurring at unknown dates. Overall, as a whole, the subject property represents a significant and distinguishable entity whose components lack individual distinction, and as a result is eligible for listing in the NRHP and CRHR under Criteria C and 3 as a rare example of an intact vernacular rural property that retains the key features of a small-scale family-operated orchard.

The boundary of the historical resource is the current legal parcel boundary. Below are the contributing and non-contributing resources identified as part of AECOM’s analysis (also, see Figure 1 in Appendix C for the contributing resources):

Contributing Resources:

- Residence
- Tankhouse
- Barn
- Garage
- Processing Shed
- Mixing Shed
- Circulation Patterns (e.g., driveway, work yard)
- Remnant Orchard Areas
- Canary Island palm tree

Non-Contributing Resources

- Open Air Shed
- Remnant Brick Drain
- Concrete Pad
- Moveable objects (vehicles, equipment)

As discussed further in Appendix C, AECOM has found that the property is also eligible for listing in the Fremont Register of Historic Resources under Criteria 2(A), (C), and (E). The subject property represents a distinctive small-scale, family-run orchard established in the early twentieth century by Portuguese immigrants, and illustrates a collection of contributing elements that represent a rural historic landscape from the early twentieth century. The subject property is also an established and familiar visual feature or landmark of the area, as one of the last surviving small-scale farms in Alameda County. The period of significance for the subject property is 1905 to 1958.

3.2.2 Regulatory Framework

Federal

National Register of Historic Places

The National Historic Preservation Act (NHPA) of 1966 established the NRHP as “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation’s historic resources and to indicate what properties should be considered for protection from destruction or impairment” (36 Code of Federal Regulations [CFR] Section 60.2). The NRHP recognizes both historic-era and prehistoric archaeological properties that are significant at the national, state, and local levels.

To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Buildings, structures, objects, sites or districts of potential significance must meet one or more of the following four established criteria:

(A) Are associated with events that have made a significant contribution to the broad patterns of our history;

- (B) Are associated with the lives of persons significant in our past;
- (C) Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (D) Have yielded, or may be likely to yield, information important in prehistory or history. Unless the property possesses exceptional significance, it must be at least 50 years old to be eligible for NRHP listing.

In addition to meeting the criteria of significance, a property must have integrity. Integrity is defined as the ability of a property to convey its significance. The NRHP recognizes seven qualities that, in various combinations, define integrity. To retain historic integrity, a property must possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association.

State

Office of Historic Preservation

The State of California implements the NHPA of 1966, as amended, through its statewide comprehensive cultural resources surveys and preservation programs. The Office of Historic Preservation (OHP), within the California Department of Parks and Recreation, implements the policies of the NHPA on a statewide level. OHP also maintains the California Historical Resources Inventory. State Historic Preservation Office (SHPO) is an appointed official who implements historic preservation programs within the state.

California Register of Historical Resources

According to PRC 5020.1(j), "historical resource" includes: (1) a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the CRHR (PRC Section 5024.1); (2) a resource included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and (3) any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency's determination is supported by substantial evidence in light of the whole record (14 California Code of Regulations [CCR] Section 15064.5[a]). Generally, resources must be older than 45 years to qualify for listing on the CRHR.

The CRHR is "an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC Section 5024.1[a]).

The criteria for CRHR eligibility are based on NRHP criteria (PRC Section 5024.1[b]; CCR, Title 14, Section 4850 et seq.). Certain resources are determined by the statute to be automatically included in the CRHR, including California properties formally determined eligible for, or listed in, the NRHP.

To be eligible for the CRHR, a prehistoric or historic-era property must be significant at the local, state, and/or federal level under one or more of the following four criteria. The resource:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

An eligible resource for the CRHR must meet one of the criteria of significance described above and retain enough of its historical character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance.

Additionally, the CRHR consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The CRHR automatically includes the following:

- California properties listed in the NRHP and those formally determined eligible for the NRHP;
- California Registered Historical Landmarks from No. 770 onward; and
- California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the CRHR.

Resources that may be nominated to the CRHR include:

- Historical resources with a significance rating of Category 3 through 5 (properties identified as eligible for listing in the NRHP, the CRHR, and/or a local register);
- Individual historical resources;
- Historical resources contributing to historic districts; and
- Historical resources designated or listed as local landmarks or designated under any local ordinance, such as a historic preservation overlay zone.

Under CEQA Guidelines Section 15064.5(b)(3), when a project follows the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* to address potential impacts to historical resources, it is considered to mitigate those impacts to a level of less than significant. The Secretary of the Interior’s Standards for the Treatment of Historic Properties are summarized under “Significance Criteria” in Section 3.2.3 below.

Regarding the proper criteria of historical significance, CEQA Guidelines (Section 15064.5(a)(1-3) mandate that “a resource shall be considered by the Lead Agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (CRHR).”

Local

City of Fremont Register of Historic Resources

The City of Fremont has adopted additional regulations and guidelines for the identification, protection and enhancement of historical resources outlined in Chapter 18.175, Historic Resources, of the City of Fremont Municipal Code. To be considered a significant historic resource and eligible for the Fremont Register of Historic Resources (Fremont Register), a building, structure, object, place, tree, plant life, or site must demonstrate and satisfy criteria for designation. A building, structure, object, place, tree, plant life, or site may be designated for inclusion on the register if it is 50 or more years old and if the Historic Architectural Review Board recommends and the City Council finds that one or more of the following conditions are met:

- (a) A resource may be added to the Fremont register if the city council, after considering the recommendation of the board, finds that:
 - (1) It is listed or has been determined to be eligible for listing in the California register or the national register; or
 - (2) It has been determined by the city council to be significant on the national, state or local level under one or more of the following five criteria:
 - (A) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or to the cultural heritage of California, the United States, or the city; or

- (B) It is associated with the lives of persons important to local, California, or national history; or
- (C) It embodies the distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or it is representative of the notable work of a builder, designer, or architect; or
- (D) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation; or
- (E) Its unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, settlement or district, or the city.

An historic resource of local significance need not qualify for listing on the California register to be included on the Fremont Register of Historic Resources.

City of Fremont Policies

The Community Character Element of the City of Fremont General Plan, adopted in 2011, includes the following goals, policies, and implementation measures associated with the protection of historic resources:

Goal 4-6: Historic Preservation and Cultural Resources. Conservation and enhancement of Fremont's historic sites, buildings, structures, objects, and landscapes into the 21st Century and beyond.

- **Policy 4-6.1: Protection of Historic Resources.** Identify, preserve, protect and maintain buildings, structures, objects, sites and districts which are reminders of past eras, events, and persons important in local, state, or national history.

Historic structures which provide significant examples of architectural periods and styles of the past are irreplaceable assets. They should be protected to provide present and future generations with examples of the physical environments in which past generations lived and worked. The needless destruction and impairment of significant historic resources must be prevented so that opportunities for public enjoyment and economic utilization of such resources are not diminished or lost.

Implementation 4-6.1.A: Demolition, Alteration or Relocation of Historic Resources. Evaluate all applications for demolition, alteration or relocation of buildings, structures or objects constructed prior to 1955 to determine if there is sufficient significance and integrity to merit classification as a Potential Fremont Register Resource or formal designation as a Fremont Register Resource.

Implementation 4-6.1.B: Evaluation of Historic Context. Develop a “mid-century” historic context report for Fremont to provide direction and criteria for evaluating post-1955 buildings, structures, objects, sites, and districts to determine their historical significance. Until such a report is complete, establish interim standards and criteria

Implementation 4-6.1.C: Historic Overlay Districts and Neighborhood Conservation Areas. Create Historic Overlay Districts (HOD) and Neighborhood Conservation Areas (NCA), where appropriate, to protect and support rehabilitation of Fremont’s historic resources. NCAs and HODs should be applied to specific areas and historical settings that warrant formal recognition and designation.

The Historic Overlay District (HOD) is a zoning designation applied to areas with particular historical significance. Currently Mission San Jose and Niles are designated as such. HODs usually contain a mix of Register Resources, Contributing Resources, and Non-Contributing Resources. Construction and demolition in HODs is subject to review to ensure that historic resources are not compromised. Neighborhood Conservation Areas (NCAs) have been designated in neighborhoods which may not fully meet the criteria for HOD designation, but have architectural qualities that warrant special design review considerations.

Implementation 4-6.1.D Fremont Register. Maintain the Fremont Register as the official list of Fremont Historic Register Resources. Update the list as appropriate and maintain a GIS database of Register resources.

Implementation 4-6.1.E Review and Approval of Demolition, Alteration, and Relocation. Continue the role of HARB as advisors to the City Council regarding demolition, alteration, and relocation affecting Fremont Register Resources. The City Council is the final body for review and approval of applications affecting Fremont Register Resources.

- **Policy 4-6.1: Policy 4-6.2: Construction and Alterations within Historic Areas.** Require new construction or alterations to Register Resources or Potential Register Resources located within a designated HOD or NCA to be subject to review and approval by the Historical Architectural Review Board (HARB). However, single-family residential properties (other than Fremont Register Resources and Potential Register Resources) located within an HOD or NCA are not subject to review by HARB.

Implementation 4-6.2.A: Secretary of the Interior Standards. Review proposed alterations to Register Resources and Potential Register Resources in a manner that is consistent with the recommended procedures and best practices provided in The Secretary of the Interior's Standards for the Treatment of Historic Properties, including guidelines for preserving, rehabilitating, restoring and reconstructing historic buildings.

- **Policy 4-6.3: Resource Documentation and Funding.** Identify and record significant historic and archaeological resources, and maximize the use of all potential funding sources, including those available through State and federal programs, for the preservation, rehabilitation, restoration and enhancement of such resources.

The City has an ongoing program of evaluating potential historic resources. In addition, project applicants may be required to evaluate historic resources as part of the development process. Property owners and the general public may also apply for listing of historic resources on the Fremont Register.

Implementation 4-6.3.A: Document Historic Properties. Conduct historic resource evaluations as part of the development review process based upon considerations such as the age, character-defining features, location and setting of the property.

Implementation 4-6.3.B: Fremont Register GIS Database. Identify all documented historic and archaeological resources in the City's Geographic Information System (GIS). A complete listing of Fremont Register Resources, as amended from time to time, shall be attached to the Fremont General Plan as an appendix. Such listing is for informational purposes and shall not require subsequent amendment of the Fremont General Plan if or when revisions to the listing occur.

Implementation 4-6.3.C: Designation of Fremont Register Resources. The HARB shall consider and recommend designation of proposed Fremont Register Resources, including buildings, structures, objects, sites, and districts. Such designations are subject to review and approval by the City Council.

- **Policy 4-6.4: Historic Settings and Landscapes.** Identify and pursue measures to protect the historic settings and landscapes that contribute to Fremont's historic resources. The City shall review proposed development and redevelopment projects to ensure their compatibility with existing historic settings. In particular, such review shall address the scale, massing and on-site improvements of proposed development as it relates to historic settings.

This policy recognizes that the historic value of a site may extend beyond structures and include the landscape and setting around a structure. This could include heritage trees, gardens, historic plantings, significant landscape elements, fences and outbuildings, and other character-defining features.

- **Policy 4-6.5: Design Compatibility.** Preserve the architectural continuity and design integrity of historic districts and other areas of strong architectural character. New development within such areas does not need to replicate prevailing architectural styles exactly but should be complementary in form, height, and bulk.
- **Policy 4-6.6: Historic Preservation Regulations.** Observe local, State and federal historic preservation laws, regulations and codes to ensure conservation of Fremont's significant historic resources. These laws include but are not limited to Mills Act Historic Property contracts, the California Historical Building Code, and State laws related to archaeological resources.

Implementation 4-6.6.A: Mills Act. Encourage and facilitate the use of Mills Act historic property contracts.

Implementation 4-6.6.B: State Historical Building Code. Encourage and facilitate the use of the State Historical Building Code for alteration, rehabilitation and retrofit of Register Resources, Potential Register Resources and other qualifying historic buildings, structures and objects.

- **Policy 4-6.8: Historic Resource Education and Awareness.** Promote a greater understanding and awareness of historic resources in Fremont, and greater appreciation and knowledge of local history. Use historic markers, plaques, walking tours, museums, and other tools to educate residents and visitors about Fremont’s history.

Educational and informational resources include the Museum of Local History (housed in a former fire station in Mission San Jose), the Niles Depot Museum and Niles Canyon Railway, the Jim Sullivan Memorial Library, the Niles Essanay Silent Film Museum and Edison Theater, and the Mission San Jose complex, among others. There are also local organizations and non-profits such as the Niles Main Street Association that promote historic revitalization and restoration.

- **Policy 4-6.9: Adaptive Use of Historic Properties.** Encourage the adaptive use and rehabilitation of historic buildings, structures and objects when original use of the historic property has become obsolete or is no longer feasible.

Implementation 4-6.9.A: Adaptive Use Feasibility Studies. For properties that include historic structures, conduct feasibility studies to evaluate adaptive reuse options as part of the development approval process. Evaluate options as a form based process rather than by use and zoning standards.

- **Policy 4-6.10: Protection of Native American Remains.** Coordinate with representatives of local Native American organizations to ensure the protection of Native American resources and to follow appropriate mitigation, preservation, and recovery measures in the event such resources could be impacted by development.

3.2.3 Environmental Impacts and Mitigation Measures

Significance Criteria

The following significance criterion is from Appendix G of the CEQA Guidelines and is used to determine the level of impacts to historical resources. The proposed project would result in a significant impact if it would:

- Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5.

A project that has been determined to conform with the Secretary of the Interior’s Standards for the Treatment of Historic Properties can generally be considered to be a project that would not cause a significant impact (CEQA Guidelines, 15126.4(b)(1)). Therefore, any alterations to a historical resource should be assessed in accordance with these standards. It is noted that nonconformance with the standards does not necessarily imply a significant impact.

The Standards outline four possible methods of treatment for historic properties: 1) Preservation (*sustaining the integrity of the property*); 2) rehabilitation (*compatible re-use through repair, alteration, and preservation*); 3) restoration (*reconstruction of period features*); or 4) reconstruction (*new construction to replicate historic*); and provides appropriate standards and guidelines for treatment in each of these areas. For this project, the most applicable standards are the Secretary of the Interior’s Standards for Rehabilitation, which are described below.

Secretary of the Interior’s Standards for Rehabilitation

The Secretary of the Interior’s Standards for Rehabilitation (36 CFR 67) provide guidance for lead agencies to use these standards to evaluate proposed rehabilitative work on historic properties, with the stated goal of making possible “a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values” (NPS, 1995). The Secretary of the Interior’s Standards for Rehabilitation are used by federal agencies in evaluating work on historic properties and have been adopted by local governments across the country for reviewing proposed rehabilitation work on historic properties under local preservation ordinances.

The Secretary of the Interior's Standards for Rehabilitation are a useful analytical tool for understanding and describing the potential impacts of proposed changes to historical resources. Under CEQA, proposed projects that adhere to these standards benefit from a regulatory presumption that they would not materially impair a historical resource. Projects that do not adhere to the Secretary of the Interior's Standards for Rehabilitation may cause either a substantial or less-than-substantial adverse change in the significance of a historical resource.

The following are the Secretary of the Interior's Standards for Rehabilitation:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, and pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As stated in the definition, "rehabilitation" assumes that at least some repair or alteration of the historic resource needs to take place to provide for an efficient contemporary use. However, these repairs and alterations must not damage or destroy the materials and features, including their finishes, which are important in defining the building's historic character.

Impacts of the proposed project relating to other Appendix G significance criteria for other historical and cultural resources were assessed in the Initial Study checklist to be less than significant, and not requiring further analysis within this EIR (refer to Appendix A for consideration of other CEQA significance criteria).

Approach to Analysis

The above significance criterion is used as the basis for determining the significance of impacts to historical resources. Once a historical resource has been evaluated as significant, it must be determined whether the impacts of the project would "cause a substantial adverse change in the significance" of the resource (CEQA Guidelines Section 15064.5[b]). A substantial adverse change in the significance of a historical resource means "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of [the] historical resource would be materially impaired" (CEQA Guidelines Section

15064.5[b][1]). A historical resource is materially impaired through the demolition or alteration of the resource's physical characteristics that convey its historical significance and that justify its inclusion in (or eligibility for inclusion in) the CRHR or a qualified local register (CEQA Guidelines Section 15064.5[b][2]).

Impact Analysis

Impact HIST-1: The proposed project would result in a substantial adverse change in the significance of a historical resource (*Significant and Unavoidable*).

Construction

The project's construction would result in a significant impact to the historical resource, resulting from:

- **Demolition** of the majority of contributing resources (with only the residence, tankhouse, and Canary Island palm tree retained), including removal of the barn, original building clusters, and orchard remnants.
- **Relocation** of the residence, tankhouse, and Canary Island palm tree from their original locations to the southeast corner of the site. As part of the relocation, the residence's orientation would be changed to face east.
- **Renovation** of the residence and tankhouse for re-use, including construction of an addition on the south side of the residence, a detached garage to the west of the residence, and conversion of the tankhouse into an office and loft (to the north of the residence).

The following provides further analysis of the potential project impacts that have the potential to result in a substantial adverse change in significance of the historical resource.

Demolition

The project proposes development of a 24-lot subdivision that would contain 18 single-family residences, and would demolish all existing buildings and structures except the residence and tankhouse, causing a substantial adverse change in the significance of 48495 Ursa Drive. As a rural historic landscape, the significance of 48495 Ursa Drive is based on the interrelationship and linkage of its various contributing resources that reflect the function and importance of the historical resource. The project would cause the demolition and irreplaceable loss of six contributing resources (the barn, garage, processing shed, mixing shed, circulation patterns, and remnant orchard areas) out of nine contributing resources identified within the project site boundaries.

The loss of these six contributing resources would negatively impact the historic integrity of location, design, setting, feeling, materials, workmanship, and association of the property as a rural historic landscape. Key characteristics would also be lost, such as evidence of past human and land uses, vegetation, and cultural traditions. Overall, the historical resource would no longer resemble a small-scale orchard from its period of significance due to the redevelopment of the property, and the significance of the historical resource would be materially impaired, resulting in a substantial adverse change.

Relocation

The residence, tankhouse, and Canary Island palm tree would be relocated from their present locations onto proposed Lot 1, a 6,291-SF lot fronting onto Ursa Drive in the southeast corner of the project site surrounded by new residential properties. With this relocation, the residence's orientation would be changed and its set back within the parcel would be altered.

Relocating the residence, tankhouse, and Canary Island palm tree would cause a substantial adverse change in the significance of the property, because the historical resource's new location would not match the original site in terms of size, topography, setting, orientation, and on-site landscaping. The residence, tankhouse, and Canary Island palm tree would no longer be within a rural historic landscape or small-scale orchard setting, further diminished by the loss of six contributing resources that also comprise the historical resource. Key elements, such as spatial organization patterns, circulation, building clusters, and vegetation, would not be retained, leading to the loss of major contributing resources and character-defining features representative of the larger historical resource's significance.

While three contributing resources would remain within the project site, the residence, tankhouse, and Canary Island palm tree would no longer have a direct association with the former rural historic landscape when considering the significance of the property, as a whole. Historic integrity aspects of location, setting, feeling, workmanship, and association would be impaired by the relocation of the remaining three contributing resources and the development of a residential subdivision within the parcel. Therefore, relocating the residence, tankhouse, and Canary Island palm tree would cause a substantial adverse change in the significance of this historical resource.

Renovation

After the residence and tankhouse are relocated, they would be renovated for reuse as a residence and office, respectively. A new addition would be constructed on the south side of the relocated residence and a detached garage would be built to the west of the residence.

The residence would be repainted, and doors and windows would be replaced, depending on the level of deterioration. The façade architectural features would be maintained. Existing non-historic structures (trellis-covered lean-to) would be removed. The tankhouse would be renovated to include a first-story office and an artist loft above it. The new garage would be one-story in height and would feature a design similar to the residence.

As a result of these proposed renovation plans, alterations would be made to character-defining features of the residence and tankhouse, affecting its historic appearance and narrative. The addition would be highly visible along the new south elevation of the residence and several new window and door bays would be added, reconfiguring the current east elevation appearance, form, and arrangement. These alterations, coupled with removal of most of the contributing resources, and the residence's relocation and new orientation, would impair the residence's ability to reflect the significance of the larger property. Additionally, a new window bay opening would be installed on the tankhouse. While the improvements are sensitive to the existing historic design of the residence and tankhouse, the alterations to the project site as a whole would cause a loss of historic integrity to aspects of design, feeling, materials, and workmanship, and would not be consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. The following provides more information on the project's lack of conformance with the Secretary of Interior Standards for Rehabilitation (as the Standards for Reconstruction, Restoration, and Preservation are not as applicable):

- While the residence and tankhouse would receive a new use, they would experience major changes that would cause the project site, as a whole, to no longer retain the defining characteristics of its site and environment (Standard for Rehabilitation 1).
- The renovation of the residence and tankhouse, along with relocation of the Canary Island palm tree and removal of the other six contributing resources, would diminish the resource's historic integrity, and cause a change in character and alteration of spaces that characterize the historical resource as a whole (Standard for Rehabilitation 2);
- The renovation would create a false sense of history by relocating the buildings from their original location and removing numerous contributors (Standard for Rehabilitation 3);
- The construction of new additions, and numerous new residences, would cause the removal of historic fabric and materials (Standard for Rehabilitation 9);

Therefore, when considering the significance of the property as a whole, the renovation would cause a substantial adverse change in the significance of a historical resource.

Notwithstanding this, the project would conform to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* guidelines to the extent feasible as part of the renovation of the residence; however, not in a manner that avoids or lessens substantial adverse changes to the resource as a whole. The roof of the addition would be three feet lower than the residence, the parapet along the roof would be simplified, and the width of the addition would be approximately 14 feet wide and set back five feet from the existing residence southeast corner facing Ursa Drive. The design of the addition would be sympathetic and subordinate to the residence. The addition would not create a false sense of historical development and construction would not destroy historic materials or features that characterize the property. The new work would be differentiated from the old and would be compatible with historic materials, features, size, scale and proportion, and massing to protect the integrity of

the property and its environment. The addition, as well as the adjacent new garage construction, would be undertaken in such a manner that, if removed in the future, the essential form and integrity of the residence would be unimpaired.

While the proposed project would have a significant and unavoidable impact to historical resources, it has been designed in a manner that would minimize or lessen impacts (however, not to a level less than significant) as the project site would maintain historic elements and character-defining features associated with the remaining contributing elements of the historical resource (residence, tankhouse, and Canary Island palm tree).

In summary, construction of the project would cause a significant impact to the historical resource. The demolition of nearly all of the contributing resources to a historical resource, as well as the relocation and alteration of the remaining buildings in a manner not consistent with the Secretary of Interior Standards as a whole, would constitute a significant direct impact.

Mitigation Measures

In order to reduce the significance of the impacts to the historical resource associated with the proposed project, the project applicant shall implement Mitigation Measures HIST-1a through HIST-1d. Recordation (Mitigation Measure HIST-1a) would eliminate one adverse impact of demolition (the loss of historical information), but it would not prevent the physical loss of a significant historical resource. With the implementation of Mitigation Measures HIST-1a through HIST-1d, impacts to the historical resource would be reduced, but not to a level of less than significant. Therefore, per CEQA Guidelines Section 15064.5(b), the proposed project would cause a significant impact to a historical resource that cannot be mitigated to a level of less than significant. As a result, impacts would remain **significant and unavoidable**.

Mitigation Measure HIST-1a: Recordation: In consultation with the City of Fremont Planning Division, the project applicant shall document the 48495 Ursa Drive property prior to demolition and relocation activities. This documentation shall be performed by Secretary of Interior-qualified professionals (in history or architectural history) and consistent to the standards of the National Parks Service (NPS) Historic American Building Survey (HABS)/Historic American Landscape Survey (HALS) Level I report. HABS/HALS documentation shall consist of the following elements:

1. **Drawings:** If historical as-built drawings do not exist (or are not reproducible to HABS/HALS standards), then measured drawings shall be prepared to document the property. These drawings shall include a site plan and exterior elevations of the residence, tankhouse, garage, barn, processing shed, and mixing shed.
2. **Photographs:** Photo-documentation of the 48495 Ursa Drive property shall be prepared to HABS/HALS standards for archival photography. HABS standards require large-format black-and-white photography, with the original negatives having a minimum size of 4"x5". Digital photography, roll film, film packs, and electronic manipulation of images are not acceptable. A minimum of 24 photographs must be taken, detailing the site, building exteriors, and the interiors of the residence, tankhouse, and barn. Photographs must be identified and labeled using HABS/HALS standards.

Color non-archival photographs of the historical building and grounds shall be taken to supplement the limited number of archival photographs required under the HABS/HALS standards described above. Photographs should include overall views of the site, including the remnant orchard and access road; exterior elevations of each elevation of the residence, tankhouse, barn, processing shed, mixing shed and garage; and individual views of important site features.

3. **Historical Overview:** In consultation with the City of Fremont Planning Division, a qualified historian or architectural historian shall assemble historical background information relevant to the 48495 Ursa Drive property and its setting based on HABS/HALS guidelines for historical reports. Much of this information may be drawn from previous reports, and shall detail critical information such as the property's physical history, historic context, architectural character (including inventories of key interior and exterior features), and a summary of information sources.

Following completion of the HABS/HALS documentation and approval by the City of Fremont, the materials shall be placed on file with the City of Fremont, local historical societies, and libraries (including at a minimum, the Washington Township Museum of Local History and the Fremont Main Library).

Mitigation Measure HIST-1b: Architectural Salvage: Prior to demolition, the project applicant shall make architectural materials from the site available to museums, archives, and curation facilities; the public; and nonprofit organizations to preserve, interpret, and display the history of the historical resource. The applicant shall give representatives of these groups the opportunity to salvage materials for public information or reuse in other locations. The materials to become architectural salvage shall include objects and other features available on site, including planting materials, and shall be identified and made available prior to the commencement of demolition activities, to ensure that materials removed do not experience further damage from removal/demolition. No materials shall be salvaged or removed until HABS/HALS recordation and documentation are completed and an inventory of key exterior and interior features and materials is completed by Secretary of Interior-qualified professionals. The inventory of key exterior and interior shall be developed as part of Mitigation Measure HIST-1a.

Mitigation Measure HIST-1c: Interpretative Display or Signage: In concert with HABS/HALS documentation (Mitigation Measure HIST-1a), the project applicant shall install an interpretive display or signage for public exhibition concerning the history of the historical resource at the site or provided to local historical societies and libraries. The display and or signage could be based on the photographs produced in the HABS/HALS documentation, and the historic archival research previously prepared as part of the project.

Mitigation Measure HIST-1d: Oral History: The project applicant shall engage a qualified historian or architectural historian to complete an oral history of the 48495 Ursa Drive property by conducting an interview with long-time property residents Robert (Bob) Silva and Silva and Pattie Silva-Rotondo, the grandchildren of the original owners Antone and Louisa Silva. The interview shall be recorded on a CD. As part of this endeavor, the historian will create digital scans of historic photographs of the property (or surroundings) that Mr. Silva and Mrs. Silva-Rotondo make available. The transcribed interview and photo scans will be submitted to the Washington Township Museum of Local History and Fremont Main Library for inclusion in their public collections.

Operation

As discussed above, the historical resource would be significantly impacted by construction of the project. Operation of the proposed project, once constructed, would not cause further significant and unavoidable impacts to historical resources, since the property would no longer retain integrity as a historical resource. Construction would cause the historical resource to be adversely changed in a manner that no longer qualifies it as a historical resource. Therefore, operation of the project would have **no impact** to historical resources.

This page intentionally left blank.

4. Other CEQA Considerations

4.1 Cumulative Impacts

Cumulative impacts do not refer to project-related impacts, but to the impacts of a proposed project when considered with the impacts of past, present, and probable future projects producing related impacts, as required by Section 15130 of the CEQA Guidelines. Other past, present, and future projects that would contribute to environmental impacts of the proposed project are referred to as “related projects.”

As stated in CEQA Section 21083(b)(2), a project may have a significant effect on the environment if “its effects are individually limited but cumulatively considerable.” According to the CEQA Guidelines Section 15355:

“Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

- (a) The individual effects may be changes resulting from a single project or a number of separate projects.
- (b) The cumulative impact from several projects is the change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

In addition, as per the CEQA Guidelines: “The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project’s incremental effects are cumulatively considerable.”

The analysis in this section includes:

- A determination of whether the long-term impacts of all related past, present, and future plans and projects would cause a cumulatively significant impact; and
- A determination as to whether implementation of the proposed project would have a “cumulatively considerable” contribution to any significant cumulative impact. (See CEQA Guidelines Sections 15130[a]-[b], Section 15355[b], Section 15064[h], and Section 15065[c]).

In other words, the required analysis intends to first create a broad context through which to assess the project’s incremental contribution to anticipated cumulative impacts, viewed on a geographic scale well beyond the proposed project itself, and then to determine whether the project’s incremental contribution to any significant cumulative impacts from all related projects is itself significant (i.e., “cumulatively considerable” according to CEQA).

The discussion of cumulative impacts must reflect the severity of the impacts, as well as the likelihood of their occurrence; however, the discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone. The analysis should be guided by the standards of practicality and reasonableness, and it should focus on the cumulative impacts to which the other identified projects contribute to the cumulative impact.

4.1.1 Cumulative Context

CEQA Guidelines Section 15130(b)(1), identifies two approaches to analyzing cumulative impacts. The first is the summary approach (also known as the “plan” approach), wherein the relevant projections, as contained in an adopted general plan or related planning document that evaluates regional or area wide conditions, are summarized. The second is the list approach, through which a defined set of past, present, and reasonably anticipated future projects producing related or cumulative impacts is considered for analysis.

The City’s Development Activity Map (City, 2017) provides a snapshot of proposed development projects in the City. As of May 1, 2017 (the most current map available at the time of EIR preparation), 108 development projects

were identified, nine of which are located within one of the City’s Historic Overlay Districts, as indicated in Table 4-1.

The City also identifies “major projects within Priority Development Areas.” Priority Development Areas are areas identified by the City for investment, new homes and new growth, and, therefore, represent the primary growth areas of the City. These projects are also identified in Table 4-1 below.

The projects listed in Table 4-1 are not intended to be an all-inclusive list of projects in the City, but rather an identification of larger projects approved or planned that may contribute to cumulative impacts on historical resources if the proposed project or alternatives and other projects listed in Table 4-1 would adversely affect cultural resources in the project vicinity. The cumulative discussion describes the cumulative geographic context considered for historical resources at a level appropriate to the analysis presented in this EIR.

Of the projects listed on Table 4-1, only the Palmdale Estates project would affect historical resources. The Palmdale Estates project is located within the Palmdale Historic District and the project would rehabilitate historic residences and remove landscape and site features that are contributors to the Palmdale Historic District (City, 2014). The project is also within the Mission San Jose Historic Overlay District.

As noted within the General Plan EIR, despite the many safeguards and substantial protections in place in City policies, ordinances, and regulations, it is theoretically possible that development occurring in the City under the General Plan could result in the material impairment of historical resources that are unknown to the City and likely to have gained significance subsequent to 1955. However, there are no other reasonably foreseeable future development projects known at this time that would affect historical resources.

Table 4-1. List of Projects in the City of Fremont

Project	Location	Land Use	Units/Commercial, Office, Industrial
Mission San Jose Historic Overlay District			
Jain Property	Washington Boulevard	Residential	2 units
Mill Creek Chateau	Mill Creek Road	Residential	3 units
Palmdale Estates	Mission Boulevard	Residential	126 units
Silicon Valley Development	Bryant Street	Residential and commercial (offices)	3 units/1,600 SF
Washington Development	Washington Boulevard	Residential	3 units
Niles Historic Overlay District			
Chevron Gas Station Mission	Mission Boulevard	Commercial	4,000 SF
Jaynes Niles Mixed-Use Project	Niles Boulevard	Residential and commercial	12 units/4,630 SF
Mowry Ave LLC	Cindy Street	Residential	21 units
Niles Gateway	Niles Boulevard	Residential, commercial and community uses	98 Units/2,400 SF
Centerville Community Plan Area			
Artist Walk	Fremont Boulevard	Residential and commercial uses, and outdoor space to display local art and accommodate street markets	185 units/ 28,641 SF
Peralta Crossing	Corner of Maple Street and Peralta Boulevard	Residential	46 units
Granite Ridge	City’ old corporation yard at Sequoia Avenue and Paseo Padre Parkway	Residential	127 units

Project	Location	Land Use	Units/Commercial, Office, Industrial
Crown Court	Corner of Central Avenue and Fremont Boulevard	Residential	27 units
Downtown Community Plan Area			
Local at State Street		Residential and commercial land uses	157 units/21,000 SF
Capitol Villas	Corner of Hastings Street and Capitol Avenue	Residential and commercial land uses	44 units/13,500 SF
Central Community Plan Area			
Walnut Residences	1031 Walnut Avenue	Residential	632 units
Irvington Community Plan Area			
Connolly Center	40733 Chapel Way	Residential	66 units
Laguna Commons	Fremont Boulevard near Irvington Avenue	Residential	64 units
Mission Place	2817 Driscoll Road	Residential	24 units
Osgood Residences	Osgood Road near the future Irvington BART Station	Residential	93 units
Warm Springs Community Plan Area			
Valley Oak's Old Warm Springs Boulevard South Master Plan	South of South Grimmer Boulevard, east of Fremont Boulevard, and west of Old Warm Springs Boulevard	Residential and commercial uses, including a hotel and restaurant	785 units/325,000 SF
Lennar's Area 4 Master Plan	North of South Grimmer Boulevard, east of Fremont Boulevard, and west of Lopes Court	Residential and commercial and industrial uses	2,214 units/1.4 million SF
Toll Brothers Warm Springs TOD Village Master Plan	44960 Warm Springs Boulevard	Residential and neighborhood commercial uses	1,000 units/ 5,000 SF

Source: City, 2017

SF = square feet

4.1.2 Cumulative Impact Analysis

Cumulative Impact C-HIST-1: The proposed project, combined with cumulative development, including past, present, and reasonably foreseeable future development, could result in a significant adverse cumulative cultural resources impact (*Less than Significant*).

Past development in the immediate vicinity, including the residential subdivision development around the entire project site, has had a significant, adverse impact on historical resources of the City. Past projects include post-World War II residential subdivisions in the area that transformed the landscape from orchards and rural residential to suburban residential subdivisions. The present project proposes to develop the last surviving orchard and associated residential buildings left in the Warm Springs area, which collectively are considered a historical resource for the purposes of CEQA.

The project would contribute to cumulative impacts on historical resources, if the project and other projects in the City were to adversely impact the same resources or cause impacts on other historical resources in the project vicinity. Of the projects listed in Table 4-1, only the Palmdale Estates project represents a foreseeable project that may have an impact on known historical resources in the City of Fremont. The Palmdale Estates project is located within the Palmdale Historic District and Mission San Jose Historic Overlay District, approximately 4 miles north of

the project site. The Palmdale Estates project would rehabilitate historic residences and remove landscape and site features that are contributors to the Palmdale Historic District (City, 2014). Overall, though no existing buildings within the Palmdale Historic District would be demolished or adversely impacted in a manner that impact their significance, there would be significant impacts to the contributing landscape elements and setting and character of the district. As a result, the Palmdale Estates EIR concluded that implementation of mitigation measures would not reduce impacts on historical resources to a less-than-significant level; therefore, project level impacts of the Palmdale Estates project on historical resources would be significant and unavoidable. The Palmdale Historic District is considered to be historically significant due to its associations with significant events in the history of the settlement of the area (particularly after the secularization of Mission San Jose); its association with the lives of Elias Lyman Beard and Juan Gallegos (persons important in the past); and due to distinctive architecture dating from 1927 and historic landscape features that span the period from 1885 to 1948 (City, 2014).

The proposed project would not impact the same historical resources or same type of historical resource that would be impacted by the Palmdale Estates project, nor would the Palmdale Estates project cause impacts on historical resources in the project vicinity. While the periods of significance for the Palmdale Historic District and the project site overlap (1885 through 1948; and 1905 through 1958, respectively), their associations with events in the history of the area are different (settlement of the Mission San Jose area; and establishment of small-scale family run orchards by Portuguese immigrants, respectively). As a result, the cumulative impact of the proposed project, together with foreseeable projects on historical resources would be less than significant.

4.2 Growth Inducing Impacts

The CEQA Guidelines (Section 15126.2[d]) requires an examination of the direct and indirect impacts of the proposed project, including the potential of the project to induce growth leading to changes in land use patterns and population densities and related impacts on environmental resources.

Direct growth-inducement would result if a project involved construction of new housing. Indirect growth-inducement would result, for instance, if implementing a project resulted in any of the following:

- Substantial new permanent employment opportunities (e.g., commercial, industrial, or governmental enterprises);
- A construction effort with substantial short-term employment opportunities that indirectly stimulates the need for additional housing and services to support the new temporary employment demand; or,
- Removal of an obstacle to additional growth and development, such as removing a constraint on a required public utility or service (e.g., construction of a major sewer line with excess capacity through an undeveloped area) or adding development adjacent to undeveloped land.

Growth-inducement itself is not an environmental effect, but it may foreseeably lead to environmental effects. These environmental effects may include increased demand on other community and public services and infrastructure, increased traffic and noise, degradation of air or water quality, degradation or loss of plant or animal habitats, or conversion of agricultural and open space land to urban uses.

The project would not directly induce unplanned population growth in the City of Fremont and, as such, would not result in substantial new housing or employment opportunities that lead to environmental effects. The proposed project would be expected to increase the population in the City of Fremont through the construction of 17 new single-family residences, and refurbishment of the existing, unoccupied home and could result in approximately 56 new residents.⁷ The proposed project would be consistent with the land use designation for the project site under the City's General Plan (Low Density Residential, from 2.3 to 8.7 dwelling units per acre), and would, therefore, not involve more residential development and population than proposed by the City's General Plan. Therefore, the project-related estimated increase in population and housing is within the range specified in the

⁷ Based on the Department of Finance's (DOF's) 2016 estimate of 3.09 persons per dwelling unit and 18 proposed dwelling units, the proposed project is estimated to accommodate 56 new residents at buildout.

General Plan for residential development under the Low Density Residential land use designation for the project site.

Implementation of the proposed project does not include commercial, office, or industrial land uses that would generate permanent employment opportunities. Project construction activities would generate temporary and short-term employment, but these construction jobs are anticipated to be filled from the existing local employment pool. In addition, if some nonlocal construction workers were employed for the project, the temporary and short-term nature of the work supports the conclusion that these workers would not typically relocate to the City while working at the project site. Therefore, construction of the proposed project would not indirectly result in a population increase or induce growth by creating permanent new jobs.

The project site is an infill site, surrounded by existing development. Consequently, the proposed project would not require extensions of Ursa Drive or other existing roadways in the vicinity of the project site to access the project site. Additionally, new stormwater facilities and on-site water and wastewater infrastructure required to serve the proposed project would be sized to accommodate project-related demands and would not be intended to serve development on lands other than the project site. Because the infrastructure that would be provided for the proposed project would only serve the projected demand by the project, the proposed project would not result in indirect growth-inducing effects by increasing infrastructure capacity that could serve additional development.

Overall, any minimal growth that the proposed project could induce has been evaluated and provided for in the City's General Plan, and the proposed project would not result in permanent employment opportunities. In addition, the proposed project would not induce substantial population growth indirectly through the extension of roads or other utility infrastructure. Therefore, the proposed project would not induce substantial growth in the City of Fremont.

4.3 Significant Irreversible Changes

CEQA (Public Resources Code Section 21100[b][2]) provides that an EIR shall include a detailed statement setting forth "[i]n a separate section...[a]ny significant effects on the environment that would be irreversible if the project is implemented." State CEQA Guidelines Section 15126.2(c) provides the following guidelines for analyzing the significant irreversible environmental changes of a project:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also irretrievable damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

The proposed project would relocate the existing Silva residence, tankhouse, and Canary Island palm tree, demolish the remaining on-site structures, remove the remnant orchard, and develop 17 new houses. This change in land use would represent a long-term commitment to new land uses and would cause an irreversible loss of an historical resource, since the potential for developed land to revert back to the project site's current land uses is highly unlikely. This conversion of the land to residential uses would, however, be generally consistent with the City's General Plan, which is the community's blueprint and vision for future development of the City, except for policies relating to the preservation of historical resources.

Energy used during project construction would be expended in the form of electricity, gasoline, and diesel fuel, which would be used primarily by construction equipment, trucks delivering equipment and supplies to the site, and construction workers driving to and from the site. There are no unusual project characteristics that would necessitate the use of construction equipment that would be less energy-efficient than at comparable construction sites in other parts of the City. Therefore, it is not expected that construction fuel consumption associated with the proposed project would be more inefficient, wasteful, or unnecessary than at other construction sites in the region.

Other nonrenewable and slowly-renewable resources consumed as a result of project development would include, but not necessarily be limited to, lumber and other forest products, sand and gravel, asphalt,

petrochemical construction materials, and water. The use of these nonrenewable resources would account for only a small portion of the region's resources and would not affect the availability of these resources for other needs in the region.

The proposed project would not result in irreversible damage from environmental accidents, such as an accidental spill or explosion of a hazardous material. During construction, equipment would be using various types of fuel and material classified as hazardous. In the State of California, the storage and use of hazardous substances are strictly regulated and enforced by various local, regional, and state agencies to prevent impacts related to environmental accidents. The nature of construction – that for a conventional residential subdivision – would not involve unusual amounts or types of hazardous materials that could result in irreversible damage from an accidental release. Similarly, long-term occupation of the project site by residential uses would not involve hazardous materials beyond standard, common-place household and landscaping chemicals which would not result in significant environmental accidents with their use in accordance with manufacturer instructions.

4.4 Significant and Unavoidable Environmental Impacts

California Code of Regulations Section 15216.2(b) of the State CEQA Guidelines requires an EIR to include a discussion of any significant environmental impacts that cannot be avoided if the project is implemented. Chapter 3 of this EIR provides a detailed analysis of all significant and potentially significant environmental impacts related to implementing the proposed project; identifies feasible mitigation measures, where available, that could avoid or reduce these significant and potentially significant impacts; and presents a determination whether these mitigation measures would reduce these impacts to less-than-significant levels. Section 4.1 above identifies the significant cumulative impacts resulting from the combined effects of the proposed project and related projects. If a specific impact in either of these sections cannot be fully reduced to a less-than-significant level, it is considered a significant and unavoidable adverse impact.

Implementing the proposed project would result in the following significant adverse impacts:

- **Impact HIST-1: The proposed project would result in a substantial adverse change in the significance of a historical resource.** As discussed in Section 3.2.3, Environmental Impacts and Mitigation Measures, the project would demolish six contributing resources (i.e., the barn, garage, processing shed, mixing shed, circulation patterns, and remnant orchard areas) out of nine identified within the project site boundaries. Relocating the residence, tankhouse, and Canary Island palm tree would cause a substantial adverse change in the significance of the property, because the historical resource's new location would not match the original site in terms of size, topography, setting, orientation, and on-site landscaping. Renovations to the residence and tankhouse would be made to character-defining features, affecting its historic appearance and narrative and these renovations would not conform to the Secretary of Interior Standards for Rehabilitation. In summary, the demolition of nearly all of the contributing resources to a historical resource, as well as the relocation and alteration of the remaining buildings (i.e., the residence and tankhouse) in a manner not consistent with the Secretary of Interior Standards, would constitute a significant direct impact.

Mitigation measures are identified to reduce this project impact; however, they would not reduce the impact to less than significant. The City's General Plan anticipated future residential development on the project site and the proposed density would be consistent with the General Plan land use designation for the site. However, development of the project site cannot occur without affecting the historical resource. Consequently, the loss of historical resources associated with the proposed project would be **significant and unavoidable**.

5. Alternatives

5.1 Introduction

CEQA Guidelines Section 15126.6(a) requires that an EIR describe a range of reasonable alternatives to a project, or the location of a project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather, a range of potentially feasible alternatives, governed by the “rule of reason,” must be considered. This is intended to foster informed decision making and public participation (CEQA Guidelines Section 15126.6[f]).

CEQA generally defines “feasible” to mean capable of being accomplished in a successful manner within a reasonable period of time, taking into account environmental, social, technological, and legal factors. The following factors may also be taken into consideration when assessing the feasibility of alternatives: site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and the ability of a project proponent to attain site control (CEQA Guidelines Section 15126.6[f][1]).

CEQA also requires that a No Project Alternative be evaluated (CEQA Guidelines Section 15126.6[e]). The analysis of a No Project Alternative is based on the assumption that a project would not be approved. In addition, an environmentally superior alternative must be identified among the alternatives considered. The environmentally superior alternative is generally defined as the alternative that would result in the least adverse environmental impacts to a project site and affected environment. If the No Project Alternative is found to be the environmentally superior alternative, the EIR must also identify an environmentally superior alternative among the other alternatives.

The analysis of alternatives is of benefit to decision makers, because it provides more complete information about the potential impacts of land use decisions. Consequently, there is a better understanding of the interrelationship among all of the environmental topics under evaluation. Decision makers must consider approval of an alternative if it would substantially lessen or avoid significant environmental impacts identified for a proposed project and if it is determined to be feasible.

5.2 Factors Considered in the Selection of Alternatives

The CEQA Guidelines recommend that an EIR briefly describe the rationale for selecting the alternatives to be discussed, identify any alternatives that were considered by the lead agency but were rejected as infeasible, and briefly explain the reasons underlying the lead agency’s determination (CEQA Guidelines Section 15126.6(c)). The following factors were considered in identifying the range of reasonable alternatives to the project for this Draft EIR:

- The extent to which the alternative would accomplish most of the basic objectives of the project (refer to Section 2.3).
- The extent to which the alternative would avoid or lessen the identified significant and/or unavoidable environmental effects of the project.
- The feasibility of the alternative.
- The extent to which an alternative contributes to a “reasonable range” of alternatives necessary to permit a reasoned choice.

Per Section 15126.6(b) of the CEQA Guidelines, the discussion of alternatives shall focus on alternatives to a project (or its location) that are capable of avoiding or substantially lessening significant impacts of a project, even if the alternatives would impede to some degree the attainment of the project objectives or would be more costly.

As discussed in the Initial Study (Appendix A), the proposed project’s impacts to aesthetics, air quality, biological resources, geology and soils, greenhouse gas emissions, public services, and utilities and services would be less

than significant; and the proposed project's impacts to hazards and hazardous materials, hydrology and water quality, noise, and transportation and traffic would be less than significant with mitigation. As discussed in Sections 3.2 and 4.1 of this EIR, the proposed project would result in significant adverse impacts on historical resources at the project level. Mitigation measures are identified to reduce these project impacts; however, they would not reduce the impacts to less than significant. Consequently, the loss of the historic resource associated with the proposed project would be significant and unavoidable. This alternatives analysis, therefore, focuses on project alternatives that could avoid or substantially lessen the historical resources impacts of the proposed project.

The following alternatives that may avoid or substantially lessen impacts on the historical resource were identified:

- No Project Alternative
- Preservation Alternative
- Partial Preservation Alternative
- Off-Site Relocation

As described in Section 5.3 below, the off-site relocation alternative was considered but rejected from further consideration. The other three alternatives were retained for further analysis, as presented in Section 5.4 below.

5.3 Alternatives Considered but Rejected From Further Analysis

One potential alternative to the proposed project that was initially considered but determined infeasible and eliminated from further analysis was relocation of the historical resources to another location in the City.

This off-site relocation alternative would potentially relocate seven of the nine contributing resources on the property (including the residence, tankhouse, barn, garage, processing shed, mixing shed, and Canary Island palm, but excluding the remnant orchards and circulation patterns) to another location within the City.

Previous attempts to relocate historic structures have shown that there is typically limited funding available for relocation and then to maintain and administer the relocated structures. As a result, past efforts to move historic structures off-site have been unsuccessful and resulted in deterioration of the structures. The costs of relocating all of the contributing resources would likely outweigh the economic return; an initial estimate to relocate only the barn structure to another site within the City was approximately \$300,000 (Robson, 2017). This estimate did not include the cost of land, which could also be prohibitive given the cost and scarcity of available land in the City. Furthermore, relocation of the contributing resources would remove an established and familiar visual feature of the area, and depending on the relocation site, the contributing resources could lose their relationship to the rural historic landscape. Therefore, this off-site relocation alternative would not reduce the project's significant and unavoidable impact on historic resources. For these reasons, an off-site relocation alternative is not discussed further in this EIR.

5.4 Description and Analysis of Alternatives Retained

5.4.1 No Project Alternative

Description of No Project Alternative

The No Project Alternative assumes no development would occur on the project site. The project site would not be subdivided and 17 new single-family homes would not be built. Under the No Project Alternative, the Silva House, tankhouse, barn, and other associated outbuildings would remain in their current location and orientation (Figures 2-2 and 2-3). The Canary Island palm tree would not be relocated, and the remnant orchard and other ornamental trees, including those "trees of exceptional adaptability to the Fremont area," would not be removed. The panhandle area of the site would remain in its current configuration—the northern strip of the panhandle would remain part of the project site (i.e., it would not be conveyed to the ACFCWCD for flood channel access), and the existing easement on the southern strip of the panhandle would be retained (i.e., the easement would not

be quitclaimed, and the existing driveway would not be removed or incorporated into the yards of the adjacent properties).

Analysis of No Project Alternative

Compliance with Project Objectives

The No Project Alternative would not meet any of the proposed project's objectives identified in Section 2.3, because it would not redevelop the existing underutilized property; would not preserve, relocate, and restore the historic-period Silva House and tankhouse; and would not construct a new attractive economically-viable neighborhood of single-family homes compatible with the existing surroundings and consistent with the General Plan. Furthermore, the property would likely remain in its current state of disrepair and continue to deteriorate.

Analysis of Impacts

- With the No Project Alternative, none of the contributing resources or character-defining features of 48495 Ursa Drive, including the extant buildings or the remnant orchard, would be altered and, therefore, there would be no impacts to a historical resource. Furthermore, there would be no ground disturbance, so there would be no potential impacts related to the discovery of previously unknown archaeological or paleontological resources.
- Overall, no impacts to other resource topics would occur under the No Project Alternative. Because there would be no construction activities, there would be no construction-related impacts related to air quality; geology, soils, and seismicity; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; noise; or transportation and traffic under the No Project Alternative.
- In addition, there would be no new development on the project site and no associated increases in population. With no development or residents at the project site, the No Project Alternative would have no operational-related impacts to aesthetics, air quality, biological resources, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services, transportation and traffic, or utilities and services. The No Project Alternative would not require rezoning of the project site.

5.4.2 Alternative 1: Preservation

Description of Alternative 1

The Preservation Alternative (Alternative 1) would retain the existing Silva House, Canary Island palm tree, tankhouse, barn, garage, processing shed, mixing shed, and majority of the circulation patterns in their current locations (Figure 5-1), on one large lot (Lot 9) in the northern portion of the project site (i.e., proposed Lots 9 through 18 and Lots B and C of the proposed project would be one lot under this alternative). Single-family homes would be developed on Lots 1 through 8 in the southern portion of the project site, and access would be provided by a new private cul-de-sac off Ursa Drive (proposed Lot A). Proposed Lots D and F would provide access and stormwater control, similar to the proposed project. In total, Alternative 1 would subdivide the project site into nine lots, develop eight new single-family homes, retain most of the contributing features to the historical resource in their current locations, and refurbish the existing residence. Alternative 1 would, therefore, result in ten fewer houses than the proposed project and could result in 26 new residents (compared to 56 new residents under the proposed project). The non-contributing open-air shed would be demolished under this alternative, and the majority of the remnant orchards on the site would be removed.

Alternative 1 would retain the existing location, orientation, and spatial relationship of the Silva House with the tankhouse, Canary Island palm tree, barn, garage, mixing shed and processing shed. An addition would be constructed on the north side of the Silva House. The existing circulation patterns on the main portion of the project site would be retained; however, these driveways would now be linked to the new cul-de-sac (Lot A), rather than to the existing driveway along the panhandle. Similar to the proposed project, the easement on the southern strip of the panhandle would be quitclaimed and the adjacent property owners would retain ownership of the abutting portion of the driveway. Over time, it is anticipated that the adjacent property owners would re-fence their lots, remove the existing driveway, and incorporate these areas of the southernmost strip into their rear

yards. The northern strip of the panhandle (Lot F) would be conveyed to the ACFCWCD and a dedicated easement along the eastern and southern boundary of Lot 9 would be provided for the benefit of ACFCWCD, to connect that strip with Ursa Drive, via Lot A.

Similar to the proposed project, the Silva House and tankhouse would be restored and the existing façade and other character-defining architectural features would be maintained under Alternative 1. The design and landscaping of the new homes under Alternative 1 would be similar to the proposed project.

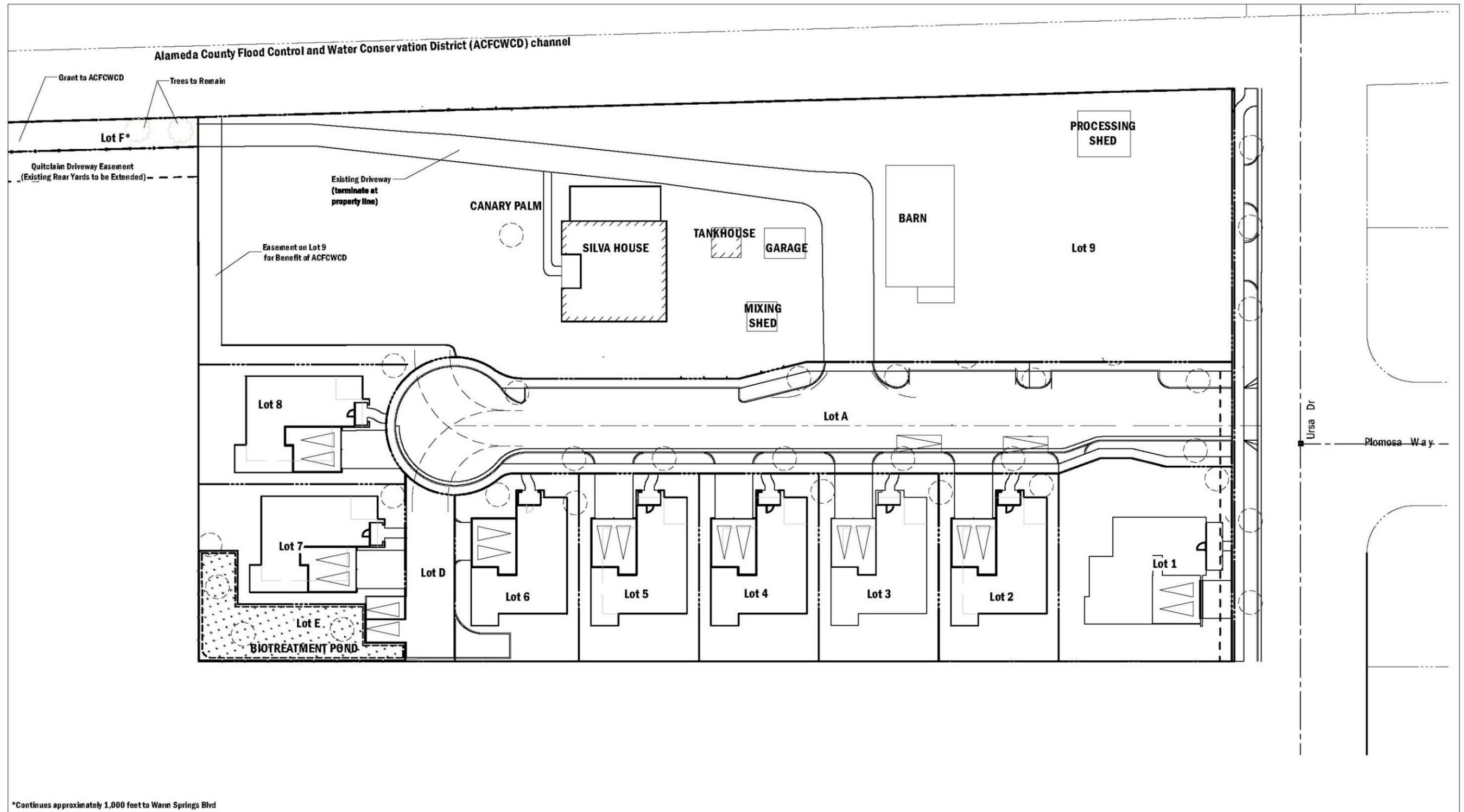
In addition, an orchard restoration plan could be implemented as part of Alternative 1 to assist in mitigating impacts below the threshold of significance. The restoration plan would include the following recommendations and guidance to ensure that the orchard features, which are contributing resources of the historic and cultural character of the project site, would be preserved if Alternative 1 were implemented. Under this alternative, a majority of the remnant orchard currently on the site would be removed.

- The project applicant would plant new apricot and walnut trees for in-kind replacement of trees unsuitable for preservation and those that would be removed to prepare the project site for the construction of the eight new houses built as part of Alternative 1. A Pre-Development Assessment Tree Survey was undertaken on the subject property and all of the apricot and walnut trees on the property were identified as unsuitable for preservation, as they were in fair, poor, or dead condition. New trees would be planted in a grid pattern at the west side of Lot 9 west of the Silva House and east-west along the north side of the Lot A cul-de-sac, where historic aerial photographs reveal trees were present during the period of significance (1905–1958). Trees would also be planted along Ursa Drive at the eastern edge of the new development within the boundaries of the project site. A qualified historian or architectural historian would assemble relevant historical aerial imagery as guidance for the locations for the relocated/new tree plantings. The project applicant would implement measures necessary to maintain these trees in a safe and healthy growing condition.
- The project applicant would not plant trees in the area of Lot 9 east of the barn, south of the processing shed, and north of the Lot A cul-de-sac, since this area has historically been treeless and planting trees in this area would create a false sense of history.

Analysis of Alternative 1

Compliance with Project Objectives

Alternative 1 would meet most of the project objectives outlined in Section 2.3 because it would redevelop the existing underutilized property and would retain and restore the Silva House and tankhouse, retain the barn, garage, processing shed, mixing shed, circulation patterns, and Canary Island palm in place, and would construct a new attractive neighborhood of single-family homes compatible with the existing surroundings and consistent with the General Plan. However, this alternative may not be economically viable for the project applicant due to the significant reduction in the number of new homes for sale.



*Continues approximately 1,000 feet to Warm Springs Blvd



KIER & WRIGHT, 2017

FIGURE 5-1
 Alternative 1: Preservation Alternative

This page intentionally left blank.

Analysis of Impacts

- Alternative 1 would reduce the direct impacts of the proposed project to the historical resource and meet the Secretary of the Interior's Standards for the Treatment of Historic Properties, which requires a property be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships that characterize a historic property.
- Eight out of the nine contributing resources of the historical resource (the Silva House, Canary Island palm tree, tankhouse, barn, garage, processing shed, mixing shed, and the majority of the existing circulation patterns) would be preserved in their original location under this alternative, compared to retention and relocation of only three contributing resources under the proposed project.
- Similar to the proposed project, the Silva House and tankhouse would be restored and the existing façade and other character-defining architectural features would be maintained under Alternative 1.
- The removal of orchard trees would be required to accommodate the construction of eight new single-family homes in the southern portion of the project site; however, implementation of an orchard restoration plan as part of Alternative 1 would reduce these impacts.
- Due to the complex nature of the historical resource, and the introduction of new vehicular roads and residential development that have the potential to result in adverse impacts to the historical resource, implementation of Mitigation Measures HIST-1a through HIST-1d would further reduce the potential impacts of Alternative 1 to a level that would be less than significant. Mitigation measures would be identical to those presented in Section 3.2.3.
- The impacts associated with other resource topics under Alternative 1 would be similar to or less than those identified for the proposed project. No agricultural and forestry resources or mineral resources occur on the project site. Therefore, there would be no impact to agricultural and forestry resources or mineral resources under the proposed project or Alternative 1.
- Similar to the proposed project, Alternative 1 would have no impact to land use and planning and population and housing. Alternative 1 would not physically divide an established community. Rezoning of the project site would still be required under Alternative 1 and the number of proposed homes would be within the allowable range under the General Plan land use designation. Alternative 1 would not induce substantial population growth in the City of Fremont for the same reasons identified for the proposed project.
- Similar types of construction activities would occur under Alternative 1 compared to the proposed project, although the area of site disturbance would be reduced. Therefore, construction-related impacts on air quality and greenhouse gas emissions, biological resources and geology, soils, and seismicity would be less than the proposed project and remain less than significant. Construction-related hazards and hazardous materials, hydrology and water quality, noise, and traffic impacts would be similar to those associated with the proposed project, and the same mitigation measures identified for the proposed project for those impacts would be required for Alternative 1. Similar to the proposed project, these mitigation measures would reduce impacts under Alternative 1 to a less-than-significant level.
- Operational impacts under Alternative 1 would be less than those under the proposed project because there would be ten fewer residences and 30 fewer future residents. As such, demand for public services (i.e., fire and police protection services, schools, and parks) and utilities (i.e., water supply, wastewater conveyance and treatment, stormwater drainage systems, and solid waste disposal) would be less than the proposed project, as would traffic generation and associated air quality impacts, greenhouse gas, and noise emissions. Therefore, these impacts under Alternative 1 would remain less than significant.
- Alternative 1 would develop eight new single-family homes that would be similar to the height, massing, and scale of the existing development in the surrounding neighborhood. The type of light and glare sources created by Alternative 1 would be similar to the proposed project and to existing development surrounding the project site. The level of light and glare would be less than the proposed project due to fewer houses and roadways. Impacts to aesthetics under Alternative 1 would be less than the proposed project and remain less than significant.

5.4.3 Alternative 2: Partial Preservation

Description of Alternative 2

The Partial Preservation Alternative (Alternative 2) would keep the existing Silva House and Canary Island palm tree in their current locations and the tankhouse would be relocated to the south of the Silva House (Figure 5-2). All other existing structures, circulation patterns, and the remnant orchard would be removed under this alternative. Keeping the Silva House in its existing location would require combining Lots 11 and 12 and parts of Lots 13 and 14. The remainder of Lots 13 and 14 would be combined as a single home site. In total, Alternative 2 would subdivide the project site into 22 lots, develop 15 new single-family homes, and relocate and refurbish the existing residence. Alternative 2 would, therefore, result in two fewer houses than the proposed project and could result in 50 new residents (compared to 56 new residents under the proposed project).

Alternative 2 would retain the existing location and orientation of the Silva House and its relationship with the Canary Island palm tree. The main façade of the residence would continue to face west, and would be visible from Lot C. An addition would be constructed on the north side of the residence. Access to the Silva House would be from Lot C. Similar to the proposed project, the existing site access off Warm Springs Boulevard would be removed as part of the project, and the access easement across the southernmost strip of the panhandle area (driveway) would be quitclaimed. The northernmost strip of the panhandle (Lot F) would be conveyed to the ACFCWCD for maintenance access to the adjacent flood control channel. An easement across Lot 10 would be granted for the benefit of ACFCWCD, to allow access to the adjacent flood channel from Ursa Drive, via Lots A and C. A chainlink fence with rolling gate would be installed between the Lot 10 easement and existing ACFCWCD property with a driveway to the gate from Lot C.

Similar to the proposed project, the Silva House and tankhouse would be restored and the existing façade and other character-defining architectural features would be maintained. The circulation, access, design of homes, and landscaping under Alternative 2 would be similar to the proposed project.

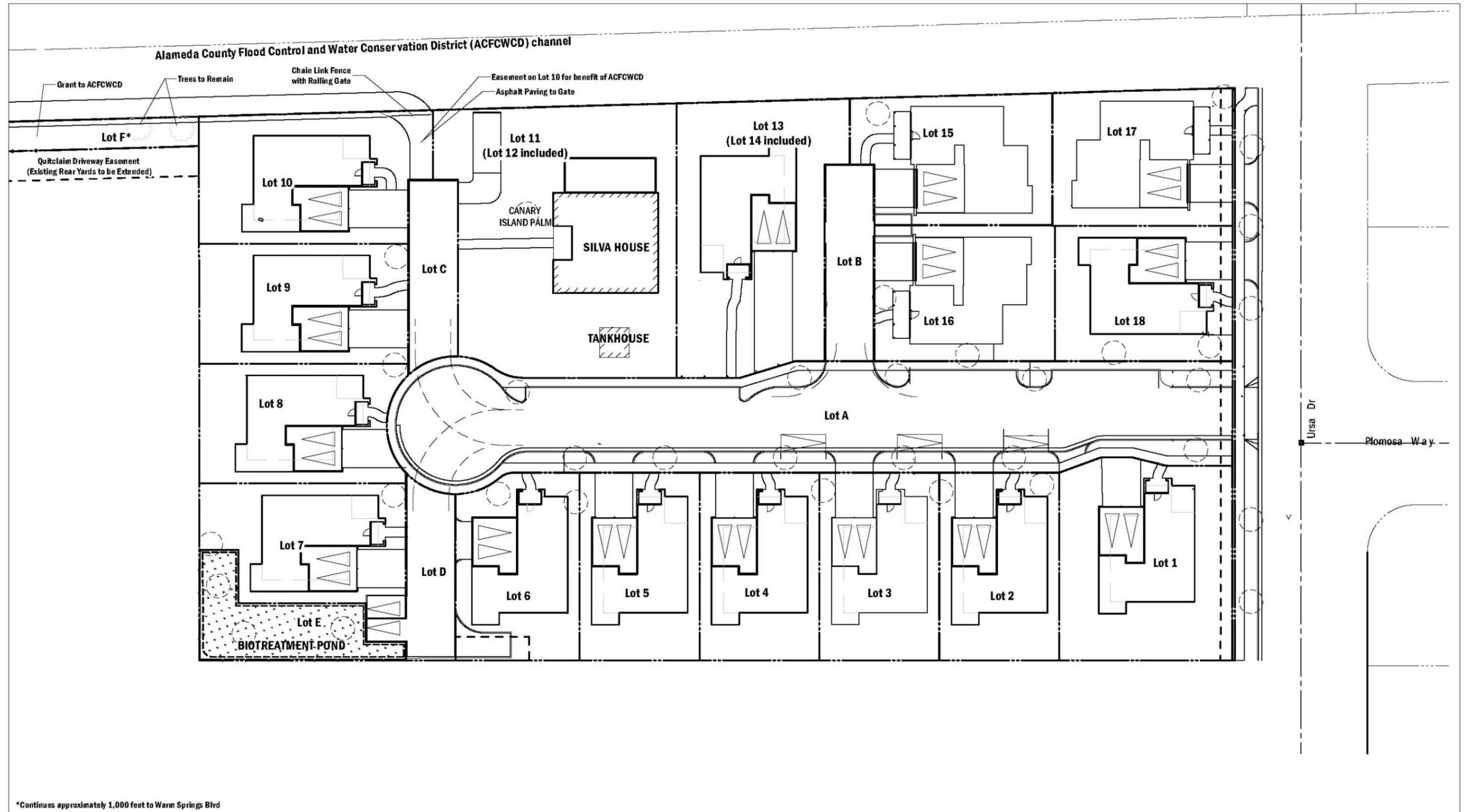
Analysis of Alternative 2

Compliance with Project Objectives

Alternative 2 would meet all of the project objectives outlined in Section 2.3, because it would redevelop the existing underutilized property; preserve and restore the Silva House, relocate and restore the tankhouse; preserve the Canary Island palm tree at the west side of the residence; and construct a new attractive, economically feasible neighborhood of single-family homes compatible with the existing surroundings and consistent with the General Plan.

Analysis of Impacts

- Alternative 2 would reduce the direct impacts of the proposed project to the historical resource by leaving the Silva House in its original location, along with the Canary Island palm tree near the front (west) of the house. Alternative 2 would relocate and renovate the tankhouse, which would be moved to south of the Silva House. Implementation of Alternative 2 would reduce some project impacts on historic resources; however, this alternative would not meet Secretary of the Interior's Standards for the Treatment of Historic Properties, which requires minimal change to distinctive materials, features, spaces and spatial relationships that characterize a historic property. Additionally, the majority of the property's contributing resources would be permanently lost, similar to the proposed project. Implementation of Alternative 2 would significantly alter the character and setting of the historic resource by removing contributing resources, including buildings, orchard remnants, and circulation patterns, and by introducing new vehicular roads and residential development that are not keeping within the historic character and use of the subject property as a small-scale, family-run orchard established in the early twentieth century by Portuguese immigrants. As such, Alternative 2 would result in adverse impacts to contributing resources that characterize the historical resource, and the effects would be significant and unavoidable. Implementation of Mitigation Measures HIST-1a through HIST-1d would reduce the impacts of Alternative 2 to the historical resource, but not to a level that would be less than significant. Accordingly, as with the proposed project, effects on historical resources would remain significant and unavoidable.



*Continues approximately 1,000 feet to Warm Springs Blvd



KIER & WRIGHT, 2017

AECOM
City of Fremont
Ursa Residential Development

FIGURE 5-2
Alternative 2: Partial Preservation Alternative
Conceptual Site Layout

This page intentionally left blank.

- The impacts associated with other resource topics under Alternative 2 would be similar to or less than those of the proposed project. No agricultural and forestry resources or mineral resources occur on the project site. Therefore, there would be no impact to agricultural and forestry resources or mineral resources under the proposed project or Alternative 2.
- Similar to the proposed project, Alternative 2 would have no impact to land use and planning and population and housing. Alternative 2 would not physically divide an established community. Rezoning of the project site would still be required under Alternative 2 and the number of proposed homes would be within the allowable range under the General Plan land use designation. Alternative 2 would not induce substantial population growth in the City of Fremont for the same reasons identified for the proposed project. Similar types of construction activities would occur and the majority of the project site would be disturbed under Alternative 2. Therefore, construction-related impacts on air quality, biological resources, greenhouse gas emissions, and geology, soils, and seismicity would be similar to the proposed project and remain less than significant. Construction-related hazards and hazardous materials, hydrology and water quality, noise, and traffic impacts would be similar to those associated with the proposed project, and the same mitigation measures identified for the proposed project for these impacts would be required for Alternative 2. Similar to the proposed project, these mitigation measures would reduce impacts under Alternative 2 to a less-than-significant level.
- Operational impacts under Alternative 2 would be slightly less than those under the proposed project, because there would be two less single-family homes and six fewer future residents. As such, demand for public services (i.e., fire and police protection services, schools, and parks) and utilities (i.e., water supply, wastewater conveyance and treatment, stormwater drainage systems, and solid waste disposal) would be similar to or slightly less than the proposed project, as would traffic generation and associated air quality, greenhouse gas, and noise emissions. Therefore, these impacts under Alternative 2 would remain less than significant.
- Alternative 2 would develop new single-family homes that would be similar to the height, massing, and scale of the existing development in the surrounding neighborhood. Light and glare created by Alternative 2 would be similar to the proposed project and to the levels of lighting and glare currently emitted by development surrounding the project site. Impacts to aesthetics under Alternative 2 would be the same as the proposed project and remain less than significant.

5.5 Environmentally Superior Alternative

Table 5-1 compares the environmental impacts of the alternatives (after mitigation) to the proposed project. As stated previously, the proposed project's impacts to aesthetics; air quality; biological resources; geology, soils, and seismicity; greenhouse gas emissions; public services; and utilities and services would be less than significant, and mitigation would be required to reduce the project's potentially significant impacts to hazards and hazardous materials, hydrology and water quality, noise, and transportation and traffic to a less-than-significant level. The mitigation measures identified in this EIR and in the Initial Study that would apply to the proposed project would also apply to both Alternatives 1 and 2.

CEQA requires that, among the alternatives, an "environmentally superior" alternative be selected and that the reasons for such selection be disclosed. In general, the environmentally superior alternative is the alternative that would generate the fewest or least severe adverse impacts. The No Project Alternative is environmentally superior to Alternative 1 and Alternative 2 because it would eliminate the significant and unavoidable impact to historical resources, and would also eliminate less-than-significant (or less-than-significant with mitigation) impacts on other resource topics. While the No Project Alternative would eliminate the significant adverse effect of the proposed project, it would not achieve the project objectives.

Table 5-1. Comparison of Environmental Impacts of the Alternatives to the Proposed Project

Environmental Issue Area	Proposed Project	No Project Alternative	Alternative 1	Alternative 2
Aesthetics	LTS	NI	LTS	LTS
Agricultural and Forestry Resources	NI	NI	NI	NI
Air Quality	LTS	NI	LTS-	LTS-
Biological Resources	LTS	NI	LTS	LTS
Cultural Resources/Tribal Cultural Resources	SU	NI	LTSM	SU-
Geology, Soils, and Seismicity	LTS	NI	LTS	LTS
Greenhouse Gas Emissions	LTS	NI	LTS-	LTS-
Hazards and Hazardous Materials	LTS	NI	LTS	LTS
Hydrology and Water Quality	LTS	NI	LTS	LTS
Land Use and Planning	NI	NI	NI	NI
Mineral Resources	NI	NI	NI	NI
Noise	LTS	NI	LTS-	LTS-
Population and Housing	NI	NI	NI	NI
Public Services	NI	NI	NI	NI
Recreation	NI	NI	NI	NI
Transportation and Traffic	LTS	NI	LTS-	LTS-
Utilities and Services	LTS	NI	LTS-	LTS-

Source: Compiled by AECOM, 2017

NI = No impact

LTS = Less than significant impact

SU = Significant and unavoidable impact

- = Lesser impact than the proposed project

When the No Project Alternative is the environmentally superior alternative, CEQA requires that an additional alternative be identified. In this case, Alternative 1 (Preservation Alternative) would be the environmentally superior alternative since it would meet most of the project objectives, would reduce the direct impacts identified for the proposed project to the historical resource, and would meet the Secretary of the Interior’s Standards for the Treatment of Historic Properties. Implementation of an orchard restoration plan as part of this alternative would reduce impacts from removal of the remnant orchard areas. Due to the introduction of new vehicular roads and residential development that have the potential to result in adverse impacts to the historical resource, implementation of Mitigation Measures HIST-1a through HIST-1d would be required to reduce the potential impacts of Alternative 1 to a level that would be less than significant.

Therefore, Alternative 1 would result in a lesser impact to the historical resource than Alternative 2 and the proposed project. While Alternative 1 would introduce new vehicular roads and residential development that are not keeping within the historic character and use of the property, these impacts can be reduced to less than significant impact with mitigation. As a result, Alternative 1 would not result in a significant and unavoidable impact and would be the environmentally superior alternative.

6. References

- AECOM, 2017. Ursa Residential Project Initial Study. Prepared for the City of Fremont, May.
- Alameda County Agricultural Commissioner, 1940. *Acreage and Crop Report*. Available at: <https://www.acgov.org/cda/awm/resources/1940cropreport.pdf> (accessed May 2017).
- Alameda County Agricultural Commissioner, 1960. *Alameda County Agricultural Crop and Acreage Report*. Available at: <https://www.acgov.org/cda/awm/resources/1960cropreport.pdf> (accessed May 2017).
- Alameda County Department of Agricultural/Weights & Measures, 2015. *2015 Crop Report*. Available at: <https://www.acgov.org/cda/awm/resources/2015cropreport.pdf> (accessed May 2017).
- Architectural Resources Group (ARG), 2017. "Historic Resource Technical Report, 48495 Ursa Drive, Fremont, California." Prepared for Robson Homes.
- Baker, Joseph E., ed., 1914. *Past and Present of Alameda County, California, Volume 1*. Chicago: The S. J. Clarke Publishing Company.
- Basin Research Associates, 1998. "City of Fremont: Washington Township, Farming, Ranching and Domestic Architecture."
- Basin Research Associates, 2002. Department of Parks and Recreation (DPR) 523 forms for Silva House, 48495 Ursa Drive/48416 Warm Springs Boulevard, Fremont, Alameda County, California.
- California Environmental Quality Act (CEQA) Statutes and Guidelines; Public Resources Code 21000 *et seq.*) and California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000 *et seq.*
- Carruthers, Carrie, 2000. *Washington Township: A Pictorial History*. Fremont, CA: Washington Hospital Healthcare Foundation.
- Chapman, Robin, 2013. *California Apricots: The Lost Orchards of Silicon Valley*. Charleston, SC: The History Press.
- City of Fremont (City), 2014. *Final Palmdale Estates Planned District Focused Environmental Impact Report*. Fremont, CA.
- City of Fremont (City), 2017. Development Activity Map. Amended through May 1, 2017. Available at <https://fremont.gov/DocumentCenter/Home/View/4983>.
- Corbett, Michael, 1999. "Historic and Architectural Assessment of the Faria-Silva Farm, 48422 Warm Springs Blvd., Fremont, California, Project: Mardel LLC (EIA-99-37)." Prepared for City of Fremont Development and Environmental Services Department.
- Design Focus, 2017. Landscape Layout Plan and Hydrozone, 48495 Ursa Drive, Fremont, CA.
- History of Alameda County, California, 1883*. Oakland, CA: M. W. Wood.
- Holmes, Philip and Jill M. Singleton, 2011. *Centerville, Fremont*. Charleston, SC: Arcadia Publishing.
- Lukes, Timothy J., 1994. "Progressivism of Off-Broadway Reform Politics in San Jose, California, 1880-1920," *Southern California Quarterly* 76, no. 4 (Winter 1994): 382.
- Mills, J. W., 1901. "Curing Deciduous Fruits," *California Cultivator* 16, no. 24 (June 14, 1901): 639-672.
- National Park Service (NPS), 1995. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. National Park Service, U.S. Department of the Interior, Heritage Preservation Services.

National Park Service (NPS), 1999. *National Register Bulletin No. 30: Guidelines for Evaluating and Documenting Rural Historic Landscapes*. National Parks Service Cultural Resources, Washington D.C.

Pacific Rural Press, 1881 Mar 19. "Washington Township, Alameda County."

Ramboll Environ US Corporation (Ramboll), 2017. Phase I Environmental Site Assessment and Shallow Soil Investigation, 48495 Ursa Drive/48416 Warm Springs Boulevard, Fremont, California. Prepared by Ramboll Environ US Corporation, Emeryville, California. Prepared for Robson Homes, LLC, San José, California.

Robson Homes (Robson), 2017. Personal communication. Email from Michael Enderby, Forward Planning Project Manager for Robson Homes, to Bill Roth, Associate Planner – Current Development for City of Fremont Planning Division. Subject: Ursa – Cost to relocate barn. August 9.

Sandoval, 1985. *The History of Washington Township*. Hayward, CA: Mt. Eden Historical Publishers.

Santos, Robert L. 1998. *Stories of California Azorean Immigrants: An Anthology of Personal Life Sketches*. Available at: http://library.csustan.edu/sites/default/files/Bob_Santos-Stories_of_California_Azorean_Immigrants.pdf (accessed May 2017).

Shinn, Charles Howard, 1991. *Historical Sketches of Southern Alameda County (Oakland Enquirer, 1889; reprint, Oakland, CA: Alameda County Historical Society*.

The Country Club of Washington Township, 1950. *History of Washington Township*. Stanford, CA: Stanford University Press.

U.S. Federal Census, 1930. Accessed January 23, 2017, <http://www.ancestry.com>.

U.S. Find A Grave Index, 1600s–Current. Accessed January 23, 2017, <http://www.ancestry.com>.

7. Report Preparers

7.1 Lead Agency - City of Fremont

Bill Roth	Associate Planner
Kristie Wheeler	Planning Manager
Ingrid Rademaker	Principal Planner

7.2 Consultant - AECOM

Rodney Jeung	Project Director
Emma Rawnsley	Project Manager
Jenifer King	Environmental Planner
Jeremy Hollins	Senior Architectural Historian
Chandra Miller	Architectural Historian
Otto Alvarez	GIS/Graphics Specialist
Deborah Jew	Word Processor

This page intentionally left blank.

Appendix A Notice of Preparation and Initial Study (including errata sheet)

This page intentionally left blank.
See separate PDF for Appendix A.

Appendix B Comments Received in Response to the Notice of Preparation

This page intentionally left blank.
See separate PDF for Appendix B.

Appendix C Technical Memorandum – Summary Historical Resources Report

This page intentionally left blank.
See separate PDF for Appendix C.

