ADDENDUM TO THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE SEQUOIA GROVE PROJECT REMOVAL ACTION WORKPLAN

February 2024

Introduction

The Department of Toxic Substances Control (DTSC) is responsible for reviewing and approving a Removal Action Workplan (RAW) that has been prepared for the Sequoia Grove residential development project, located on a 0.73-acre parcel addressed at 123 A Street in the city of Hayward, California ("Site"). The RAW addresses elevated levels of lead and organochlorine pesticides (OCPs) present in shallow soil at the Site, and its implementation entails excavation and off-Site disposal of approximately 660 cubic yards of lead- and OCP-impacted soil.

Approval of the RAW by DTSC is considered a discretionary action subject to compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. To meet the requirements of CEQA, DTSC (acting as a responsible agency) has prepared an addendum to the City of Hayward's Initial Study and Mitigated Negative Declaration ("ISMND") for Zone Change Application No. PL-2013-0290 and Vesting Tentative Tract Map 8104 (Application No. PL-2013-0291) originally adopted in January 2015. This Addendum updates the prior environmental review to incorporate the recommended remedy selection from the RAW as part of the project and address the potential for the proposed remedial activities to result in significant environmental impacts.

State CEQA Guidelines Section 15164 allows for the preparation of an addendum to a previously adopted environmental document to address minor changes to a project that do not meet the criteria for the preparation of a subsequent Environmental Impact Report (EIR) or Negative Declaration as specified in Section 15162(a). This Addendum identifies and analyzes the potential environmental effects of the proposed remediation and has determined the Project activities will not result in significant and unavoidable impacts to the environment. Based on the foregoing analysis, implementation of the proposed remedial activities identified in the RAW constitute minor changes to which the criteria of 15162(a) are not applicable, thus an addendum is the appropriate CEQA document for approval of the RAW.

Background Information and Prior Environmental Review

Project Site Information and RAW

The subject RAW has been prepared in connection with a residential project proposed for development by Habitat for Humanity East Bay/Silicon Valley, Inc. (Habitat). The project is located on a 0.73-acre Site at the southwest corner of A Street and Walnut Street in the City of Hayward, California (Alameda County APN 431-16-88-3). The Site is generally flat and is currently vacant except for chain-link fencing and 14 existing trees. The surrounding area includes a mix of single-family homes, duplexes and multi-family apartments along B and Walnut Streets to the south and west, and a mix of commercial and residential development across Walnut and A Streets to the east and north. Habitat's proposed residential development project consists 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.

According to information presented in the RAW, the Site appears to have been first developed after 1907 for residential use. Residential use of the Site continued through the early 1980s, when

the homes were demolished to allow for expansion of A Street and construction of the overpass adjacent to the northwest portion of the Site. The Site has been vacant since that time. The City of Hayward acquired the nine former residential properties that comprise the current Site to make way for the overpass construction and then sold the Site to the City of Hayward Redevelopment Agency in 2009. In March 2011, the City of Hayward reacquired the Site and currently owns it. There are no records or evidence of industrial use or chemical use at the Site.

Preparation of the RAW was triggered by the presence of elevated levels of lead and OCPs detected in soil samples at the Site. Per information in the RAW, although the Site has been vacant since the 1980s, prior residential use of the Site may have resulted in impacts to shallow soil from lead-based paint and application of pesticides. Soil samples were collected from shallow soil in 2015, 2017 and most recently in 2023 under DTSC oversight. The results of this sampling identified lead and OCPs at concentrations slightly above regulatory agency thresholds for residential land use. The remedial action objectives (RAOs) set forth in the RAW are to minimize exposure of future Site residents and construction/maintenance workers to surface soil containing lead above the 80 mg/kg or OCPs above applicable screening levels (SLs), and to leave the Site in a physical condition that is compatible with single-family residential use.

(Refer to the RAW for more specific details regarding prior assessments and sampling activities at the Site.)

Prior CEQA Review

DTSC's CEQA documentation for the RAW is based on an Initial Study and Mitigated Negative Declaration (ISMND) adopted by the City of Hayward. The ISMND evaluated environmental effects associated with development of the Sequoia Grove residential project, and mitigation measures were incorporated to address potential impacts involving Air Quality, Biological Resources, and Geology and Soils. The ISMND determined that with incorporation of mitigation measures identified in the analysis the proposed project would not have a significant effect on the environment.

On January 27, 2015, the City of Hayward adopted the ISMND as part of the original approval of a Planned Development District rezoning and Vesting Tentative Tract Map for the Sequoia Grove residential project. Following the approval, however, Habitat was 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.

On April 6, 2023, Habitat re-applied for project approvals of the Vesting Tentative Tract Map and Site Plan Review approval for the proposed development. The current development proposal is nearly identical to the project approved in 2015, with the only changes being those needed to bring the project into compliance with current State and Municipal Code requirements that changed since the 2015 approval dates. In its review of the current development proposal, the City of Hayward determined that the original ISMND could be utilized to fulfill CEQA requirements for the project. On September 28, 2023, the City's Planning Commission voted to approve the project.

For the subject RAW, because a previous ISMND has been approved by the City as the lead agency, DTSC is required by CEQA to conduct an analysis of those previous documents and determine the type of environmental document required to be prepared for the project as provided by sections 15162, 15163, and 15164 of the CEQA Guidelines.

Description of Proposed Modifications

The project as modified includes the previously approved residential land use project plus incorporation of the activities identified in the RAW to address lead- and OCP-impacted soils. The remedial activities proposed in the RAW consist of excavation and off-Site disposal of lead- and OCP-impacted soils. It is noted that the proposed residential buildings may include installation of additional vapor protection measures at the election of Habitat and is not part of the RAW. The modified project includes the same boundaries, building footprint, aesthetic design, and operational characteristics as previously evaluated in the ISMND.

Excavation areas are located in the central and eastern areas of the Site. Depth of excavation will generally be to 1 foot below ground surface (bgs), plus an area with excavation to 4 feet bgs. 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.

Basis for Decision to Prepare Addendum and Scope of Addendum Analysis

This Addendum has been prepared in accordance with the requirements of CEQA and the State CEQA Guidelines (Title 14 California Code of Regulations Section 15000 et seq.). This Addendum considers each of the environmental impacts that were analyzed in the prior environmental analysis and focuses on determining whether the modified project would result in an increase in the severity of the impacts that were previously identified or would result in any new impacts not previously considered in the prior environmental analysis. The criteria for determining the significance of environmental impacts in this Addendum are the same as those contained within the prior environmental analysis. The topic areas considered in the ISMND are based on the CEQA Guidelines Appendix G checklist, which include the following: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, Utilities and Service Systems, and Mandatory Findings of Significance.

Under Section 15164(a) of the State CEQA Guidelines, an addendum to a previously certified EIR shall be prepared by a lead or responsible agency if some changes or additions are necessary but none of the conditions described in Section 15162(a) requiring the preparation of a subsequent EIR or negative declaration are applicable. The conditions listed under Section 15162(a) are as follows:

1. *Substantial changes are proposed in the project that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*
2. *Substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR or negative declaration*

due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

3. *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
    a. *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
    b. *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
    c. *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
    d. *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

Environmental Analysis

This Section provides analysis to support the conclusion that the modified project to implement the activities described in the RAW does not meet the criteria requiring preparation of a subsequent EIR or negative declaration as required under CEQA Guidelines Section 15164. Following is a summary of impacts from the ISMND and evaluation of potential effects resulting from implementation of the RAW.

Aesthetics

ISMND. The ISMND determined that impacts involving aesthetics would be less than significant. The analysis found that the proposed townhomes would be consistent with surrounding residential development and add to the visual character of the site, and that additional light and glare resulting from the development would be less than significant in the context of the surrounding area. No impacts were identified involving scenic vistas or scenic resources within a state scenic highway. No mitigation measures were required to address potential effects.

RAW. The project as modified does not require changes to the prior environmental analysis regarding aesthetics. The RAW entails excavation and off-Site disposal of soil, which would occur as part of site preparation and construction activities for the previously approved project. No aspects of the RAW would change the physical form or other aesthetic characteristics of the residential project. No significant adverse impacts involving scenic vistas, scenic resources within a state scenic highway, or lighting and glare would result from the RAW activities.

Agriculture and Forestry Resources

ISMND. The ISMND determined that no impacts would occur involving agriculture and forestry resources since the project site is not located in an area where agricultural or forest lands are present.

RAW. The project as modified does not require changes to the prior environmental analysis. No aspects of the RAW activities would impact agriculture or forestry resources.

Air Quality

ISMND. The ISMND determined impacts involving air quality would be less than significant with mitigation measures incorporated. The analysis determined impacts involving consistency with applicable air quality plans, increases in criteria pollutants, impacts on sensitive receptors, and objectionable odors would be less than significant. In order to ensure the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation, Mitigation Measure 1 was incorporated as part of the project; Mitigation Measure 1 requires the project to adhere to the Bay Area Air Quality Management District (BAAQMD) "Basic Construction Mitigation Measures," which functions to reduce fugitive dust and exhaust emissions from construction activities.

RAW. The project as modified does not require changes to the prior environmental analysis regarding air quality. Implementation of the RAW entails soil excavation and off-Site disposal activities which occur during the same time as site preparation and construction activities for the previously approved project. The characteristics of the RAW activities (types of equipment used, duration of construction, number of construction-related vehicle trips required, etc.) would remain substantially similar to those of the previously approved project. The RAW activities would be subject to compliance with the measures identified in Mitigation Measure 1 as well as any other applicable regulations pertaining to air pollution during site preparation activities.

Biological Resources

ISMND. The ISMND determined impacts involving biological resources would be less than significant with mitigation measures incorporated to ensure protection of existing trees located on the Site. The analysis noted the proposed development will be subject to City of Hayward Standard Conditions of Approval requiring pre-construction surveys of the trees in accordance with the requirements of the Federal Migratory Bird Treaty Act, compliance with which will reduce potential impacts to protected bird species that may be nesting or foraging in trees at the Site.

RAW. The project as modified does not require changes to the prior environmental analysis regarding biological resources. As previously discussed in the ISMND, the Site location is an urbanized infill area that does not contain special status species or habitat, wetland or riparian areas, or wildlife movement corridors. The RAW activities do not entail an expansion of the Site area or any changes to the physical form or long-term operational characteristics of the project that would adversely affect biological resources. The RAW activities are substantially similar in nature to the construction activities which would take place as part of developing the already-approved project. Further, RAW activities will be subject to compliance with Mitigation Measure 2 from the ISMND concerning protection of trees at the Site. No new mitigation measures would be required, and potential impacts would remain less than significant.

Cultural Resources

ISMND. The ISMND determined that impacts involving cultural resources would be less than significant. The analysis indicated that no known historical, archeological, or paleontological resources were known to exist at the Site and noted that the Site had been subject to prior disturbance. Additionally, although no mitigation measures were included to address potential

adverse effects on cultural resources, the ISMND noted that should any unanticipated discovery occur below previously developed areas standard measures should be taken to stop all work adjacent to the find and contact the City of Hayward Development Services Department for ways to preserve and record the uncovered materials.

RAW. The project as modified does not require changes to the prior environmental analysis. The characteristics of the proposed RAW activities (e.g., excavation and backfill activities) are generally similar to the soil disturbing activities that would be entailed in constructing the associated residential development project. The RAW activities would take place entirely within the Site boundary that was previously analyzed in the ISMND. The depth of excavation (generally 1 foot bgs, and 4 feet bgs in a limited area of the Site) would be relatively shallow and consistent with both prior disturbance activities and near-future disturbance associated with construction of the residential development. Additionally, the RAW activities are subject to regulations concerning unanticipated discoveries of cultural resources and human remains, compliance with which would address potential impacts to such resources. Based on these factors, no new or substantially increased adverse impacts would occur.

Geology and Soils

ISMND. The Geology and Soils section of the ISMND addressed potential impacts related to seismic activity, landslides, erosion and loss of topsoil, and expansive soils. The ISMND included a mitigation measure requiring implementation of recommendations from a Geotechnical Investigation prepared by Rockridge Geotechnical (dated July 19, 2012) to address the presence of expansive soils at the site. With implementation of this mitigation measure, the ISMND determined that potential impacts involving expansive soils would be less than significant. All other impacts were determined to be less than significant with no mitigation required.

RAW. The project as modified does not require changes to the prior environmental analysis. The characteristics of the proposed RAW activities (e.g., excavation and backfill activities) are generally similar to the soil disturbing activities that would be entailed in constructing the associated residential development project. The RAW activities would take place entirely within the Site boundary that was previously analyzed in the ISMND. The depth of excavation (generally 1 foot bgs, and 4 feet bgs in a limited area of the Site) would be relatively shallow and consistent with both prior disturbance activities and near-future disturbance associated with construction of the residential development. As such, the RAW activities would not result in substantial adverse changes related to geology and soil conditions. Further, RAW activities would comply with recommendations from the Geotechnical Investigation Report identified in Mitigation Measure 3, as applicable. No new mitigation measures would be required, and potential impacts would be less than significant.

Greenhouse Gas Emissions

ISMND. The ISMND determined impacts involving greenhouse gas (GHG) emissions would be less than significant. The analysis indicated that development of the 10-unit residential project would not directly or indirectly generate GHG emissions at a level that would have a significant environmental impact, nor would the project conflict with any plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

RAW. The project as modified does not require changes to the prior environmental analysis. Implementation of the RAW entails soil excavation and off-Site disposal activities which would

occur at the same time as site preparation and construction activities for the previously approved project. The characteristics of the RAW activities (e.g., the types of equipment used, duration of construction, and number of construction-related vehicle trips required) are substantially similar to those activities, and the incremental increase in GHG emissions of the would remain substantially similar to emissions associated with the previously approved project. As such, the project as modified would not result in new or substantially increased impacts from those identified in the ISMND.

Hazards and Hazardous Materials

ISMND. The ISMND determined that no impacts involving hazards and hazardous materials would result from the project. The determination was based in part on a Phase I assessment dated October 2011, which indicated that there was no evidence of Recognized Environmental Conditions at the Site. The analysis also indicated that the proposed infill residential project would not involve the routine transport, use, or disposal of hazardous materials; would not be located on a hazardous materials site listed pursuant to Government Code 65962.5 (a.k.a. “the Cortese List”); and would not result in impacts involving airport proximity, impairment of an emergency response plan, or wildland fire risks.

RAW. The project as modified does not require changes to the prior environmental analysis regarding routine transport, use, or disposal of hazardous materials; location on a Cortese List site; or impacts involving airport proximity, impairment of an emergency response plan, or wildland fire risks.

As discussed elsewhere in this Addendum, the remedial activities set forth in the RAW are being undertaken in response to site investigations that have identified elevated concentrations of lead and OCPs in shallow soils at the Site. The RAW has determined that excavation and off-Site disposal of impacted soils would remediate conditions at the Site to a degree that does not pose a risk to residential building occupants. Implementation of the RAW is subject to review and regulation by DTSC, which ensures that the remediation activities occur as intended and avoid creating additional hazardous conditions or risk of upset. Based on this information, implementation of the RAW as part of the residential project’s development would not result in new or substantially increased significant effects involving hazards and hazardous materials.

Hydrology and Water Quality

ISMND. The ISMND determined that impacts involving hydrology and water quality would be less than significant. Per the analysis, the project would comply with all water quality and wastewater discharge standards; would not deplete groundwater supplies or interfere with groundwater recharge; would not substantially alter drainage in a manner that would result in substantial erosion, siltation, flooding, or excess or polluted drainage; and would not expose people or structures to substantial risks from flooding or inundation.

RAW. The project as modified does not require changes to the prior environmental analysis. Implementation of the RAW entails soil excavation, off-Site disposal, and backfill activities which occur during the same time as site preparation and construction activities for the previously approved land use project. The activities proposed in the RAW will not entail changes to water demand, water quality, flood risk, groundwater recharge, impervious surfaces, or runoff conditions. Further, activities will be conducted in compliance with applicable standards and best

management practices that will function to further reduce or avoid impacts related to hydrology and water quality.

Land Use and Planning

ISMND. The ISMND determined that impacts involving land use and planning would be less than significant. The analysis indicated the proposed residential project was consistent with the General Plan designation for the site and that the flexibility in development standards allowed via the Planned Development designation would not result in any impacts. Additionally, the analysis determined the project would not physically divide an established community, nor would it conflict with any applicable habitat conservation plan or natural community conservation plan.

RAW. The project as modified does not require changes to the prior environmental analysis. The land use, physical form, and operational characteristics of the residential development would remain the same as previously approved. No aspects of the RAW activities would conflict with the applicable General Plan and zoning for the Site, nor would the RAW result in other impacts involving land use and planning considerations.

Mineral Resources

ISMND. The ISMND determined that no impacts would occur involving mineral resources since the project site is not located in an area where any such resources are located.

RAW. The project as modified does not require changes to the prior environmental analysis. No aspects of the RAW activities would impact mineral resources.

Noise

ISMND. The ISMND determined that impacts related to noise would be less than significant. Regarding short-term noise levels, the analysis mentioned that while existing residential development will experience a slight increase in ambient noise levels during the construction of the proposed project, construction will be limited to the allowable hours per the City's Noise Ordinance, thus the impact would be considered less than significant with no mitigation required. The analysis determined that no impacts involving substantial permanent increases in ambient noise levels, groundborne vibration, or aviation-related noise would result from the project.

RAW. The project as modified does not require changes to the prior environmental analysis. Implementation of the RAW would include additional short-term activities that generate noise and/or groundborne vibration. However, the characteristics of these activities (e.g., types of equipment used, duration of construction, number of construction-related vehicle trips required) are consistent with those of the short-term site preparation construction activities that have been evaluated as part of the already approved project. No increase in proximity to sensitive noise receptors will occur from RAW activities. Further, the activities will be subject to City of Hayward standards of construction noise impacts on adjacent land uses, including limiting work to hours between 10:00am and 6:00pm on Sundays and holidays, and hours between 7:00am and 7:00pm on other days (refer to City of Hayward Municipal Code Section 4-1.03.4).

Population and Housing

ISMND. The ISMND determined that impacts involving population and housing would be less than significant. No mitigation measures were required to address potential effects.

RAW. The project as modified does not require changes to the prior environmental analysis regarding population and housing. The soil excavation and disposal activities which would occur as part of the RAW would not affect the housing capacity of the project site or any other aspects with the potential to appreciably affect housing and population considerations.

Public Services

ISMND. The public services section of the ISMND addressed potential impacts involving police service, fire service, schools, parks, and other public facilities. The ISMND determined that no impacts involving police or fire service would result from the project, and that payment of in-lieu fees would reduce any impacts involving schools, parks, and other public facilities to a less than significant level.

RAW. Implementation of the RAW does not require changes to the prior environmental analysis. The proposed RAW activities would occur during the same time as site preparation and construction activities for the previously approved land use project, and the characteristics of the project plus implementation of the RAW (e.g., types of equipment used, duration of construction, number of construction-related vehicle trips required) would remain substantially similar to those of the previously approved project. Long-term operational characteristics of the project would be essentially the same as previously contemplated.

Recreation

ISMND. The ISMND determined that no impacts would occur involving recreation since the project site is not located in an area where any such resources are located.

RAW. The project as modified does not require changes to the prior environmental analysis. Implementation of the RAW would not reduce or affect the recreational space included as part of the residential development project, and no aspects of the RAW would result in adverse effects involving recreational facilities located elsewhere in the vicinity of the Site.

Transportation and Traffic

ISMND. The ISMND determined that no impacts would occur involving transportation and traffic. The analysis found that due to the physical and operational characteristics of the residential development and its infill location there would be no conflicts involving transportation plan or program conflicts, increases in transportation hazards, or inadequate emergency access.

RAW. The project as modified does not require changes to the prior environmental analysis. No modifications to the transportation network or points of ingress or egress are proposed or would be required. Potential changes in the number of vehicular trips to and from the Site would be limited to a minor incremental increase associated with excavation, off-Site disposal and backfill activities (approximately 50 to 70 truck trips and incidental worker vehicle trips to and from the Site). These trips would take place within the same timeframe for site preparation and construction activities as was previously considered in the ISMND. Such a limited change would not result in any new or substantially increased significant effects involving transportation and traffic.

Utilities and Service Systems

ISMND. The ISMND determined that no adverse impacts involving utilities and service systems would result from the project.

RAW. The project as modified does not require changes to the prior environmental analysis. Implementation of the RAW would not cause substantial disturbances to utilities or service systems at the site or its vicinity, nor would it require modifications to the planned utilities connections associated with development of the residential buildings on the Site. Sufficient landfill capacity is available to accommodate the soil to be disposed of as part of the RAW's implementation. Further, no changes in demand for utilities or services would occur as a result of implementing the RAW.

Mandatory Findings of Significance

The ISMND determined the project would not result in any significant impacts described in the Mandatory Findings of Significance presented in Appendix G of the CEQA Guidelines. Based on the aforementioned information in this Addendum, incorporation of the RAW activities as part of the previously approved project would not change this determination.

Based on the information presented above, the conditions described under Sections 15162(a)(1), (2), and (3) are not applicable. Therefore, the modified project would not result in substantial changes to the project as described in 15162.

Conclusion

As demonstrated in the preceding analysis, none of the conditions described in State CEQA Guidelines Section 15162 requiring preparation of a subsequent EIR or Negative Declaration are applicable to the changes or additions necessary to address the proposed remedial activities included as part of the RAW for the Sequoia Grove project. Therefore, no additional CEQA analysis is required beyond this Addendum. A Notice of Determination presenting the findings of this Addendum will be filed by DTSC with the California State Clearinghouse within the State of California's Office of Planning and Research.

List of Sequoia Grove ISMND Mitigation Measures

Mitigation Measure 1: The Project shall adhere to the following Bay Area Air Quality Management District (BAAQMD) "Basic Construction Mitigation Measures".

i) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

ii) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

iii) 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.

iv) 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.

v) 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 [CCR]). Clear signage shall be provided for construction workers at all access points.

vi) 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.

vii) Post a publicly visible sign with the telephone number and person to contact at the Lead Agency 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.

Mitigation Measure 2: The applicant shall follow all recommendations in the tree evaluation report including protection of all trees adjacent to the project site to be preserved during all phases of the development:

Pre-construction

i) Hand dig or use an airspade to trench adjacent to redwoods #13-14 along the proposed perimeter footing for the driveway where within 12' of the trees. The trenching shall avoid any damage to roots over 2" in diameter and shall extend down to the depth of the proposed footing. Design adjustments, such as bridging the roots, to avoid damage to roots over 2" will be necessary to avoid significant damage to the trees.

ii) Establish a Tree Protection Zone (TPZ) around trees #11-15, 23, 24 and 26 as indicated on the Tree Inventory Map using 6' chain-link fencing attached to metal stakes driven firmly into the ground.

iii) Apply a 4" layer of chipper mulch throughout the free protection zones.

iv) Irrigate trees to a depth of 14" throughout their driplines where extending over the project property 2 weeks prior to grading.

Grading and Construction Phase

v) Keep all equipment, debris, supplies, trenching, grading, stockpiling, or any other encroachments outside of the TPZ. Any desired adjustment or encroachment within the TPZ shall require consult with an arborist.

vi) All pruning shall be performed by an ISA certified arborist or certified tree workers under the project arborist 's supervision. Pruning to comply with all ISA and ANSI pruning standards and best management practices.

vii) Trees #11-15, 24 and 26 shall be irrigated weekly to a depth of 12-14" throughout all accessible driplines, and at a minimum the entire TPZ.

viii) Since trees #23, 24, 25 and 2 are all off site trees that hang over the project, written permission from the tree owners will need to be granted prior to accessing their canopies.

Mitigation Measure 3: Prior to issuance of a Building Permit for the project, the applicant shall implement all measures as recommended by the project geotechnical consultant. Such measures will reduce the significance of impacts related to the expansive soils to a level of insignificance.