

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION**

To: Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
5796 Corporate Avenue
Cypress, CA 90630

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE PUBLIC RESOURCES CODE

Project Title: Sequoia Grove Removal Action Workplan

State Clearinghouse Number: 2023100026

Project Location: 123 A Street, Hayward, CA 94541 (APN 431-16-88-3)

County: Alameda

Project Applicant: Habitat for Humanity East Bay Silicon Valley, Inc.

Background and Project Description: The Department of Toxic Substances Control (DTSC) has approved the Removal Action Workplan (RAW) prepared for Sequoia Grove, located on a 0.73-acre parcel at the southwest corner of A Street and Walnut Street in the City of Hayward. The subject RAW has been prepared in connection with a residential development project by Habitat for Humanity East Bay Silicon Valley, Inc. (Habitat) that entails construction of a 12-lot subdivision with 10 three-story townhomes on individual lots plus two common parcels containing a private driveway, parking, open space, and shared amenities. The RAW addresses the presence of elevated levels of lead and organochlorine pesticides (OCPs) detected in soil samples at the Site, and the proposed remedial alternative consists of excavation and off-Site disposal of lead- and OCP-impacted soils.

On January 27, 2015, the City of Hayward (the CEQA lead agency) adopted an Initial Study and Mitigated Negative Declaration (ISMND) for the Sequoia Grove residential project along with approving a Planned Development District rezoning and Vesting Tentative Tract Map for the project. Following the approval, Habitat was initially unable to proceed with completing the Final Map and implementing the Development Plan and, as a result, the original Development Plan and Vesting Tentative Tract Map approvals expired. In 2023, Habitat re-applied for project approvals needed for the proposed residential development, and the City of Hayward determined that the previously-adopted ISMND could be utilized to fulfill CEQA requirements for the project. On September 28, 2023, the project was approved by the City of Hayward. On October 2, 2023, the City filed a Notice of Determination with the CEQA State Clearinghouse.

Pursuant to the provisions of CEQA, DTSC has prepared an Addendum to the ISMND in order to incorporate the recommended remedy from the RAW, which was completed after the City's adoption of the ISMND. The Addendum considers the previously approved residential land use project plus incorporation of the remedial activities identified in the RAW. The modified project includes the same Site boundaries, building footprint, aesthetic design, and operational characteristics as previously evaluated in the ISMND.

Implementation of the RAW entails excavation and off-Site disposal of lead- and OCP-impacted soils at the Site. Excavation areas are located in the central and eastern areas of the Site and encompass approximately 14,400 square feet total. Depth of excavation will generally be to one foot below ground surface (bgs), plus excavation to four feet bgs in one 400-square-foot area (refer to Figures 5 and 6 of the RAW for reference). The RAW estimates that approximately 660 cubic yards of soil will be excavated and disposed off-Site. The excavated areas would be backfilled with clean soil and appropriate compaction of backfilled soil would be conducted as part of Site redevelopment. It is anticipated that excavated soil will be non-hazardous, and as such that the excavated soil will be transported to and disposed of at a municipal landfill. Depending on weight of the soil, between 50 and 70 truckloads of soil will be transported off-Site, up to approximately 20 loads per day depending on truck availability. Additionally, the activities set forth in the RAW are subject to applicable Mitigation Measures identified in the ISMND.

As a Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on February 12, 2024 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. An Addendum to an Initial Study and Mitigated Negative Declaration was prepared pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control
 Site Mitigation and Restoration Program
 5796 Corporate Avenue
 Cypress, CA 90630

Additional project information is available on EnviroStor: www.envirostor.dtsc.ca.gov/public/ or https://envirostor.dtsc.ca.gov/public/profile_report?global_id=60002341

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|----------------|-----------------|--------------|
| Contact Person | Contact Title | Phone Number |
| Jessica Duffey | Project Manager | 657-777-9802 |

Approver's Signature:



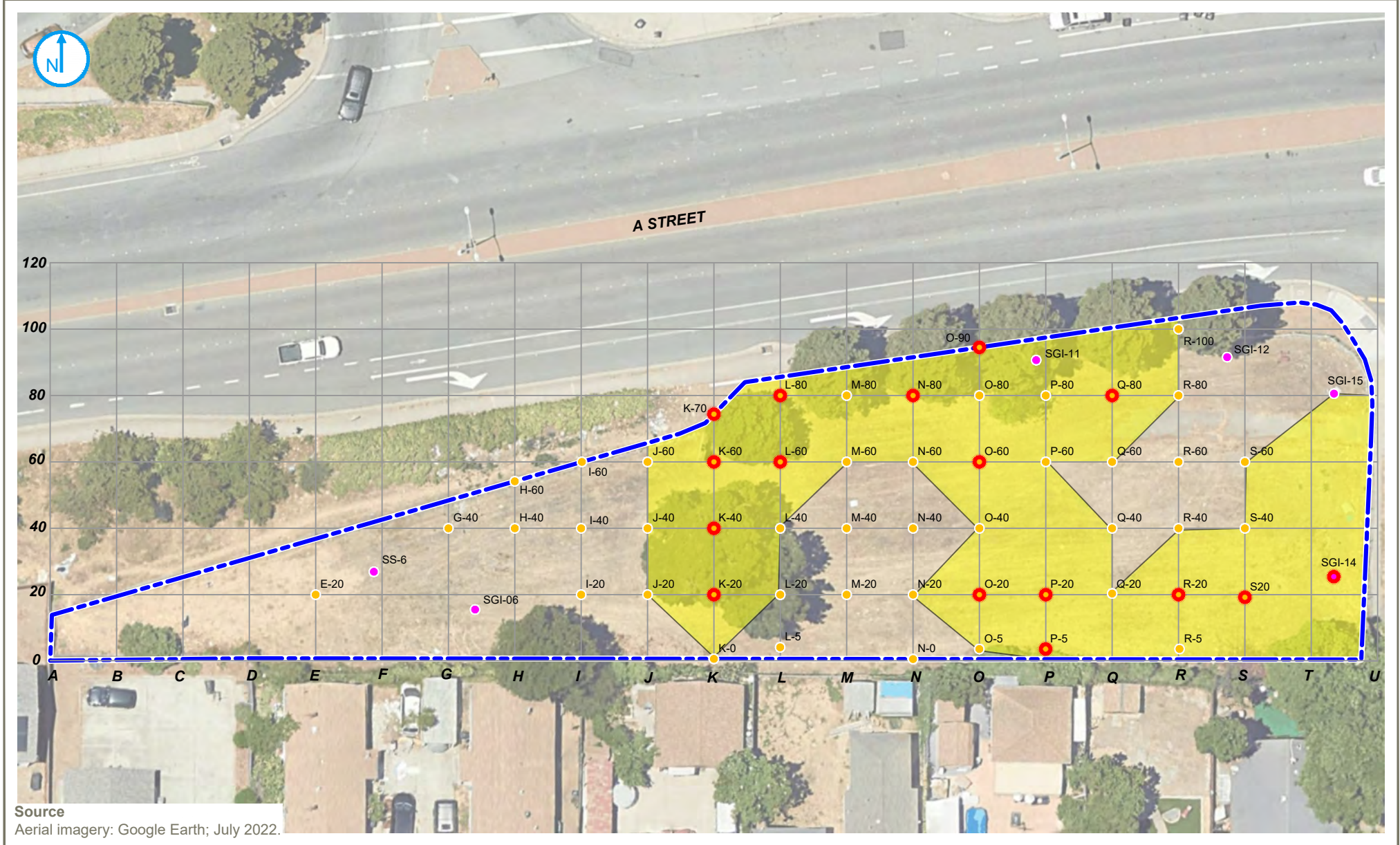
Date:

February 12, 2024

| | | |
|-------------------|--------------------------------------|-------------------------|
| Approver's Name | Approver's Title | Approver's Phone Number |
| A. Edward Morelan | Branch Chief, Cypress Cleanup Branch | 714-484-5440 |

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR:



LEAD SOIL SAMPLE LOCATIONS AND PROPOSED LEAD EXCAVATION EXTENT

- - - PROPERTY BOUNDARY (APPROXIMATE)
- SHALLOW SOIL SAMPLE LOCATION (RAMBOLL, 2016 & APEX, 2017)
- SOIL SAMPLE LOCATION (RAMBOLL, 2023)
- EXCAVATE AREA TO 1 FEET BGS
- LEAD EXCEEDANCE TO 0.5 FEET

Notes
Recommended excavation areas are based on the removal of all soil with chemical concentrations exceeding one or more DTSC Residential Screening Levels
Bgs = below ground surface
DTSC = Department of Toxic Substances Control

SEQUOIA GROVE
123 A STREET
HAYWARD, CALIFORNIA

0 40 Feet

FIGURE 05

RAMBOLL AMERICAS
ENGINEERING SOLUTIONS, INC.
A RAMBOLL COMPANY





Source
Aerial imagery: Google Earth; July 2022.

OCPs SOIL SAMPLE LOCATIONS AND PROPOSED EXCAVATION EXTENT

- - - PROPERTY BOUNDARY (APPROXIMATE)
- SHALLOW SOIL SAMPLE LOCATION (RAMBOLL, 2016 & APEX, 2017)
- SOIL SAMPLE LOCATION (RAMBOLL, 2023)
- OCP EXCEEDENCE TO 0.5 FEET
- OCP EXCEEDENCE TO 3 FEET
- EXCAVATE AREA TO 1 FEET BGS
- EXCAVATE AREA TO 4 FEET BGS
- OCPs
ORGANOCHLORIDE PESTICIDES



SEQUOIA GROVE
123 A STREET
HAYWARD, CALIFORNIA

FIGURE 06

RAMBOLL AMERICAS
ENGINEERING SOLUTIONS, INC.
A RAMBOLL COMPANY

