



## Notice of Intent to Adopt a Supplemental Mitigated Negative Declaration

**Date:** April 18, 2018

**To:** Public Agencies, Organizations and Interested Parties

**From:** City of Fremont, Planning Division

**Subject:** Notice of Public Review and Intent to Adopt a Supplemental Mitigated Negative Declaration

Pursuant to the *State of California Public Resources Code* and the *Guidelines for Implementation of the California Environmental Quality Act*, as most recently amended, this is to advise that the City of Fremont has prepared a Supplement to the Hobbs Residential Initial Study/Mitigated Negative Declaration (SCH# 2016112014) to evaluate the environmental effects of the project identified below:

**Project Title:** Historic Rodrigues Farmhouse Rehabilitation (Fremont File Number: PLN2018-00013)

**Project Location:** 41948 Mission Boulevard, Fremont, Alameda County, CA; APN 513-450-4-2

**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. The property was evaluated by an Architectural Historian in 2015 and found 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, construct a 1,551-square-foot 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. 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.

Based upon the conclusions set forth in the Supplement to the Hobbs Residential Initial Study/Mitigated Negative Declaration, the City of Fremont proposes to adopt a Mitigated Negative Declaration. The project site is not on a list of hazardous material sites as described by Government Code 65962.5 (Cortese List).

**Public Review Period:** A 20-day public review period will begin on April 19, 2018. Written comments must be submitted to the City of Fremont, Planning Division (address noted below) no later than May 8, 2018. The draft Supplemental Initial Study/Mitigated Negative Declaration and reference documents are available for review on the City's website at: <https://fremont.gov/430/Environmental-Review>. All environmental documents are also available for review at 39550 Liberty Street, Fremont.

**Public Hearing:** A public hearing is required and has been scheduled for May 9, 2018 (Historical Architectural Review Board). Further details may be obtained from Bill Roth, Associate Planner, (510) 494-4450, [broth@fremont.gov](mailto:broth@fremont.gov).

**Supplemental Mitigation and Monitoring Plan (MMP) – Historic Rodrigues Farmhouse Rehabilitation Project (PLN2018-00013)  
Supplemental Mitigation to that provided in the Hobbs IS/MND and MMP (PLN2016-00270)**

Impact	Mitigation Measure	Implementation	Monitoring Responsibility	Status / Timing
<p><b>MM Hist-1a</b></p>	<p><b>Project Design Improvements</b></p> <p>Follow Conditions Assessment &amp; Treatment Recommendations (Page &amp; Turnbull, January 2018) for repair versus replacement of materials:</p> <ul style="list-style-type: none"> <li>i. New foundation shall not raise the overall height of house, but shall remain near to grade and partially overlaid with a wood siding skirt;</li> <li>ii. 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;</li> <li>iii. Retain and repair the jigsaw brackets and boxed eaves unless deterioration is such that reconstruction is needed. Reconstructed elements must match the original;</li> <li>iv. 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.</li> <li>v. 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.</li> <li>vi. 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.</li> </ul>	<p>Developer/Contractor</p> <p>Construction Monitor</p>	<p>City of Fremont Planning Division in coordination with Construction Monitor</p>	<p>To be reflected on plans submitted for Building Permit and implemented during construction.</p>

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<p><b>MM Hist-1a</b> (continued)</p>	<p>vii. 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;</p> <p>viii. 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.</p>	<p>Developer/Contractor in coordination with designated Construction Monitor</p>	<p>City of Fremont Planning Division in coordination with Construction Monitor</p>	<p>Design Improvements to be reflected on plans submitted for Building Permit and approved prior to building permit issuance</p>

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<b>MM Hist-1b</b>	<p><b>HABS Documentation</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>•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).</li> <li>•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.</li> </ul>	<p>Qualified Historic Architectural Professional as specified in mitigation measure</p>	<p>City of Fremont Planning Division</p>	<p>Prior to construction activities</p>

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<p><b>MM Hist-1b</b> (continued)</p>	<p>• 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.</p> <p>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.</p> <p>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.</p>	<p>Qualified Historic Architectural Professional as specified in mitigation measure</p>	<p>City of Fremont Planning Division</p>	<p>Prior to construction activities</p>

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<p><b>MM Hist-1c</b></p>	<p><b>Interpretive Signage</b></p> <p>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.</p>	<p>Developer/Contractor</p>	<p>City of Fremont Planning and Building Divisions</p>	<p>Prior to issuance of occupancy permit.</p>