Rodrigues Farmhouse Rehabilitation Historic Review
Supplement to the Hobbs Residential Mitigated Negative Declaration/Initial Study

City of Fremont
April 18, 2018

SUPPLEMENT

Introduction

This Supplement to the Hobbs Residential Initial Study/Mitigated Negative Declaration (SCH# 2016112014) examines the potential environmental effects of project changes involving the renovation and rehabilitation of the Rodrigues Farmhouse, a potential historic register resource, which is part of the larger Hobbs Residential subdivision approved in 2017. The Hobbs Residential Initial Study, for which a Mitigated Negative Declaration (MND) was adopted by the Fremont City Council on March 14, 2017, evaluated the Hobbs Residential project (City of Fremont File No. PLN2016-00270). The Hobbs Residential project included a Planned District Rezoning (P-2016-00270), Tentative Tract Map No. 8330, Historical Architectural Review, and Preliminary Grading Plan to facilitate preservation of the Rodrigues Farmhouse and an existing, non-historic single-family house and development of 56 new detached, single-family homes on 17.88 net acres of an approximately 25-acre site within the Hill Area (Central) and Mission San Jose Community Plan Areas of the City of Fremont. It should be noted that the Initial Study prepared for the Hobbs Residential project evaluated the potential environmental effects of 56 new houses and preservation of two houses, including the Rodrigues Farmhouse property); however, the applicant later decided to reduce their proposal to include only 55 new houses and preservation of two houses, including the Rodrigues Farmhouse property. The Hobbs Residential project was approved by the City Council on March 14, 2017 and the second reading of the rezoning ordinance was adopted on April 4, 2017. A Notice of Determination in compliance with Section 21152 of the Public Resources Code was recorded on April 5, 2017. The prior MND addressed preservation of the historic Rodrigues house in its existing location on a separate lot and potential impacts of new residential development and improvements adjacent to the house.

In 2018, the applicant submitted an application to rehabilitate and expand the historic Rodrigues house. A Project Impact Analysis (*Page and Turnbull, March 2018)* was also prepared to evaluate the condition of the house, assess the proposed changes for compliance with the *Secretary of Interior Standards for Rehabilitation*, identify potential impacts as required by CEQA, and identify treatment measures and mitigations to reduce potential impacts to less than significant.

This document has been prepared as a supplement to the previous MND prepared for the larger Hobbs Residential Planned District (which includes the historic house), in accordance with the relevant provisions of the California Environmental Quality Act (CEQA) of 1970 (as amended) and the State CEQA Guidelines as implemented by the City of Fremont, to disclose changes in project conditions that would require the preparation of a subsequent MND. According to Sections 15162 and 15163 of the State CEQA Guidelines, wherenew information, which was not known at the time of certification of a previous MND, shows the proposed project change may have a significant effect, a supplement to an MND can be used in compliance with CEQA if only minor additions or changes would be necessary to make the previous MND adequate for the project as revised.. This Supplement to the prior Initial Study/MND amends Section V. *Cultural Resources* to disclose and analyze the potential for new environmental impacts to the historic farmhouse as a result of the proposed rehabilitation plan and feasible mitigation measures to reduce the impacts to less than significant. This Supplement only contains information and analysis in Section V. necessary to make the previous MND adequate for the project. The checklist demonstrates that no other environmental resource issues would be affected by the proposed rehabilitation plan for the Rodrigues house. New mitigation measures, identified in the *Project Impact Analysis and Treatment Measures*

Report prepared by a qualified historic architectural consultant (*Page and Turnbull, March 2018)* identified mitigation measures to reduce potential impacts to less than significant.

Project Description

This environmental analysis has been prepared for the proposed alterations to the Rodrigues Farmhouse property at 41948 Mission Boulevard in Fremont, California (APN: 513-450-4-2). Constructed in 1896, the one-story, detached single-family residence at 41948 Mission Boulevard is also known as the Rodrigues Farmhouse. The site includes ancillary structures, such as a tankhouse and a pump-house-over-well. Architectural Historian Michael Corbett evaluated the property in 2015 and found the property eligible for listing in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) as a significant example of a late-nineteenth- to mid-twentieth-century farmstead developed by Portuguese-Azorean immigrants in Washington Township. Therefore, the Rodrigues Farmhouse property is considered a historic resource under the California Environmental Quality Act (CEQA).

The applicant, Robson Homes, LLC, proposes to rehabilitate the farmhouse and construct a rear addition and relocate and rehabilitate the tankhouse and the pumphouse-over-well. A new detached garage would be constructed to the north of the farmhouse. The farmhouse and ancillary structures are located on an 8,389-square-foot lot that was created as part of the Hobbs Planned District subdivision to separate. Lots to the north and east of the Rodrigues Farmhouse lot are being developed with single-family detached houses, a bioretention area, and landscaping and roads – all currently under construction as part of the approved Hobbs Planned District (P-2016-270). To the west of the project site are existing single-family detached houses.

Prior CEQA Assessment

An Initial Study was prepared for the Hobbs Residential project in accordance with CEQA. The Initial Study determined that the project could cause a potential significant impact to:

- Biological Resources (to nests of protected birds through the removal of the existing trees and other vegetation, to burrowing owls from ground-disturbing activities that could destroy occupied burrows, to Townsend big-eared bats from demolition of on-site buildings that could destroy a maternity colony or overwintering colony, and to American badgers from ground-disturbing activities that could destroy occupied dens)
- Air Quality (through the generation of dust during demolition and construction activities)
- Geology/Soils (from seismic activity),
- Noise (from vehicles traveling on Mission Boulevard), and
- Cultural resources (through the accidental unearthing of unidentified archaeological or paleontological resources).

Mitigation measures identified in the previous Initial Study would reduce impacts to a less-than-significant level and would be implemented with project construction. As such, a Draft Mitigated Negative Declaration was prepared and circulated for public review for 30 days from November 4 through December 5, 2016, in accordance with the requirements of CEQA.

Summary of Changes and Conclusions

Robson Homes, LLC, the developers of the Hobbs Residential project, has submitted an application to modify and rehabilitate the Rodrigues Farmhouse with an approximately 1,551-square-foot rear addition and to relocate the tankhouse and pumphouse-over-well. Other project changes include As noted above, the Hobbs Residential project analyzed in the Hobbs Residential Initial Study included development of the Project site with 56 new single-family detached houses, as well as the preservation and continued use of the Rodrigues Farmhouse property as a single-family residence. This Supplement evaluates only the proposed physical changes to the exterior of the farmhouse and the relocation of the tankhouse and pumphouse-over-well. As part of the project, the water well will be demolished as required per direction of the Alameda County Water District (ACWD). The

above-ground portion of the well ("well lip") will be preserved and relocated to the rear of the proposed addition to the farmhouse and the pumphouse will be placed over the relocated well lip.

The following checklist has been prepared to support the decision to prepare a supplement to the final MND. The checklist evaluates the proposed project changes and impacts identified in the approved MND to determine whether significant impacts not identified in the prior MND would result from project changes. With the exception of cultural resources, the checklist determines that no other resource issues would be affected by the proposed project change and only minor changes would be necessary to make the prior MND adequate.

The Hobbs Residential MND is available at:

City of Fremont
Community Development Department, Planning Division
39550 Liberty Street
Fremont, CA 94537

The General Plan is available on the City's website at:

http://fremont.gov/generalplan

City of Fremont Initial Study

1.	**Project Title**:	Historic Rodrigues Farmhouse Rehabilitation
2.	**Lead Agency Name and Address:**	City of Fremont Community Development Department 39550 Liberty Street, 1st Floor Fremont, CA 94538
3.	**Lead Agency Contact Person and Phone Number:**	Bill Roth, Associate Planner Phone: (510) 494-4450 E-mail: broth@fremont.gov
4.	**Project Location:**	41948 Mission Boulevard, Fremont, CA (APN: 513-450-4-2) (See *Figure 1: Vicinity Map* and *Figure 2: Site Aerial*)
5.	**Project Sponsor's Name and Address:**	Robson Homes, LLC (attn.: Jake Lavin) 2185 The Alameda, #150 San Jose, CA 95126 Phone: (408) 345-1767 Email: JLavin@robsonhomes.com
6.	**Existing General Plan Land Use Designation:**	Low Density Residential (2.3-8.7 dwelling units per acre)
7.	**Existing Zoning:**	Planned District P-2016-270

8. Existing Setting and Neighboring Land Uses:

The proposed Rodrigues Farmhouse Rehabilitation (the "Project") would be located in the City of Fremont in the Hill Area (central) Community Planning Area, on the east side of Mission Boulevard, approximately 330 feet to the southeast of the intersection of Mission Boulevard and Mission Cielo Avenue. **Figure 1** shows the Project site in relation to the Bay Area region, including surrounding communities. The Project is situated on an 8,389-square-foot lot, which is a part of the Hobbs Residential Planned District (P-2016-270) that was previously approved for the development of 55 new single-family detached houses, preservation of an historic single-family house (the Rodrigues Farmhouse property), and preservation of one non-historic single-family detached house (the Hobbs family residence atop the hill at 42092 Mission Boulevard).

Existing public streets (Mission Boulevard and Mission Cielo Court) provide access to the Rodrigues Farmhouse property. To the north and east of the project site are the sites of detached single-family houses and a bioretention area that are currently under construction as part of the Hobbs Planned District. To the west of the project site are existing single-family detached houses. **Figure 2** shows the Project site in relation to its immediate surroundings.

9. Description of Project:

This supplemental environmental analysis has been prepared for a proposed project to renovate the historic Rodrigues Farmhouse, including construction of a new foundation, an approximately 1,551-

square-foot addition to the rear of the Rodrigues Farmhouse. replacement of deteriorated materials as needed, and the relocation of two character defining features related to the Farmhouse including a tankhouse, pumphouse-over-well, and the above-ground portion of a water well ("well lip") to the northeastern corner of the approximately 8,389-square-foot lot ("Rodrigues Farmhouse Property") that was created as part of the Hobbs Planned District subdivision (P-2016-270). The original project—development of the Hobbs Residential Planned District—included preservation of the historic farmhouse in place, but did not include a detailed existing conditions report or rehabilitation plan. A previous Initial Study/Mitigated Negative Declaration (SCH# 2016112014) was prepared for the development of the Hobbs Planned District that evaluated potential impacts of rezoning the subject site from R-1-6(H-I) Single-family Residential to a Precise Planned District to allow development of 56 new residential lots, preservation of the existing farmhouse and an existing single-family home on two of the newly created lots, and construction of 56 new detached single-family homes as well as associated public improvements including a proposed street extension, two new streets, public sidewalks, curb and gutter, and underground utilities.

New information, including an valuation of the existing condition of the historic farmhouse and potential impacts from rehabilitation of the historic farmhouse, tankhouse and pumphouse-over-well, indicates the potential for new environmental impacts to cultural resources. A *Project Impact Analysis* (*Page and Turnbull, March 2018)* was prepared, which reviewed the proposed rehabilitation project plan for compliance with the *Secretary of Interior Standards for Rehabilitation*. This supplement to the final MND addresses the proposed changes to the farmhouse and evaluates potential new significant effects resulting from these proposed activities, which were not discussed in the previous MND.

The following checklist has been prepared to support the decision to prepare a supplement to the final MND. The checklist evaluates the proposed project changes and impacts identified in the approved MND to determine whether significant impacts not identified in the prior MND would results from project changes. With the exception of cultural resources, the checklist determines that no other resource issues would be affected by the proposed project change and only minor changes would be necessary to make the prior MND adequate.

Approvals/Entitlements

The proposed Project would require the following approvals from the City of Fremont:

- Historical Architectural Review Board (HARB)
- Building Permit(s)

10. Congestion Management Program - Land Use Analysis: The project analysis must be submitted to the Alameda County Congestion Management Agency for review if "Yes" to any of the following:

	YES	X	NO	This project includes a request for a General Plan Amendment. If yes, send appropriate forms to Alameda County Congestion Management Agency.
	YES	X	NO	A Notice of Preparation is being prepared for this project.
	YES	X	NO	An Environmental Impact Report is being prepared.

11. Other public agencies requiring approval: None.

12. Other Previous Environmental Review:

1. Fremont General Plan Update EIR (SCH# 2010082060)
2. Hobbs Residential Initial Study/MND (SCH# 2016112014)

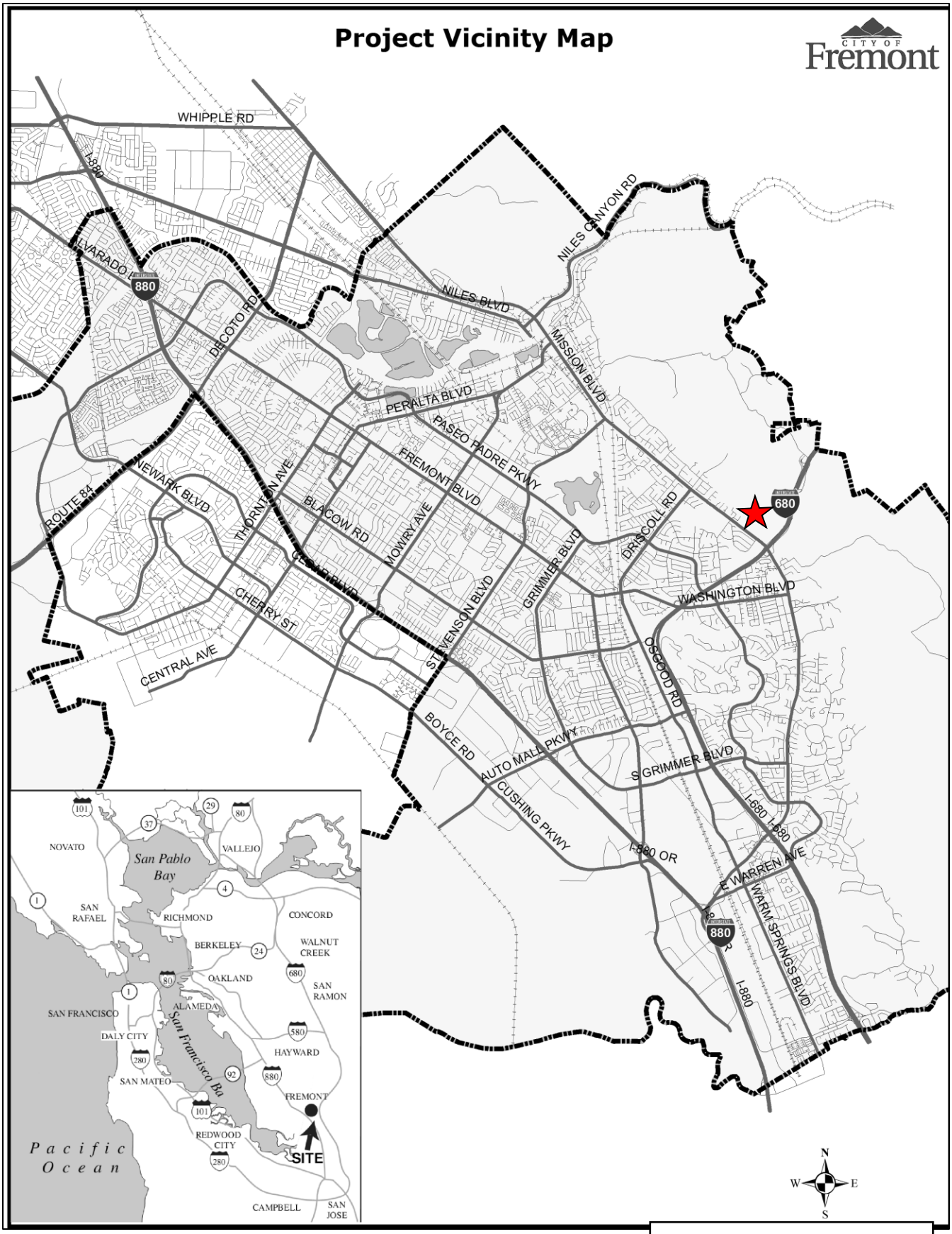

Figure 1: Vicinity Map

Figure2: Aerial Photo

ENVIRONMENTAL CHECKLIST

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The following list indicates the environmental factors that would be potentially affected by this Project. Those factors that are indicated as a "Potentially Significant Impact" in the initial study checklist are labeled "PS" while those factors that are indicated as a "Potentially Significant Unless Mitigation Incorporated" are labeled "M".

	Aesthetics		Agriculture and Forest Resources		Air Quality
	Biological Resources	M	Cultural Resources		Geology / Soils
	Hazards & Hazardous Material		Hydrology / Water Quality		Land Use / Planning
	Greenhouse Gas Emissions		Mineral Resources		Noise
	Population / Housing		Public Services		Recreation
	Transportation / Traffic		Utilities / Service Systems		Mandatory Findings of Significance

DETERMINATION BY THE CITY OF FREMONT:

On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
X	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____ Date: 4/18/2018

Printed Name: Bill Roth For: City of Fremont

Planning Manager Review: Wayne Morris

I. AESTHETICS–

Would the project:

			CEQA Sections15162(a) Criteria		
ISSUES:		*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii) Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*
a.	Have a substantial adverse effect on a scenic vista?	LTS	No	No	No
b	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	LTS	No	No	No
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	LTS	No	No	No
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	LTS	No	No	No

Key:
LTS=Less than Significant
PSUM= Potentially Significant Unless Mitigated
S/U=Significant and Unavoidable

Discussion/Conclusion/Mitigation

a) Would the project have a substantial adverse effect on a scenic vista?

The Hobbs Residential Initial Study and Mitigated Negative Declaration (Hobbs IS/MND) determined that the Hobbs Residential project, which included preservation of the Rodrigues Farmhouse in its current location and orientation to the street, would have a less-than-significant impact to scenic vistas. The proposed Project has been designed in accordance with the Secretary of Interior Standards for Rehabilitation (the Standards), as discussed in the Cultural Resources section of this Initial Study. The single-story rear addition to the house will be subordinate to the house and would not alter or impact views of the hillside above. Similarly, the tankhouse and pumphouse-over-well and well lip are currently located to the rear of the house and not visible from the street, thus their relocation behind the rear addition would not affect views of the hillside.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

b) Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Mission Boulevard (State Route 238) is identified as a scenic route in the General Plan. The proposed Project would be consistent with the Hobbs IS/MND, preserving the Rodrigues Farmhouse in its current location and orientation to the street. The proposed rehabilitation plan does not propose any changes to trees or landscaping beyond what was analyzed in the prior MND. The proposed rehabilitation plan would be consistent with the Secretary of Interior standards for Rehabiliation and therefore would improve, not damage, the overall appearance and condition of the historic farmhouse.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

As stated in the response to item b) above, changes proposed to the farmhouse, including the replacement of deteriorated materials, the relocation of the tankhouse and pumphouse-over-well to the rear, and the rear addition to the farmhouse would not block views of the hillside nor change the views from what was analyzed in the previous MND. The proposed rehabilitation of the project would conform to the Secretary of Interior Standards for Rehabilitation and as such would preserve the visual character of the site not degrade it further.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The proposed Rehabilitation Plan for the farmhouse does not propose any new sources of lighting or glare beyond what was analyzed in the previous MND. The previous MND analyzed light impacts associated with 56 new and two existing homes, of which the historic farm house is one. These circumstances have not changed.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review

is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

II. AGRICULTURE AND FOREST RESOURCES

Would the project:

			CEQA Sections 15162(a) Criteria		
ISSUES:		*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii)Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	No Impact	No	No	No
b	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No Impact	No	No	No
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?	No Impact	No	No	No
d.	Result in the loss of forest land or conversion of forest land to non-forest use?	No Impact	No	No	No
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	No Impact	No	No	No

Discussion/Conclusion/Mitigation

a-e) Would the proposed project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? Would the proposed project conflict with existing zoning for agricultural use, or a Williamson Act contract? Would the proposed project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)? Would the proposed project result in the loss of forest land or conversion of forest land to non-forest use? Would the proposed project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

The prior MND determined the site was not Prime Farmland, Unique Farmland, or Farmland of Statewide Importance nor forest or timberland at risk of conversion. The proposed changes to the historic farmhouse would not alter this determination.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No Impact
Mitigation Required in Hobbs IS/MND: None

III. AIR QUALITY

Would the project:

			CEQA Sections 15162(a) Criteria		
ISSUES:		*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii)Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*
a.	Conflict with or obstruct implementation of any applicable air quality plan?	LTS	No	No	No
b	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	LTS	No	No	No
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	LTS	No	No	No
d.	Expose sensitive receptors to substantial pollutant concentrations?	PSUM	No	No	No
e.	Create objectionable odors affecting a substantial number of people?	LTS	No	No	No

Discussion/Conclusion/Mitigation

a) Would the project conflict with or obstruct implementation of any applicable air quality plan?

The previous MND determined that the proposed residential use of the subject site, including preservation of the historic farmhouse and another existing single-family home on-site, and construction of 56 new single-family homes is consistent with the General Plan land use designation and therefore would not conflict with the applicable air quality plan. The proposed

changes to the exterior of the historic farmhouse would not substantially change the project or cause inconsistency with the air quality plan.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

b-c) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

The previous MND analyzed the air quality impacts resulting from construction and operation of a new 58-lot residential subdivision including associated public improvements, landscaping, grading, preservation of two existing homes, and construction of 56 new detached single-family homes. The MND determined the project would be well below the operational criteria pollutant and GHG screening sizes and also below the construction related screening size and therefore would not exceed thresholds of significance established by the BAAQMD.

The proposed project to rehabilitate one of the existing homes—the historic farmhouse—would not alter the land uses or screening criteria sizes for the project.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

d) Would the project expose sensitive receptors to substantial pollutant concentrations?

The Hobbs IS/MND determined that the Hobbs Residential project would generate a temporary increase in emissions from truck traffic and diesel-powered heavy equipment near sensitive receptors. The temporary effects of grading activities could cause airborne dust during construction if not managed through conventional dust control methods. The BAAQMD CEQA Air Quality Guidelines consider short-term construction impacts from construction pollutants (dust and emissions) less than significant if best management practices are employed to reduce these emissions. Implementation of Mitigation Measure Air-1, below, would reduce impacts associated with particulate matter (fugitive dust emissions) from project construction activities to a less-than-significant level. The proposed project would not increase or change the severity of grading or construction activities.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Potentially Significant Unless Mitigated
Mitigation Required in Hobbs IS/MND:

MM Air-1: Temporary Construction Emissions. Prior to the issuance of a grading permit, the following best management practices shall be included in a dust control plan to limit fugitive dust emissions and noted on the grading and construction plans along with the contact information for a designated crew member responsible for the on-site implementation of the dust control plan:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered twice per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
8. Post a publicly visible sign with the telephone number and person to contact at the City of Fremont regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

e) Would the project create objectionable odors affecting a substantial number of people?

The prior MND determined that the project, as a residential use, would not create objectionable odors once construction is complete. It also determined that the project could emit odors from localized emissions of diesel exhaust due to heavy construction equipment and truck operations during grading and construction, but implementation of mitigation measure AIR-1 above would reduce potential impacts to less than significant. The proposed rehabilitation of the historic farmhouse would not generate operational or construction odors more severe than what was analyzed in the prior MND.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

IV. BIOLOGICAL RESOURCES

Would the project:

			CEQA Sections 15162(a) Criteria		
ISSUES:		*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii)Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	PSUM	No	No	No
b	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	LTS	No	No	No
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	No Impact	No	No	No
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	PSUM	No	No	No
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No Impact	No	No	No
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan,	No Impact	No	No	No

			CEQA Sections 15162(a) Criteria		
ISSUES:		*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii)Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*
	or other approved local, regional, or state habitat conservation plan?				

Discussion/Conclusion/Mitigation

a-c) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

As discussed in the *Biotic Evaluation* that was prepared for the HOBSS IS/MND, nineteen special status animal species occur, or once occurred, regionally (*Biotic Evaluation*, Table 2). Of these nineteen, thirteen species would be absent or unlikely to occur on the site due to a lack of suitable habitat. The remaining six special status animal species could potentially occur more frequently as regular foragers, transients, or may be resident to the site. These include the northern harrier, white-tailed kite, burrowing owl, Townsend's big-eared bat, pallid bat, and American badger. The *Biotic Evaluation* indicates that the proposed project is expected to result in a less-than-significant impact to habitat for regionally occurring special status animal species. However, site development could potentially result in a direct mortality, if any of these species are found during construction. The mitigations provided below would reduce this impact to less than significant.

The *Biotic Evaluation* also determined that sensitive natural communities such as riparian habitat are absent from the site. Therefore, there will be a no impacts to sensitive natural communities on the site and mitigation is not warranted for impacts to sensitive natural communities.

The proposed project involves rehabilitation of the existing historic farmhouse including exterior replacement of deteriorated materials, a new foundation and relocation of accessory structures on-site to the rear of the farmhouse. These changes are limited to the exterior of the farmhouse and to the lot on which it is located. The project does not involve changes to the site layout, the grade of the site, nor to landscaping or trees onsite. Therefore there would be no changes that would result in more significant or severe impacts to biological resources than those analyzed in the previous MND.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior

Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Potentially Significant Unless Mitigated
Mitigation Required in Hobbs IS/MND:

MM Bio-1.1a: Pre-Construction Survey for Nesting Migratory Birds, White-Tailed Kite. If project-related activities are scheduled to occur during the nesting season (February 1 through August 31 for protected raptors and migratory birds), a pre-construction survey will be conducted by a qualified biologist for nesting birds within the onsite trees as well as all trees within 250 feet of the site within 30 days prior to the beginning of any project-related activities. If a lapse in the project-related work of 30 days or longer occurs during the nesting season, another survey shall be required before project work can be reinitiated.

MM Bio-1.1b: If an active nest is found, the permittee (applicant or developer) shall establish a buffer area that surrounds the nest location. The distance of the buffer shall be determined by the survey biologist and shall be dependent on the location of the nest and the affected species. No project-related work or activities shall be permitted within the buffer area until the biologist has determined the young are self-sufficient from their parents. The final determination shall be made by the City of Fremont Planning Manager upon receipt of the biologist's recommendation.

MM Bio-1.2a: Pre-Construction Survey for Burrowing Owls. A pre-construction survey will be conducted by a qualified biologist for burrowing owls within 30 days of the on-set of construction. This survey will be conducted according to methods described in the Staff Report on Burrowing Owl Mitigation (CDFW 2012). All suitable habitats of the site will be covered during this survey.

MM Bio-1.2b: If pre-construction surveys undertaken during the breeding season (February 1 through August 31) locate active nest burrows within or near construction zones, these nests, and an appropriate buffer around them (as determined by a qualified biologist) will remain off-limits to construction until the breeding season is over or until a qualified biologist has determined that the natal burrow is no longer in use.

MM Bio-1.2c: During the non-breeding season (September 1 through January 31), resident owls may be relocated to alternative habitat. The relocation of resident owls must be according to a relocation plan prepared by a qualified biologist. Passive relocation will be the preferred method of relocation. This plan must provide for the owl's relocation to nearby lands possessing available nesting and foraging habitat.

MM Bio-1.3a: Roosting Bat Survey. A detailed bat survey shall be conducted prior to demolition of onsite buildings or removal of eucalyptus trees (eucalyptus trees are not currently proposed for removal, however, should plans change to remove eucalyptus trees, preconstruction surveys would be necessary). If a non-breeding and non-wintering bat colony is found, the

individuals should be humanely evicted via the partial dismantlement of the buildings prior to demolition under the direction of a qualified bat specialist to ensure that no harm or "take" would occur to any bats as a result of demolition activities.

MM Bio-1.3b: If a maternity colony or overwintering colony is detected in the buildings, then a construction-free buffer should be established around the structure and remain in place until it has been determined that the nursery is no longer active. Demolition should preferably be done between March 1 and April 15 or August 15 and October 15 to avoid interfering with an active nursery and/or overwintering bats. Mitigation would not be required for the loss of roosting or foraging habitat for bats, as such habitat is abundantly available regionally.

MM Bio-1.3c: The Townsend's big-eared bat is currently undergoing review to be listed as Endangered under the California Endangered Species Act and is afforded all protections of a fully Endangered species during the review process. Therefore, if a Townsend's big-eared bat maternity colony is detected (typical maternity dates are between April 15 and October 15) during surveys, a take permit (2081 Application) from the CDFW may be required, including a discussion of take avoidance, minimization, and compensation.

MM Bio-1.4a: American Badger. Pre-construction surveys conducted for burrowing owls should also be used to determine the presence or absence of badgers in the development footprint.

MM Bio-1.4b: If an active badger reproductive den is identified during preconstruction surveys within or immediately adjacent to the construction envelope, a construction-free buffer of up to 300 ft. should be established around the den. Because badgers are known to use multiple burrows in a breeding burrow complex, a biological monitor should be present onsite during construction activities to ensure the buffer is adequate to avoid direct impact to individuals or nest abandonment. The monitor would be necessary onsite until it is determined that young are of an independent age and construction activities would not harm individual badgers. Once it has been determined that badgers have vacated the site, the burrows can be collapsed or excavated, and ground disturbance can proceed.

MM Bio-1.4c: If an active day-use den is identified during preconstruction surveys, a construction-free buffer will be established around the den and a biological monitor will monitor the den with tracking medium and possibly wildlife cameras until the badger has left the den and it is no longer in use. Once it has been determined that badgers have vacated the site, the burrows can be collapsed or excavated, and ground disturbance can proceed.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

As mentioned previously above, the proposed project does not involve extensive changes to the site layout, the grade of the site, nor to landscaping or trees onsite. The proposed project involves rehabilitation of the existing historic farmhouse including exterior replacement of deteriorated materials, a new foundation and relocation of accessory structures on-site to the rear of the farmhouse. These changes are limited to the exterior of the farmhouse and to the lot on which it is located. Therefore there would be no changes that would result in more significant or severe impacts than those analyzed in the previous MND with regard to the movement of native resident or migratory fish or wildlife species that would impede the use of native wildlife nursery sites.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Potentially Significant Unless Mitigated
Mitigation Required in Hobbs IS/MND: See preceding MM Bio-1.1a through MM Bio-1.4c.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The prior MND determined the project would be required to conform to the City's Tree Preservation Ordinance that includes replacement of trees removed or payment of an in-lieu fee to mitigate removal. The proposed rehabilitation project does not propose changes to landscaping or to the tree survey that conducted for the prior MND. The original project included the planting of approximately 140 trees on the site and in sidewalk planters. The rehabilitation plan for the historic farmhouse does not affect or change this previous analysis.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No Impact
Mitigation Required in Hobbs IS/MND: None

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

There is no such plan affecting the Project site. The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No Impact
Mitigation Required in Hobbs IS/MND: None

V. CULTURAL RESOURCES

Would the project:

			CEQA Sections 15162(a) Criteria		
ISSUES:		*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances ?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii) Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*
a.	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	LTS	No	No	Yes
b	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	PSUM	No	No	No
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	PSUM	No	No	No
d.	Disturb any human remains, including those interred outside of formal cemeteries?	PSUM	No	No	No

Discussion/Conclusion/Mitigation

a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Prior historic studies concerning the Rodrigues Farmhouse property include a *2001 Department of Parks and Recreation Form (DPR)* and a *2015 DPR*, both of which were summarized in the Hobbs IS/MND. In brief, the 2001 DPR found the property eligible for the California Register of Historic Resources (CRHR) and the National Register of Historic Places (NRHP) under criteria 1/A for "significant association with local Portuguese settlement patterns and [for association with] agricultural history as an example of an early farm," and under criteria 3/C as "a distinguished example of a Queen Anne farm house." The 2015 DPR came to similar findings as the 2001 DPR – that the property is eligible for the CRHR under criteria 1 and 3. The findings are discussed in detail in the 2015 DPR. In the 2015 DPR, consideration was given to addressing the property as a cultural landscape. However, because of the loss of one of the principal buildings, a large barn, ca. 2000, the 2015 DPR determined there was a substantial loss of integrity and the property as a whole would not be eligible in those terms.

The original project analyzed in the prior MND (SCH# 2016112014, development of the Hobbs Residential Planned District) included preservation of the historic farmhouse in place, however, details on the existing condition of the house and necessary treatment measures to address deterioration were not known. The previous MND evaluated potential impacts of rezoning the subject site from R-1-6(H-I) Single-family Residential to a Precise Planned District to allow development of 58 new residential lots, preservation of the existing farmhouse and an another existing single-family home in place on two of the newly created lots, and construction of 56 new detached single-family homes along with associated public improvements including a proposed street extension, two new streets, public sidewalks, curb and gutter, and underground utilities. The original project analyzed retaining the existing historic farmhouse in its original location on a separate 8,389 square-foot lot adjacent to two common open space parcels, which would set the

farmhouse apartment from the new production homes. The farmhouse would also retain its existing orientation towards Mission Boulevard, an existing driveway from Mission Boulevard up to the house, and also two accessory structures—a tankhouse and pump-over-well, existing in the rear yard of the house. The site design of the farmhouse, as originally proposed, allows the farmhouse to attain its deserved prominence on Mission Boulevard

The City has since received a development application to rehabilitate the historic farmhouse in its current location including making a rear addition of approximately 1,551 square feet, relocating an existing tankhouse but maintaining its current relationship to the rear of the farmhouse, adding a simple detached garage, and replacement of materials as necessary due to deterioration. The project would implement modern construction practices where possible while preserving the historic integrity of the house. The proposed project changes to the historic farmhouse are primarily to the exterior of the house and rear yard immediately adjacent to the house. There are no proposed changes to the site, subject lot, or location or orientation of the building from what was analyzed in the prior MND.

A *Project Impact Analysis*, dated March 23, 2018, was prepared for the proposed Project by Page & Turnbull to evaluate the proposed Project using the Secretary of the Interior's Standards for Rehabilitation (the Standards). The *Project Impact Analysis* determined that the Project does not comply with all of the Standards. As designed, the Project would affect the eligibility of the property for listing in the California Register, and therefore, would have an impact under CEQA. However, the *Project Impact Analysis* recommended the implementation of mitigation measures that would lessen impacts such that the historic resource would still be able to convey the historic significance that justifies its eligibility for listing in the California Register. Thus, the overall impact on the Rodrigues Farmhouse property would be less than significant with implementation of the recommended mitigations.

As discussed in the *Project Impact Analysis*, the recommended mitigation for the Project includes Project Design Improvements, Historic American Building Survey (HABS) documentation, and the installation of Interpretive Signage. Implementation of the mitigation would ensure the Project will not result in significant impacts to historic resources.

Potential Impact Identified in Hobbs IS/MND: Less than Significant
Mitigation Required in Hobbs IS/MND: None

Potential Impact Identified in this Supplement: Potentially Significant Unless Mitigated
Mitigation Required for the Proposed Project:

MM Hist-1a: Project Design Improvements
In order to qualify for a less-than-significant impact with mitigation, and to support the project's improved compliance with the *Secretary of the Interior's Standards for Rehabilitation*, the following project improvement measures are recommended:

- Follow Conditions Assessment & Treatment Recommendations (Page & Turnbull, January 2018) for repair versus replacement of materials:
    - New foundation shall not raise the overall height of house, but shall remain near to grade and partially overlaid with a wood siding skirt;
    - Wood window sashes and frames shall be replaced in kind to match the historic windows. Deficient design, like that of the dramatically sloping sills which allow for easy water and air infiltration, shall be corrected. Insulated glazing may be used in lieu of the original single pane glass, but the profile and overall thickness

of the window shall be as close to the original as possible. Muntin and casing profiles shall match the originals;
  - Retain and repair the jigsaw brackets and boxed eaves unless deterioration is such that reconstruction is needed. Reconstructed elements must match the original;
  - The front porch materials shall be replaced in kind as Condition Drawings indicate is required. Biological growth can be cleaned from any remaining members using an appropriate cleaner. The roof above the porch shall be reframed and roof material replaced to match the rest of the farmhouse. Ceiling boards shall be salvaged and reused. Flooring planks may be replaced as required.
- On the center portion of the north façade of the farmhouse, the head height of the two windows shall not be raised. Rather, raise the lower sill and insert shorter windows into the openings. This will maintain the common head height of all window openings on the historic portions of the farmhouse.
- At least one historic window at the center portion of the south façade of the farmhouse shall be retained while replacing the other with a French door (in either location currently included in drawings). Do not insert a new window between the two openings;
- The pumphouse-over-well shall be salvaged and restored. Place it on the site on top of a reconstructed lip of the well (without the well opening beneath). Locate it so that it has a relatively similar spatial relationship to the rear of farmhouse (extended addition) and moved tankhouse as currently exists;
- A city representative and/or preservation professional shall serve as a construction monitor through construction to ensure that historic materials are preserved to the extent possible.

MM Hist-1b: HABS Documentation
The project sponsor shall undertake HABS (Historic American Building Survey) documentation of the subject property, buildings and structures, objects, and materials. The documentation shall be undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the *Secretary of the Interior's Professional Qualification Standards* (36 CFR, Part 61). The documentation shall consist of the following:

- *Measured Drawings:* A set of measured drawings that depict the existing size, scale, and dimension of the subject property shall be produced. The Planning Department will accept an as-built set of architectural drawings (site and floor plans, sections, elevations, and other drawings as needed to depict the existing conditions of the property). If using as-built drawings, notes shall be added to the drawings to indicate measurements and materials, according to the latest HABS Drawings Guidelines by the National Park Service. The measured drawings shall be printed on mylar. The measured drawings shall be produced by a qualified professional who meets the standards for architecture set forth by the *Secretary of the Interior's Professional Qualification Standards* (36 Code of Federal Regulations, Part 61).
- *HABS-Style Photography:* Digital photographs shall be taken of the subject property, including the site and the interior and exterior of buildings and structures. Large-format negatives are not required. The photographs must adequately document the character-defining features and setting of the historic resource. The scope of the digital photographs shall be reviewed by Planning Department staff for concurrence, and all digital photography shall be conducted according to the latest National Park Service Standards. The photography shall be undertaken by a qualified professional with demonstrated

experience in HABS photography. The photographs shall be provided as digital files in TIFF format on DVDs and as color hard copy prints (on 8"x10" paper) with labels on the back and placed in archival sleeves, the latter conducted according to HABS standards.

- *HABS Historical Report:* A written historical narrative and report, per HABS Historical Report Guidelines and based on Michael Corbett's 2015 DPR Forms, shall be produced. The report shall include historical information, including the physical history and historic context of the property; and an architectural description of the site setting, exterior, and interior of the buildings and structures. The report shall be prepared by a qualified professional who meets the standards for history or architectural history set forth by the *Secretary of the Interior's Professional Qualification Standards* (36 Code of Federal Regulations, Part 61). The professional shall prepare the documentation and submit it for review and approval by the Planning Department.

As part of the above tasks, the well and its location should be documented with photos and a site plan that shows the distance from the house, with notes regarding size of bricks, the dimensions of the above-ground lip, circumference, and depth.

Archival copies of the drawings, photographs, and report shall be presented to repositories such as the Washington Township Museum of Local History, the Fremont Public Library, and/or the Northwest Information Center of the Historical Resources Information System at Sonoma State University. Repositories such as these are invested in archiving the history of Fremont. This mitigation would create a collection of preservation materials that would be available to the public and inform future research. Implementation of this mitigation measure would assist in reducing the project-specific impacts.

MM Hist-1c: Interpretive Signage
The project sponsor shall facilitate the development of a permanent interpretative program and/or display that would commemorate the Rodrigues Farmhouse property. The program/display would be installed at a publicly accessible location, either at the project site or in another appropriate location (such as the leasing office for the overall housing development). The interpretive program/display shall illustrate the contextual history and the architecture of the buildings and structures on the property. It shall include, but not be limited to, historic and contemporary photographs, narrative text, historic memorabilia, salvaged materials, and/or maps. It should also be available in a format that can be posted on the Fremont Public Library's website.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

As discussed in the *Archaeological Resources Assessment* prepared for the MND for the Hobbs Residential project, which includes the farmhouse site, "No unique archaeological resources have been identified within the project and geo-archaeological research suggests that the project site has a very low to low potential to affect as yet unknown prehistoric or historic cultural resources."[1] The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Potentially Significant Unless Mitigated

[1] Basin Research Associates, *Archaeological Resources Assessment*, September 21, 2016 (page 9).

Mitigation Required in Hobbs IS/MND (remains applicable to the proposed project)**:**

MM Cult-1: (a) The project proponent shall note on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources.

(b) The project proponent shall retain a Professional Archaeologist to provide a preconstruction briefing to supervisory personnel of any excavation contractor to alert them to the possibility of exposing significant prehistoric archaeological resources within the Project Focus Area. The briefing shall discuss any archaeological objects that could be exposed, the need to stop excavation at the discovery, and the procedures to follow regarding discovery protection and notification of the project proponent and archaeological team.

(c) The project proponent shall retain a Professional Archaeologist on an "on-call" basis during ground disturbing construction for the project to review, identify and evaluate cultural resources that may be inadvertently exposed during construction. The archaeologist shall review and evaluate any discoveries to determine if they are historical resource(s) and/or unique archaeological resources under CEQA.

(d) If the Professional Archaeologist determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource, he/she shall notify the project proponent and other appropriate parties of the evaluation and recommended mitigation measures to mitigate to a less-than significant impact. Mitigation measures may include avoidance, preservation inplace, recordation, additional archaeological testing and data recovery among other options. Treatment of any significant cultural resources shall be undertaken with the approval of the City of Fremont.

c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Although there is no indication that paleontological resources are present on the site or in the immediate vicinity, there is always a possibility that unknown resources could be discovered during the redevelopment of the site for the project. The proposed project to rehabilitate the historic farmhouse would not involve grading beyond what was analyzed in the prior MND. However, the project would involve relocating a tankhouse and pumphouse-over-well. In the event that an unknown resources is discovered, the project mitigation in the prior MND, as outlined below, would remain applicable and would reduce the impact of damage to unknown paleontological resources to less than significant.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Potentially Significant Unless Mitigated
Mitigation Required in Hobbs IS/MND (remains applicable to the proposed project)**:**

MM Cult-4: Discovery of Paleontological Resources. In the event of the discovery of Paleontological resources during construction or demolition, there shall be no further excavation or disturbance of the site within a 200 foot radius of the location of such discovery until it can be evaluated by a qualified archeologist or paleontologist. Work shall not continue until the archeologist or paleontologist conducts sufficient research and data collection to make a determination as to the significance of the resource. If the resource is determined to be significant and mitigation is required, the first priority shall be avoidance and preservation of the resource. All feasible recommendations of the paleontologist shall be implemented. Mitigation may include, but not limited to, in-field documentation and recovery of specimens, laboratory analysis, preparation of a report detailing the methods and findings of the investigation, and curation at an appropriate paleontological collection facility.

d) Would the project disturb any human remains, including those interred outside of formal cemeteries?

As discussed in the Hobbs IS/MND, previously unknown human remains could be exposed during ground disturbing construction operations associated with grading, roadway, utility, and/or drainage improvements and/or residential development. Construction operations could result in the inadvertent exposure of buried prehistoric or protohistoric (ethnographic) Native American human remains. This potential significant impact would be reduced to a less-than-significant impact with implementation of Mitigation Measure CM-2 from the Hobbs IS/MND, which requires that the treatment of human remains and or associated or unassociated funerary objects during any soil-disturbing activity must comply with applicable state law.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Potentially Significant Unless Mitigated
Mitigation Required in Hobbs IS/MND (remains applicable to the proposed project)**:**

MM Cult-3: Discovery of Human Remains. The treatment of human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activity within the project shall comply with applicable State laws. This shall include immediate notification of the Alameda County Medical Examiner (Sherrif's Office). In the event of the coroner's determination that the human remains are Native American, notification of the Native American Heritage Commission (NAHC), is required who shall appoint a Most Likely Descendant (MLD) (PRC Section 5097.98). The archaeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5(d)). The agreement

should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. California Public Resources Code allows 48 hours to reach agreement on these matters. If the MLD and the other parties do not agree on the reburial method, the project will follow PRC Section 5097.98(b) which states that "the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance."

GEOLOGY AND SOILS

Would the project:

			CEQA Sections 15162(a) Criteria		
ISSUES:		*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances ?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii)Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	No Impact	No	No	No
	ii) Strong seismic ground shaking?	PSUM	No	No	No
	iii) Seismic-related ground failure, including liquefaction?	LTS	No	No	No
	iv) Inundation by seiche, tsunami or mudflow	No Impact	No	No	No
	v) Landslides?	No Impact	No	No	No
	vi) Flooding, including flooding as a result of the failure of a levee or dam	No Impact	No	No	No
b	Result in substantial soil erosion or the loss of topsoil?	No Impact	No	No	No
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?	LTS	No	No	No
d.	Be located on expansive soil, as defined in California Building Code, creating substantial risks to life or property?	LTS	No	No	No

			CEQA Sections 15162(a) Criteria		
ISSUES:		*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances ?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii)Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	No Impact	No	No	No

Discussion/Conclusion/Mitigation

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.; ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Inundation by seiche, tsunami or mudflow? v) Landslides? vi) Flooding, including flooding as a result of the failure of a levee or dam?

As discussed in the Hobbs IS/MND, the 2004 California State Geologic and Seismic Hazard Zones map indicates the project site is located in an area susceptible to earthquake-induced landslide and liquefaction. The subject site lies at the range front of the Diablo Range along the eastern margin of the Santa Clara Valley. The site lies between two major strike slip fault zones, the Calaveras fault to the east and the Hayward fault to the west. The Mission fault is mapped through the southwest portion of the subject property close to Mission Boulevard. As with any new project constructed in the San Francisco Bay Area, the development could be subject to strong ground shaking during a major seismic event. A geotechnical report was prepared for the Hobbs Residential and the recommendations from that report were included as mitigation measures in the Hobbs IS/MND. The proposed project does not involve any substantial changes or changed circumstances beyond what was analyzed in the prior MND. The proposed project involves primarily changes to the exterior of the existing historic farmhouse on-site to rehabilitate the structure. The mitigation measures in the prior MND remain applicable to the proposed project.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None.

Seismic Ground Shaking
The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior

Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Potentially Significant Unless Mitigated
Mitigation Required in Hobbs IS/MND:

MM Geo-1a: Supplemental Geotechnical Engineering Evaluations. The Project Geotechnical Consultant shall address the following prior to submittal of subdivision-level improvement plans:

1. The consultant shall consider providing recommendations for minimum 90% relative compaction for all engineered fill materials, as is typically required in the Bay Area and Southern California.
2. The consultant shall consider recommending that non-expansive material be used for fill beneath structures.
3. The results of the Supplemental Geotechnical Engineering Evaluations shall be submitted to the City for appropriate review by the City staff.

MM Geo-1b: Subdivision Improvement Plans. Subdivision-level improvement plans shall be prepared for the proposed development. A grading and drainage plan shall be prepared by a registered civil engineer.

Appropriate plans to address the above shall be submitted to the City, for review by the City Engineer and City Geotechnical Consultant, prior to issuance of permits for grading or construction of subdivision improvements.

MM Geo-1c: Geotechnical Plan Review. The Project Geotechnical Consultant shall review all geotechnical aspects of the project building and grading plans (i.e., site preparation and grading, site drainage improvements, and design parameters for foundations, retaining walls, and debris flow hazard mitigation measures). The consultant shall verify that their recommendations have been properly incorporated into the construction plans.

The results of the plan review should be summarized by the geotechnical consultant in a letter and submitted to the City Engineer prior to issuance of building permits.

MM Geo-1d: Geotechnical Construction Inspections. The Project Geotechnical Consultant shall inspect, test (as needed), and approve all geotechnical aspects of project construction. The inspections shall include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations and retaining walls prior to the placement of steel and concrete.

The results of these inspections and the as-built conditions of the project shall be summarized by the Project Geotechnical Consultant in a letter and submitted to the City Building Official/City Engineer for review prior to issuance of final building permits.

Seiche, Tsunami or Mudflow
The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior

Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No Impact
Mitigation Required in Hobbs IS/MND: None

Levee or Dam Failure and Flooding
The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No impact
Mitigation Required in Hobbs IS/MND: None

b) ***Would the project result in substantial soil erosion or the loss of topsoil?***

The prior MND indicates an erosion control plan would be required with plans submitted for grading and/or building permits to ensure that the project would not result in substantial soil erosion or loss of topsoil during grading and construction activities. The proposed project involves primarily changes to the exterior of the existing historic farmhouse to allow the rehabilitation and reuse of the building. The project would not substantially alter the project or circumstances from what was analyzed in the prior MND.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No impact
Mitigation Required in Hobbs IS/MND: None

c) Would the project be located on a geologic unit or soil that is unstable or would become unstable as a result of the project, and potentially result in on-site or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?

The proposed project involves primarily changes to the exterior of the existing historic farmhouse to allow the rehabilitation and reuse of the building. The project would not involve changes from the original project that would result in soil instability or cause on-site or off-site landslides, lateral spreading, subsidence, liquefaction or collapse. The project would involve construction of a new foundation. However, the prior MND determined that all grading, foundations, and structures for the proposed project would be required to be engineering and designed in conformance with applicable geotechnical and soil stability standards as required by the applicable California Building Code (CBC). Conformance with the applicable CBC standards would reduce safety impacts to the structures, potential occupants, and adjacent properties to less than significant.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken.

Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant
Mitigation Required in Hobbs IS/MND: None

d) Be located on expansive soil, as defined in California Building Code, creating substantial risks to life or property?

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant
Mitigation Required in Hobbs IS/MND: None

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Septic Tanks
The proposed Project would be required to be connected to the Union Sanitary District sewer facilities, rather than using septic tanks. Therefore, there would be *no impact*. The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No Impact
Mitigation Required in Hobbs IS/MND: None

GREENHOUSE GAS EMISSIONS

Would the project:

			CEQA Sections 15162(a) Criteria		
ISSUES:		*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii) Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	LTS	No	No	No
b	Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	No Impact	No	No	No

Discussion:

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

As discussed in the Air Quality Section, the project evaluated in the prior MND would not exceed the screening size for operational GHG established by the BAAQMD. Because the project would not exceed the screening size, the project would not potentially exceed the thresholds of significance for GHG emissions, and therefore would not result in significant adverse air quality impacts. The proposed project to rehabilitate the existing historic farmhouse would not alter the screening criteria or analysis and therefore would not result in new or more severe impacts related to GHG emissions.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant
Mitigation Required in Hobbs IS/MND: None

b) Would the project conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

The prior MND determined the original project would not conflict with the most recent Bay Area Clean Air Plan as it would generate GHG emissions below the threshold of significance. The proposed changes to the existing historic farmhouse would not increase GHG emissions.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken.

Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No Impact
Mitigation Required in Hobbs IS/MND: None

VI. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

			CEQA Sections 15162(a) Criteria		
ISSUES:		*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii) Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	LTS	No	No	No
b	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?	LTS	No	No	No
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No Impact	No	No	No
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	No Impact	No	No	No
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a	No Impact	No	No	No

			CEQA Sections 15162(a) Criteria		
ISSUES:		*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii) Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*
	safety hazard for people residing or working in the project area?				
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	No Impact	No	No	No
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	No Impact	No	No	No
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	No Impact	No	No	No

Discussion/Conclusion/Mitigation

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

The prior MND determined that development of the new Hobbs residential subdivision and retaining two existing single-family homes would not involve routine transport, use, or disposal of hazardous materials and therefore would not create a significant hazard to the public or environment.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant
Mitigation Required in Hobbs IS/MND: None

b) Would the project 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?

The evaluation in the prior MND included a Phase I Environmental Site Assessment (ESA) conducted by Ramboll Envirion. The ESA did not identify any Recognized Environmental Concerns (RECs) in connection with residential development.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in the Hobbs IS/MND: Less than Significant
Mitigation Required in Hobbs IS/MND: None

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The prior MND identified Mission San Jose High School as within one-quarter mile to the project site. The MND indicates residential development of the site would not involve handling of hazardous materials, substances, or waste that would impact the existing school.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No Impact.
Mitigation Required in Hobbs IS/MND: None

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

As determined in the prior MND and Phase I ESA, following an environmental database search, the project site is not listed on DTSC's Hazardous Waste and Substances Site List (Cortese List).

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No Impact
Mitigation Required in Hobbs IS/MND: None

e-f)For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

There are no airports within two miles of the project site; therefore, there would be *no impact*. The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in the Hobbs IS/MND: No Impact
Mitigation Required in Hobbs IS/MND: None

g-h) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

The proposed Project would not interfere with an adopted emergency response plan or emergency evacuation plan, nor expose people or structures to a significant risk of loss, injury or death involving wildland fires. Buildings would be constructed using appropriate building and fire codes. As noted in the prior MND application of the Wildland-Urban Interface Ordinance would reduce potential risks associated with wildland fires to less than significant.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No Impact.
Mitigation Required in Hobbs IS/MND: None

VII. HYDROLOGY AND WATER QUALITY

Would the project:

			CEQA Sections 15162(a) Criteria		
ISSUES:		*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii) Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*
a.	Violate any water quality standards or waste discharge requirements?	No Impact	No	No	No
b	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	No Impact	No	No	No
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	No Impact	No	No	No
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	No Impact	No	No	No
e.	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	No Impact	No	No	No
f.	Otherwise substantially degrade water quality?	No Impact	No	No	No
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	No Impact	No	No	No
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	No Impact	No	No	No
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	No Impact	No	No	No
j.	Inundation by seiche, tsunami, or mudflow?	No Impact	No	No	No

Discussion/Conclusion/Mitigation

a, f) Would the project violate any water quality standards or waste discharge requirements? Or otherwise substantially degrade water quality?

As discussed in the Hobbs IS/MND, the proposed development would not violate any water quality standards, deplete groundwater supplies, substantially alter the existing drainage pattern nor substantially degrade water quality. The project would be required to connect to the existing public sanitary sewer system that serves the area, and would obtain its water from existing piped public water mains serving the site. The proposed project conforms to the current General Plan land use designation for the site and, as such, the Alameda County Water District (ACWD) has evaluated and determined they are capable of meeting the project's water demands without significantly impacting its supplies or its distribution system.

Also as discussed in the Hobbs IS/MND, ACWD has determined that there is a water well on the proposed Project site (Water Well Number 4S/1W-36E002), located next to the Rodrigues Farmhouse. In order to protect the groundwater basin, ACWD requires the well be in compliance with ACWD Ordinance No. 2010-01, which means either brought into compliance, or properly destroyed prior to provision of water service to the new houses proposed with the project. The applicant shall comply with this requirement, as a condition of approval for the approved Hobbs Residential project. As part of the proposed project to rehabilitate the existing historic farmhouse on the site, the pumphouse-over-well would be relocated prior to the well being destroyed.

The project would be subject to standardized current requirements with regard to erosion control during construction and stormwater management through compliance with the applicable NPDES permit. The prior MND indicates the project would be required to incorporate low impact development (LID) techniques to treat stormwater runoff from all on-site impervious surfaces in a bio-retention area before discharged into the public storm drain system.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No impact
Mitigation Identified in Hobbs IS/MND: None

b) Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No impact
Mitigation Identified in Hobbs IS/MND: None

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

The proposed Project would collect and convey storm water in the manner contemplated by the prior Hobbs IS/MND. The proposed project to rehabilitate the existing historic farmhouse would not alter any drainage patterns or result in the alteration of any water body. The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No impact
Mitigation Required in Hobbs IS/MND: None

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

The proposed Project would collect and convey storm water in the manner contemplated by the prior Hobbs IS/MND. The proposed project to rehabilitate the existing historic farmhouse would not alter the existing drainage pattern or substantially increase the rate or amount of surface runoff. The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No impact
Mitigation Required in Hobbs IS/MND: None

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

The prior Hobbs IS/MND analyzed the construction of a storm water drainage and detention system with the previous project that is hydraulically sized to address all of the flow from the project site. The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No impact
Mitigation Required in Hobbs IS/MND: None

g, h) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

As analyzed in the prior MND, the proposed project is located within Federal Emergency Management Flood Insurance Rate Map (FIRM), Panel No. 06001C046G, effective August 3, 2009. According to this FIRM, the project site is located within an unshaded X zone and is, therefore outside of the 100-year flood zone. The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No Impact
Mitigation Required in Hobbs IS/MND: None

i, j) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? Inundation by seiche, tsunami, or mudflow?

As discussed in the HOBB IS/MND, the project site is located within Federal Emergency Management Agency Flood Insurance Rate Map (FIRM), Panel No. 06001C0466G, effective August 3, 2009. According to this FIRM, the project site is located within an Unshaded X zone and is, therefore, outside of the 100-year flood zone. The project site is also not situated within a Special Flood Hazard Area or an area that would be subject to inundation as a result of failure of a dam, levee, or reservoir. As such, no impact would result.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No impact
Mitigation Required in Hobbs IS/MND: None

VIII. LAND USE AND PLANNING

Would the project:

			CEQA Sections 15162(a) Criteria		
ISSUES:		*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii) Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*
a.	Physically divide an established community?	No Impact	No	No	No
b	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general		No	No	No

			CEQA Sections 15162(a) Criteria		
ISSUES:		*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii) Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*
	plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	No Impact			
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?	No Impact	No	No	No

Discussion/Conclusion/Mitigation

a-c) Would the project physically divide an established community? Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

The proposed Project would not physically divide an existing community or conflicting with any applicable land use plan or policy. As outlined in the prior MND, the project is located in an area of the City near existing residential development, along a major boulevard that also serves as a state highway. Additionally, there is no habitat conservation or community conservation plan adopted for the area. The proposed project to rehabilitate the existing historic farmhouse would not alter land uses or the layout of the approved subdivision.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No Impact
Mitigation Required in Hobbs IS/MND: None

IX. MINERAL RESOURCES

Would the project:

		CEQA Sections 15162(a) Criteria		
ISSUES:	*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii) Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*

			CEQA Sections 15162(a) Criteria		
ISSUES:		*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii) Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	No Impact	No	No	No
b	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	No Impact	No	No	No

Discussion/Conclusion/Mitigation

a-b) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

According to local and state mineral resources maps, there are no known mineral resources of importance to the state or region on the site or within the surrounding area. Therefore, no impact would result. The area does not represent a locally-important mineral resource recovery site. Implementation of the proposed rehabilitation plan for the existing historic farmhouse would not be expected to result in the loss of availability of any mineral resource recovery site.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No Impact
Mitigation Required in Hobbs IS/MND: None

X. NOISE

Would the project:

		CEQA Sections 15162(a) Criteria		
ISSUES:	*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii) Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*

			CEQA Sections 15162(a) Criteria		
ISSUES:		*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii) Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	PSUM	No	No	No
b	.Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	LTS	No	No	No
c.	**A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**	LTS	No	No	No
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?.	LTS	No	No	No
e.	a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels.	No Impact	No	No	No
f.	.For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	No Impact	No	No	No

Discussion/Conclusion/Mitigation

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general Plan or noise ordinance, or applicable standards of other agencies?

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

An acoustic study (*Environmental Noise Feasibility Study, Charles Salter, 2016*) was prepared for the Hobbs Residential project. Specific to the existing Rodrigues Farmhouse, the acoustic study recommended that Sound Transmission Class (STC) 32 rated doors and windows be used for the front and side elevations and installation of an alternate means of providing outside air ventilation. The rehabilitation of the house will include the modernization of the interior and installation of an air conditioning system, which would allow the residents to keep windows closed and lessen the effect of exterior noise, and replacement of deteriorated windows and doors

as necessary, consistent with the recommendations in the acoustic study and Mitigation Measure Hist-1a.

Potential Impact Identified in Hobbs IS/MND: Potentially Significant Unless Mitigated
Mitigation Required in Hobbs IS/MND:

MM Noise-1.1a (Sound Walls): To reduce exterior noise levels generated from uses on Mission Boulevard to an Ldn of 60 dB(A), an eight foot high sound-rated barrier (with respect to the elevation of the backyard grade height) will be installed to shield the backyards of the new houses that will be adjacent to Mission Boulevard, as shown in Figure 2 of the *Environmental Noise Feasibility Study*.

MM Noise-1.1b (Windows and Exterior Doors):
To reduce interior noise levels to an Ldn of 45 dB(A) in habitable rooms, the windows and exterior doors for habitable rooms on the new houses nearest Mission Boulevard (Lots 1-11) shall be of the Sound Transmission Class (STC) ratings indicated in Figure 2 of the *Environmental Noise Feasibility Study* or higher.

MM Noise-1.1c (Ventilation): To ensure windows of the new buildings may remain closed to reduce interior noise levels of habitable spaces to an Ldn of 45 dB(A), an alternate means of providing outside air (e.g., HVAC, Z-ducts) shall be installed on the new houses nearest Mission Boulevard (Lots 1-11).

b) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

The proposed Project to rehabilitate the historic farmhouse would not change project circumstances or introduce new uses that would cause a substantial permanent increase in ambient noise levels in the vicinity beyond what was analyzed in the prior MND. .

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior

Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Development of the project would result in a temporary increase in noise levels during daytime hours, particularly from diesel-powered earth-moving equipment and other heavy construction machinery. All construction-related activities would be required to comply with the noise standards contained in the City of Fremont's Municipal Code for projects adjacent to/within residential neighborhoods, which would limit such activities to certain times of the day and week to reduce noise impacts on adjacent properties. These restrictions are:

Monday-Friday, 7 a.m. to 7 p.m.
Saturday and Holidays, 9 a.m. to 6 p.m.
Sunday, no construction activity allowed

The above construction hours would ensure that potentially loud construction activities would occur during daylight hours when other short-term noise impacts from such sources as diesel-powered vehicles, leaf blowers, school playgrounds and other nearby construction work would typically occur.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels.

There are no public or private airports in the City or vicinity. No impact would result.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No impact
Mitigation Required in Hobbs IS/MND: None

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

There are no public or private airports in the City or vicinity. No impact would result.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No Impact
Mitigation Required in Hobbs IS/MND: None

POPULATION AND HOUSING

Would the project:

			CEQA Sections 15162(a) Criteria		
ISSUES:		*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii) Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	No Impact	No	No	No
b	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	No Impact	No	No	No
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	No Impact	No	No	No

Discussion/Conclusion/Mitigation

a-c) Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The proposed project changes involve only exterior renovations/rehabilitation to the existing historic farmhouse and therefore would not induce substantial population growth in the area. As noted in the prior MND, the historic farmhouse and project site has already been used for residential purposes.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken.

Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No Impact
Mitigation Required in Hobbs IS/MND: None

PUBLIC SERVICES

Would the project?

			CEQA Sections 15162(a) Criteria		
ISSUES:		*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii)Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*
	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a.	Fire protection?	LTS	No	No	No
b.	Police protection?	LTS	No	No	No
c.	Schools?	LTS	No	No	No
d.	Parks?	LTS	No	No	No
e.	Other public facilities?	LTS	No	No	No

Discussion/Conclusion/Mitigation

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire Protection?

As the proposed project would conform to the General Plan, has been reviewed in coordination with the Fremont Fire Department, and would not require the provision of new or physically altered fire stations, impacts would be less than significant.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

b) Police Services?

As the proposed project would conform to the General Plan, has been reviewed in coordination with the Fremont Police Department, and would not require the construction of a new police station or the expansion of the existing police station, impacts would be less than significant.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

c) Schools?

Under California law, the City can require payment by a developer of school impact fees associated with a proposed development to mitigate any impact that such development would have on the facilities of the local school district. Fremont Unified School District (FUSD) collects both Level I and Level II school impact fees for residential development. Proof of payment of all required school impact fees to FUSD must be provided before issuance of a building permit for the proposed project, as a standard project requirement. In conformance with the City's General Plan Public Facilities Policy 9-9.1: *Inform FUSD of Development Plans*, the City has coordinated with FUSD so that the District Board and staff are aware of development plans and can plan for facility needs accordingly. As such, the proposed project would have a less than significant impact on schools.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

d) Parks?

The City collects development impact fees for new parks based on the provision of five acres per 1,000 residents. Impact fees may be used only for acquisition and development of parkland, not for maintenance or operation. The GP EIR found that, as long as the established standard of five acres of developed parkland per 1,000 Fremont residents is met during the operational life of the General Plan, existing parks and recreational facilities would not be expected to become overused or subject to premature deterioration as the local population grows, and implementation of the General Plan would have a less than significant impact on the operation of existing park and recreational facilities. The proposed project, which would conform to the General Plan, would be subject to payment of park impact fees, as a standard project requirement, and impacts would be less than significant.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

e) Other public facilities?

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

XI. RECREATION

			CEQA Sections 15162(a) Criteria		
ISSUES:		*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii) Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	LTS	No	No	No
b	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	LTS	No	No	No

[1] Less than Significant Impact

Discussion/Conclusion/Mitigation

a-b) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The prior MND analyzed impacts of the Hobbs Residential Planned Development (of which the historic farmhouse is a part) on the need for recreation facilities or deterioration of existing facilities and determined the project would not require construction of new or expanded facilities. The proposed changes to the historic farmhouse would change these circumstances or alter the impact.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

XII. TRANSPORTATION/TRAFFIC

Would the project:

			CEQA Sections 15162(a) Criteria		
ISSUES:		*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii) Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*
a.	Conflict with an applicable plan, ordinance or policy establishing measures 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?	LTS	No	No	No
b	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?	LTS	No	No	No
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.	No Impact	No	No	No
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	No Impact	No	No	No
e.	Result in inadequate emergency access?	No Impact	No	No	No
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	No Impact	No	No	No

Discussion/Conclusion/Mitigation

a) Conflict with an applicable plan, ordinance or policy establishing measures 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?

It is the City's practice to conduct a traffic study for a development project if the net peak hour project trip increase would exceed 100 new peak hour trips, which is consistent with Alameda County Transportation Commission requirements for analyzing project impacts. As discussed in the Traffic Study prepared for the Hobbs Residential project, "the development is expected to generate 543 daily trips, including 43 during the a.m. peak hour and 57 during the p.m. peak hour." While a traffic study was not required because the Hobbs Residential project would not exceed 100 new peak hour trips, a study was conducted to address some of the concerns regarding traffic that were heard during community outreach, including concerns associated with student drop-offs and pick-ups at nearby Mission San Jose High School and cut-through traffic during commute hours.

The Traffic Study evaluated operating conditions during typical weekday a.m. and p.m. periods to capture the highest potential impacts from the proposed project as well as the highest volumes on the local transportation network. The morning peak hour occurs between 7:00 and 9:00 a.m. and reflects conditions during the home to work or school commute, while the p.m. peak hour occurs between 4:00 and 6:00 p.m. and typically reflects the highest level of congestion during the homeward bound commute.

The Traffic Study included analysis of the following intersections and driveways:

1. Driscoll Road/Mission Boulevard
2. Palm Avenue-Mission Cielo Avenue/Mission Boulevard
3. North Hobbs Project Street/Mission Boulevard (unsignalized)
4. Via San Dimas/Mission Boulevard (unsignalized)
5. I-680 Southbound On/Off Ramps/Mission Boulevard North
6. I-680 Northbound On/Off Ramps/Mission Boulevard North

The Traffic Study determined that, with the addition of the proposed project, which includes the Rodrigues Farmhouse property, all signalized intersections in the study area would continue operating acceptably per the LOS standards established in the City's General Plan. The proposed Project would contribute no new vehicle trips than those analyzed in the Hobbs IS/MND

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

b) 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?

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior

Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

c) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

As outlined in the prior MND, there are no airports in Fremont, thus the project would not have an impact on air traffic patterns.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No Impact
Mitigation Required in Hobbs IS/MND: None

d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The prior MND determined that emergency vehicle access would be provided throughout the entire project site and that no sharp curves or dangerous intersections would be created by the project. The proposed changes to the exterior of the Rodrigues farmhouse would not alter this analysis.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No Impact
Mitigation Required in Hobbs IS/MND: None

e) Would the project result in inadequate emergency access?

The prior MND determined that emergency vehicle access would be provided throughout the entire project site and that no sharp curves or dangerous intersections would be created by the project. The proposed changes to the exterior of the Rodrigues farmhouse would not alter this analysis.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No Impact
Mitigation Required in Hobbs IS/MND: None

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: No impact
Mitigation Required in Hobbs IS/MND: None

XIII. UTILITIES AND SERVICE SYSTEMS

Would the project:

			CEQA Sections 15162(a) Criteria		
ISSUES:		*Prior Hobbs IS/MND*	*Substantial Changes to the Project?*	*Substantial Changes to Project Circumstances?*	*New Information Shows (i) New or More Severe Significant Effects, or (ii) Feasible or Different Mitigation Measures or Alternatives Could Reduce Effects, But Are Declined?*
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	LTS	No	No	No
b	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	LTS	No	No	No
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	LTS	No	No	No
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	LTS	No	No	No
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	LTS	No	No	No
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	LTS	No	No	No
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	LTS	No	No	No

Discussion/Conclusion/Mitigation

a,b,e) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

f,g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Comply with federal, state, and local statutes and regulations related to solid waste?

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

Potential Impact Identified in Hobbs IS/MND: Less than Significant Impact
Mitigation Required in Hobbs IS/MND: None

XIV. MANDATORY FINDINGS OF SIGNIFICANCE:

ISSUES:		*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Information Sources*
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or		X			See Previous

ISSUES:		*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Information Sources*
	wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?					
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X		See Previous
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X		See Previous

Discussion/Conclusion/Mitigation

The above discussion adequately addresses all potential impacts the proposed project may have on the environment. This Supplement to the Hobbs Residential Mitigated Negative Declaration/Initial Study has found that the proposed project would not have the potential to degrade the quality of the environment. Implementation of the identified mitigation measures provided in this Supplement to the Hobbs Residential Mitigated Negative Declaration/Initial Study, combined with the project conditions of approval, would reduce all impacts the project may have to a less-than-significant level.

The proposed Project would be consistent with the Hobbs IS/MND and would not result in substantial changes in the project or to the circumstances under which the project is undertaken. Only changes to Section V. Cultural Resources of the checklist are necessary to make the prior Hobbs MND adequately apply to the changed project. Therefore, no further environmental review is necessary on this topic.

GENERAL SOURCE REFERENCES:

The following is a list of references used in the preparation of this document. Unless attached herein, copies of all reference reports, memorandums and letters are on file with the City of Fremont Department of Community Development. References to publications prepared by federal or state agencies may be found with the agency responsible for providing such information.

1. Existing land use.
2. City of Fremont General Plan (Land Use Element Text and Maps)
3. City of Fremont Municipal Code Title 18, Planning and Zoning (including Tree Preservation Ordinance)
4. City of Fremont General Plan (Certified 2014 Housing Element)
5. Alquist-Priolo Earthquake Fault Zoning Act and City of Fremont General Plan (Safety Element)
6. City of Fremont General Plan (Safety Element)
7. City of Fremont General Plan (Mobility Element)
8. City of Fremont General Plan (Conservation Element, including Biological Resources, Water Resources, Land Resources, Air Quality, Energy Conservation and Renewable Energy)
9. City of Fremont General Plan (Safety Element, subsection Noise & Vibration)
10. City of Fremont General Plan (Public Facilities Element)
11. City of Fremont General Plan (Community Character Element)
12. City of Fremont General Plan (Parks and Recreation Element)
13. City of Fremont General Plan (Community Plans Element, Measure T)
14. California Regional Water Quality Control Board, National Pollutant Discharge Elimination System (NPDES) Municipal Permit, November 2015
15. California State Water Resources Control Board, Construction Stormwater General Permit, February 2011
16. Alameda Countywide Clean Water Program Hydromodification Susceptibility Map 2007
17. Flood Insurance Rate Map (FEMA online) and City of Fremont General Plan (Safety Element)
18. Hazardous Waste & Substances Sites List, consolidated by the State Department of Toxic Substances Control, Office of Environmental Information Management, by Ca./EPA, pursuant to Government Code Section 65962.5 (accessed online)
19. Department of Conservation Important Farmland Map 2012
20. City of Fremont Agricultural Preserves Lands Under Contract (2007 Map and List)
21. Bay Area Air Quality Management District: Clean Air Plan (Bay Area Ozone Strategy 2010)
22. CARB Scoping Plan December 2008
23. City of Fremont Greenhouse Gas Emissions Inventory 2005
24. City of Fremont Municipal Code Title 8, Health and Safety (e.g. solid waste, hazardous materials, etc.)
25. City of Fremont Municipal Code Title 12, Streets, Sidewalks & Public Property
26. City of Fremont Municipal Code Title 15, Building Regulations
27. City of Fremont Wireless Telecommunications Ordinance
28. Fremont Register of Historic Resources and Inventory of Potential Historic Resources
29. Local Cultural Resource Maps (CHRIS)
30. Fremont High Fire Severity Zone Map

LIST OF APPENDICES TO THE HOBBS IS/MND

Biological Resources (BIO)

A. *Biotic Evaluation Dias and Hobbs*, prepared by Live Oak Associates, Inc., dated April 3, 2014
B. *Rare Plant Survey* letter, prepared by Live Oak Associates, Inc., dated October 21, 2014

Cultural Resources (CUL)

C. *Department of Parks and Recreation Primary Record* (2001 DPR), prepared by Woodruff Minor, dated June 2001.
D. *Department of Parks and Recreation Primary Record* (2015 DPR), prepared by Michael R. Corbett, dated June 11, 2015.
E. *California Historical Resources Information System Research Results Letter* (CHRIS Letter), prepared by the Northwest Information Center at Sonoma State University, dated July 25, 2016.
F. *Secretary's Standards Compliance Assessment* (Compliance Assessment), prepared by Architectural Resources Group, dated September, 2016.
G. *Archaeological Resources Assessment*, prepared by Basin Research Associates, dated September 21, 2016.
H. *Preliminary Historic Review of 42012 & 42078 Mission Boulevard*, prepared by Page & Turnbull, dated November 1, 2016.

Geology and Soils (GEO)

I. *Geotechnical Investigation Residential Development*, prepared by Geo-Logic Associates, dated June 2, 2015.
J. *Geotechnical Peer Review Letter 1*, prepared by Cotton, Shires and Associates, Inc., dated June 24, 2015.
K. *Geotechnical Response to Peer Review Letter* (Geotech Peer Review Response), prepared by Geo-Logic Associates, dated June 14, 2016.
L. *Geotechnical Peer Review Letter 2* (Geotech Peer Review 2), prepared by Cotton, Shires and Associates, Inc., dated July 27, 2016.

Hazards and Hazardous Material (HAZ)

M. *Phase I – Environmental Site Assessment*, prepared by Ramboll Environ, dated February 11, 2016.

Noise (NOI)

N. *Environmental Noise Feasibility Study* (Acoustic Study), prepared by Charles M. Salter Associates, Inc., dated June 6, 2016.

Transportation/Traffic (TRA)

O. *Traffic Impact Study* (Traffic Study), prepared by W-Trans, dated March 17, 2016.
P. *Hobbs Project Traffic Impact Study – 2016 vs. 2015 Synopsis*, prepared by W-Trans, dated October 19, 2016.

LIST OF APPENDICES TO THIS SUPPLEMENT TO THE HOBBS IS/MND

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Q. *Project Impact Analysis*, prepared by Page & Turnbull, dated March 23, 2018.