City of Morgan Hill
Development Services Department

Magnolias Affordable Housing Project

Initial Study

October 2021

Prepared by

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20 years
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INITIAL STUDY

October 2021

A. BACKGROUND

1. Project Title: Magnolias Affordable Housing Project

2. Lead Agency Name and Address:
City of Morgan Hill
Development Services Department
Morgan Hill, CA
17575 Peak Avenue
Morgan Hill, CA 95037

3. Contact Person and Phone Number:
Gina Paolini
Principal Planner
(408) 310-4676

4. Project Location:
17965 Monterey Road
Morgan Hill, CA 95037
APN: 764-12-006

5. Project Sponsor's Name and Address:
First Community Housing
75 East Santa Clara Street
Suite 1300
San Jose, CA 95113
(408) 291-8650

6. Existing General Plan Designation: Mixed-Use Flex (MU-F)

7. Existing Zoning Designation: Mixed-Use Flex (MU-F)

8. Required Approvals from Other Public Agencies: None

9. Surrounding Land Uses and Setting:

The project site consists of approximately 1.5 acres, located at 17965 Monterey Road in the City of Morgan Hill, California. The site is identified by Assessor's Parcel Number (APN) 764-12-006. The City of Morgan Hill 2035 General Plan designates the site as MU-F and the site is zoned MU-F. The site is currently used for vehicle storage and is developed with two storage buildings. Fifty-four trees exist on-site. The project site is surrounded by a mobile home park, an auto service shop, and self-storage facility to the north; single-family residences to the northeast, west, and southwest; an adult education school and Union Pacific Railroad (UPRR) tracks to the east; and an auto service shop and apartment complex to the south.

10. Project Description Summary:

    The Magnolias Affordable Housing Project (proposed project) would include the demolition of the existing on-site structures and construction of a five story multi-family building consisting of 66 units, with one unit dedicated for an on-site manager. The proposed project would be comprised of 16 studios, 16 one-bedroom units, 17 two-bedroom units, and 17 three-bedroom units. The development would also include an entry plaza, garden/recreation area, two roof decks, half-court basketball and recreation area, playground, clubhouse, laundry room, and bike room. In addition, the proposed project would provide 67 parking stalls. Several on-site trees would be removed or replaced during the proposed project. Because 100 percent of the units would be designated for households with incomes at 30 to 60 percent area median income (AMI), the proposed project qualifies for an 80 percent Density Bonus to allow for the 66 units overall.

    The proposed project would require a Conditional Use Permit for reduction of landscape, Design Review for the construction of three or more residential units, and Density Bonus for the proposed residential density. As discussed in Section E of this Initial Study, the Density Bonus, with concessions, has already been approved by City Council.

B. SOURCES

The following documents are referenced information sources used within this analysis:

1. Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines*. May 2017.
2. Bollard Acoustical Consultants, Inc. *Environmental Noise and Vibration Assessment: Magnolias Apartments Morgan Hill, California.* August 2021.
3. California Air Resources Board. *The 2017 Climate Change Scoping Plan Update.* January 20, 2017.
4. California Building Standards Commission. *California Green Building Standards Code*. 2019.
5. California Department of Conservation. *California Important Farmland Finder.* Available at: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed August 2021.
6. California Department of Finance. *E-5 City/County Population and Housing Estimates.* Available at: https://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/. Accessed July 2021.
7. California Department of Forestry and Fire Protection. *Morgan Hill, Very High Fire Hazard Severity Zones in LRA.* October 9, 2008.
8. California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary Details: Johnson Canyon Sanitary Landfill (27-AA-0005)*. Available at: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2636?siteID=1971. Accessed July 2021.
9. California Energy Commission. *Title 24 2019 Building Energy Efficiency Standards FAQ*. November 2018.
10. California Historical Resources Information System. *Record search results for the Magnolias Affordable Housing Project.* August 2021.
11. Caltrans. *California State Scenic Highway System Map*. Available at: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed July 2021.
12. City of Morgan Hill. *2015 Urban Water Management Plan*. 2016.
13. City of Morgan Hill. *2035 General Plan Draft EIR*. January 2016.

14. City of Morgan Hill. *City of Morgan Hill Wildland Urban Interface Map.* March 2009.
15. City of Morgan Hill. *Emergency Operations Plan.* January 11, 2018.
16. City of Morgan Hill. *Sanitary Sewer Management Plan Revisions.* February 2018.
17. City of Morgan Hill. *Sewer System Master Plan Final.* October 2017.
18. County of Santa Clara Planning and Development. *Williamson Act Properties Map.* Available at: https://www.arcgis.com/apps/webappviewer/index.html?id=1f39e32b4c0644b0915354c3e59778ce. Accessed August 2021.
19. Federal Emergency Management Agency. *National Flood Map Service.* May 18, 2009. Available at: https://msc.fema.gov/portal/search?AddressQuery=17965%20Monterey%20Road%20Morgan%20Hill%20CA#searchresultsanchor. Accessed August 2021.
20. Hexagon Transportation Consultants, Inc. *Subject: Trip Generation and Operations Analysis for the Proposed Magnolias Affordable Housing Development in Morgan Hill, California.* July 30, 2021.
21. Hexagon Transportation Consultants, Inc. *Subject: VMT Assessment for the Proposed Magnolias Residential Development in Morgan Hill, California.* July 30, 2021.
22. Krazan & Associates, Inc. *Phase I Environmental Site Assessment Proposed Acquisition Property*. January 22, 2019.
23. Krazan & Associates, Inc. *Phase II Limited Subsurface Assessment Proposed Acquisition Property*. February 28, 2019.
24. LSA Associates. *Arborist Report for the Magnolias Project Gilroy, California.* February 5, 2021.
25. Magnolias, First Community Housing. *Stormwater Control Plan and Operation & Maintenance for The Magnolias, First Community Housing a California Non-Profit Mutual Benefit Corporation*. April 2021.
26. MH Engineering Co. *Drainage Analysis & Storm Water Management Calculations for: The Magnolias APN 764-12-006.* February 10, 2021.
27. MH Engineering Co. *Flood Plain Study for APN 764-12-006 Morgan Hill, CA.* October 2020. Revised June 2021.
28. Salinas Valley Solid Waste Authority. *2019-20 Annual Report.* 2021.
29. Santa Clara County. *Comprehensive Land Use Plan, Santa Clara County, South County Airport.* November 16, 2016.
30. Santa Clara Valley Habitat Agency. *Final Santa Clara Valley Habitat Plan*. August 2012.
31. Santa Clara Valley Habitat Agency. *Geobrowser*. Available at: http://www.hcpmaps.com/habitat/. Accessed August 2021.
32. Santa Clara Valley Transportation Authority. *2015 Congestion Management Plan.* October 2015.
33. Santa Clara Valley Water District. *2016 Groundwater Management Plan, Santa Clara and Llagas Subbasins.* November 2016.
34. Stephen L. Kostka and Michael H. Zischke. *Practice Under the California Environmental Quality Act, Second Edition*. March 2019.
35. TRC Companies. *Geotechnical Investigation Residential Development 17965 Monterey Road Morgan Hill, California.* January 27, 2020.
36. United State Environmental Protection Agency. *National Overview: Facts and Figures on Material, Wastes and Recycling*. Available at: https://www.epa.gov/facts-and-figures-about-materials-waste-and-recycling/national-overview-facts-and-figures-materials. Accessed on September 2021.
37. United States Census Bureau. *QuickFacts: Morgan Hill City, CA*. Available at: https://www.census.gov/quickfacts/morganhillcitycalifornia. Accessed July 2021.

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

As indicated by the checklist on the following pages, the proposed project would not result in significant impacts to any of the environmental factors listed below, and mitigation would not be required.

☐ **Aesthetics**	☐ **Agriculture and Forest Resources**	☐ **Air Quality**
☐ **Biological Resources**	☐ **Cultural Resources**	☐ **Energy**
☐ **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**	☐ **Tribal Cultural Resources**
☐ **Utilities and Service Systems**	☐ **Wildfire**	☐ **Mandatory Findings of Significance**

D. DETERMINATION

On the basis of this initial study:

☒ I find that this environmental checklist provides substantial evidence that the proposed project can be considered exempt from the California Environmental Quality Act on the basis that it meets the criteria for the Infill Development Project Exemption (Guidelines Section 15332) and does not meet any of the exceptions for exemptions (Guidelines Section 15300.2).

☐ 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 applicant. 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" 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.

☐ 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 pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date
Gina Paolini, Principal Planner	City of Morgan Hill
Printed Name	For

E. BACKGROUND AND INTRODUCTION

In July 2016, the City of Morgan Hill adopted the 2035 General Plan,[1] as well as an associated Environmental Impact Report (EIR) for the updated General Plan.[2] The General Plan EIR is a program EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations [CCR], Sections 15000 *et seq*.). The General Plan EIR analyzed full implementation of the General Plan and identified measures to mitigate the significant adverse impacts associated with buildout of the General Plan.

The City of Morgan Hill 2035 General Plan designates the project site as MU-F, which allows for a mix of residential, commercial, and office uses. The MU-F designation allows for 7 to 24 units per acre. Based on the project site dimensions, the MU-F designation allows up to 36 units on-site. However, the proposed project would include the development of 66 housing units, one unit dedicated to an onsite property manager. This increased development density can be achieved through State Density Bonus law. Pursuant to Government Code Section 65915(f)(3)(D)(i), because the project includes 100 percent affordable rental units for lower income households (excluding the manager's unit), the project is entitled to a Density Bonus of 80 percent of the number of units for lower income households. The project's requested Density Bonus, as well as the following four concessions, were approved by the Morgan Hill City Council on April 21, 2021:

1. Design Standard No. 26 (Exterior Treatments and Materials);
2. Design Standard No. 30 (Building Colors);
3. Design Standard No. 31 (Window Design); and
4. Design Standard No. 39 (Multi-family Roof Form).

The purpose of this Initial Study is to evaluate whether the proposed project is exempt from review pursuant to the California Environmental Quality Act (CEQA). Secondly, this Initial Study evaluates whether the proposed project meets any of the exceptions or exemptions listed in Section 15300.2 of the CEQA Guidelines. The summary of the analysis contained in this Initial Study and the relevant findings related to the above key inquiries is presented in the following sections.

It is noted that the relevant questions a lead agency must consider when determining if a particular project is exempt from CEQA are focused on the specific criteria for exemptions and the list of exceptions to an exemption within the CEQA Guidelines. Thus, for this project, the City of Morgan Hill could have focused this analysis on the criteria for the Infill Exemption in CEQA Guidelines Section 15332 and the list of exceptions in Section 15300.2. For this particular project, the City elected to prepare a full Initial Study checklist to provide the substantial evidence supporting its determination as to whether the project can be considered exempt from CEQA. For an overview of the focused list of criteria pursuant to Sections 15332 and 15300.2, see Section G of this Initial Study.

[1] City of Morgan Hill. *2035 General Plan, City of Morgan Hill.* Adopted July 2016.
[2] City of Morgan Hill. *Morgan Hill 2035 Final Environmental Impact Report.* Adopted July 2016.

F. PROJECT DESCRIPTION

The following provides a description of the project site's location and setting, as well as the proposed project components and required discretionary actions.

Project Location and Setting

The project site consists of approximately 1.5 acres, located at 17965 Monterey Road in the City of Morgan Hill, California (see Figure 1 and Figure 2). The site is identified by APN 764-12-006. The City of Morgan Hill 2035 General Plan designates the site as MU-F and the site is zoned MU-F. The site is currently developed with two storage buildings, a paved parking area, an unpaved storage yard, and landscaped areas.

The project site is surrounded by a mobile home park, an auto service shop, and self-storage facility to the north; single-family residences to the northeast, west, and southwest; an adult education school and UPRR tracks to the east; and an auto service shop and apartment complex to the south.

Project Components

The proposed project would include demolition of the existing on-site structures, the removal of 54 trees, and the subsequent redevelopment of the site with a five-story multi-family residential building (see Figure 3 for a project rendering). A description of the proposed project, including the five-story residential building, parking, access, circulation, utilities, landscaping, and off-site improvements is provided below.

Proposed Building

The proposed project would entail development of a five-story multi-family building with a total of 66 units, which includes one three-bedroom unit dedicated for an on-site manager (see Figure 4). The proposed project would be comprised of 16 studio units, 16 one-bedroom units, 17 two-bedroom units, and 17 three-bedroom units. The multi-family building would be approximately 89,800 square feet and would reach a height of 68 feet. Four floors would be designated for residential use, and the ground floor would contain an entry plaza, office suite, bike storage room, clubhouse, laundry room, pet wash station, storage, and maintenance facilities (see Figure 5 and Figure 6). In addition, the project would include a garden/recreation area, half-court basketball and recreation area, and playground. Level five would also have two unenclosed roof decks for tenant use.

Half of the units would be a mixture of permanent supportive housing and rapid rehousing units, restricted for households at 30 percent AMI. The remaining units would be reserved for households earning up to 60 percent AMI.

Parking, Access, and Circulation

The proposed project would include 67 total on-site surface parking spaces. Out of the 67 parking spaces, five spaces would be American Disabilities Act (ADA) compliant, and seven spaces would be Electric Vehicle (EV) charging spaces. In addition, 24 short-term bike parking spaces and 80 long-term bike parking spaces would be provided on-site.

Access to the project site would be provided via Monterey Road. Emergency vehicle access (EVA) would be provided through a second point of access from Monterey Road, south of the main driveway. The EVA driveway would consist of an 18-foot-wide fire access road with a gated entrance.

Figure 1
Regional Project Location

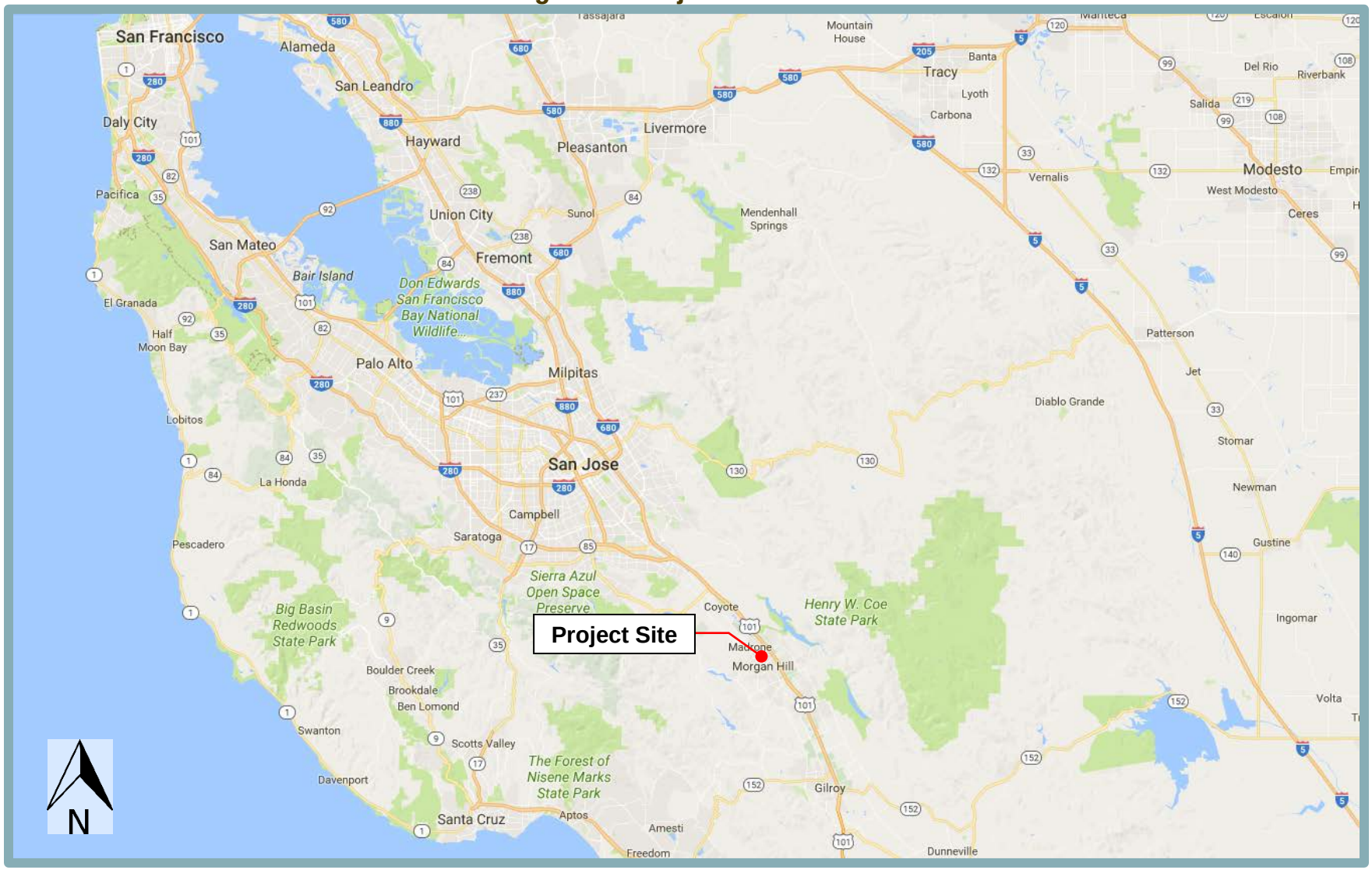


Figure 2
Project Vicinity Map



Figure 3
Project Rendering

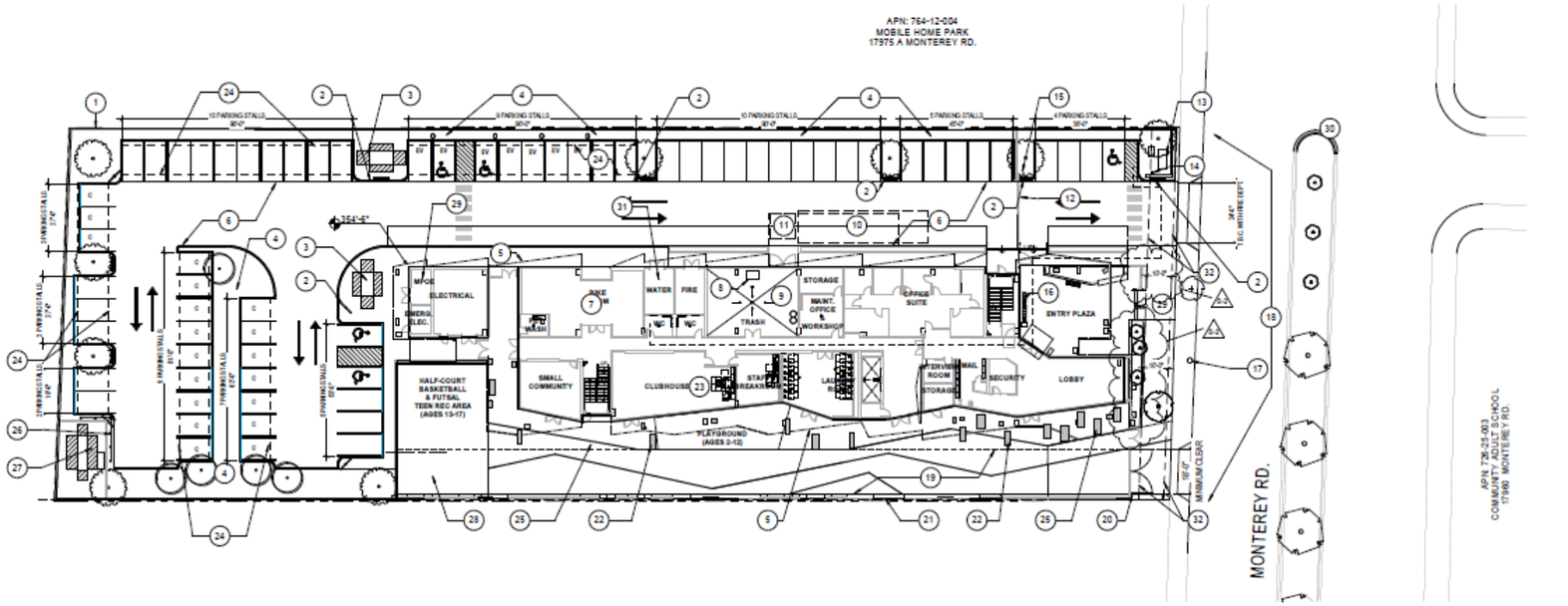








Figure 4
Proposed Site Plan



1 SITE PLAN
3/64" = 1'-0"

LEGEND - SITE PLAN

- EXISTING PAVING AND/OR LANDSCAPE AREA
- ASPHALT PAVING
- EXISTING CONCRETE PAVING TO REMAIN
- CONCRETE PAVING
- PARKING AND DRIVE STRIPING
- LANDSCAPE AREA
- SPORTS/PLAYING SURFACE
- GRASS PAVE
- PERMEABLE PAVERS
- DECORATIVE PAVERS

ON-SITE RECREATIONAL AMENITIES

NUMBER OF AMENITIES REQUIRED FROM EACH TIER BASED ON PROJECT SIZE			
PROJECT SIZE	TIER 1	TIER 2	TIER 3
16-50 UNITS	2	2	
51-100 UNITS	2	2	1
101-150 UNITS	2	2	2
151+ UNITS	2	3	3
201+ UNITS	2	3	3

TIER 1 AMENITIES:
1. PARK BENCHES
2. PASSIVE RECREATION AREAS AND GARDENS

TIER 2 AMENITIES:
1: CABANA/ SHADE TRELLIS - (2) AT LEVEL 5
2: 1/2 COURT BASKETBALL COURT

TIER 3 AMENITIES:
1: CLUBHOUSE WITH LARGE KITCHEN (LARGE COMMUNITY ROOM)

EXTERIOR LIGHTING FIXTURES

FIXTURE NO.	DESCRIPTION
EL-1	POLE MOUNTED PARKING LOT LUMINAIRE
EL-2	LUMINOUS BOLLARD
EL-3	WALL SCONCE

*REFER TO PHOTOMETRIC PLANS FOR PARKING LOT AND SITE ILLUMINATION LEVELS. SEE SHEET A10.01 FOR MORE INFORMATION ABOUT FIXTURES.

KEYED NOTES - SITE PLAN	
1	CONTINUOUS CMU WALL ALL AROUND PROPERTY 6'-0" MIN. HIGH
2	OVERHEAD SITE LIGHTING. REFER TO PHOTOMETRIC PLANS FOR PARKING LOT ILLUMINATION LEVELS
3	TRANSFORMER: UNDERGROUND PENDING PG&E REGULATIONS
4	BIOSWALE. REFER TO CIVIL DRAWING C9 FOR SCOPE OF STORMWATER DESIGN
5	BUILDING OUTLINE ABOVE
6	EMERGENCY VEHICLE ACCESS
7	80 LONG TERM BIKE PARKING SPACES
8	GREASE TRAP ACCESS
9	TRASH ROOM FLOOR DRAINS TO GREASE TRAP TO SANITARY SEWER
10	LOCATION OF GARBAGE TRUCK AT SERVICE TIMES
11	LOCATION OF 2-YARD REFUSE BINS AT GARBAGE SERVICE TIMES
12	SECURITY GATE - TELESCOPING RETRACTABLE
13	BACKFLOW PREVENTER (SEE CIVIL DRAWINGS) TO BE SCREENED BY LANDSCAPE ELEMENTS
14	ACCESSIBLE PARKING TOW AWAY SIGN
15	ENTRY GATE PROXIMITY READER AND KNOX ACCESS
16	24 SHORT TERM BIKE PARKING SPACES
17	(E) FIRE HYDRANT
18	ALL OVERHEAD UTILITIES TO BE UNDERGROUNDED. REFER TO CIVIL AND JOINT-TRENCH DRAWINGS.
19	FIRE APPARATUS ACCESS LANE, MIN 18' CLEAR
20	ACCESS GATE WITH KNOX BOX
21	TIER 1 AMENITY: PICNIC AND BARBEQUE AREA
22	TIER 1 AMENITY: WOOD PARK BENCHES THROUGHOUT
23	TIER 3 AMENITY: CLUBHOUSE WITH KITCHEN
24	PHOTOVOLTAIC CANOPY ABOVE. OVERHEAD SITE LIGHTING TO BE INCORPORATED INTO CANOPIES. REFER TO PHOTOMETRIC PLANS FOR PARKING LOT ILLUMINATION LEVELS
25	TIER 1 AMENITIES: PASSIVE RECREATION AREAS AND GARDENS
26	FENCE SECURITY ENCLOSURE AROUND EMERGENCY GENERATOR
27	EMERGENCY GENERATOR
28	TIER 2 AMENITY: HALF-COURT BASKETBALL
29	BROADBAND AND CONDUIT INSTALLED IN PUBLIC RIGHT-OF-WAY AND SUPPLIED TO EACH LIVING UNIT OF THE BUILDING.
30	NEW MEDIAN AND LANDSCAPING. SEE CIVIL AND LANDSCAPING DRAWINGS
31	MASTER WATER METER LOCATED AT WATER ROOM FOR UTILITY ACCESS. PRIVATE SUB-METERS ARE INSTALLED IN EACH UNIT
32	10' PUBLIC SERVICE EASEMENT

SERA

REV-2
06/08/21

THE MAGNOLIAS

A1.01 - SITE PLAN - SB 330

Figure 5
Site Plan– First Floor

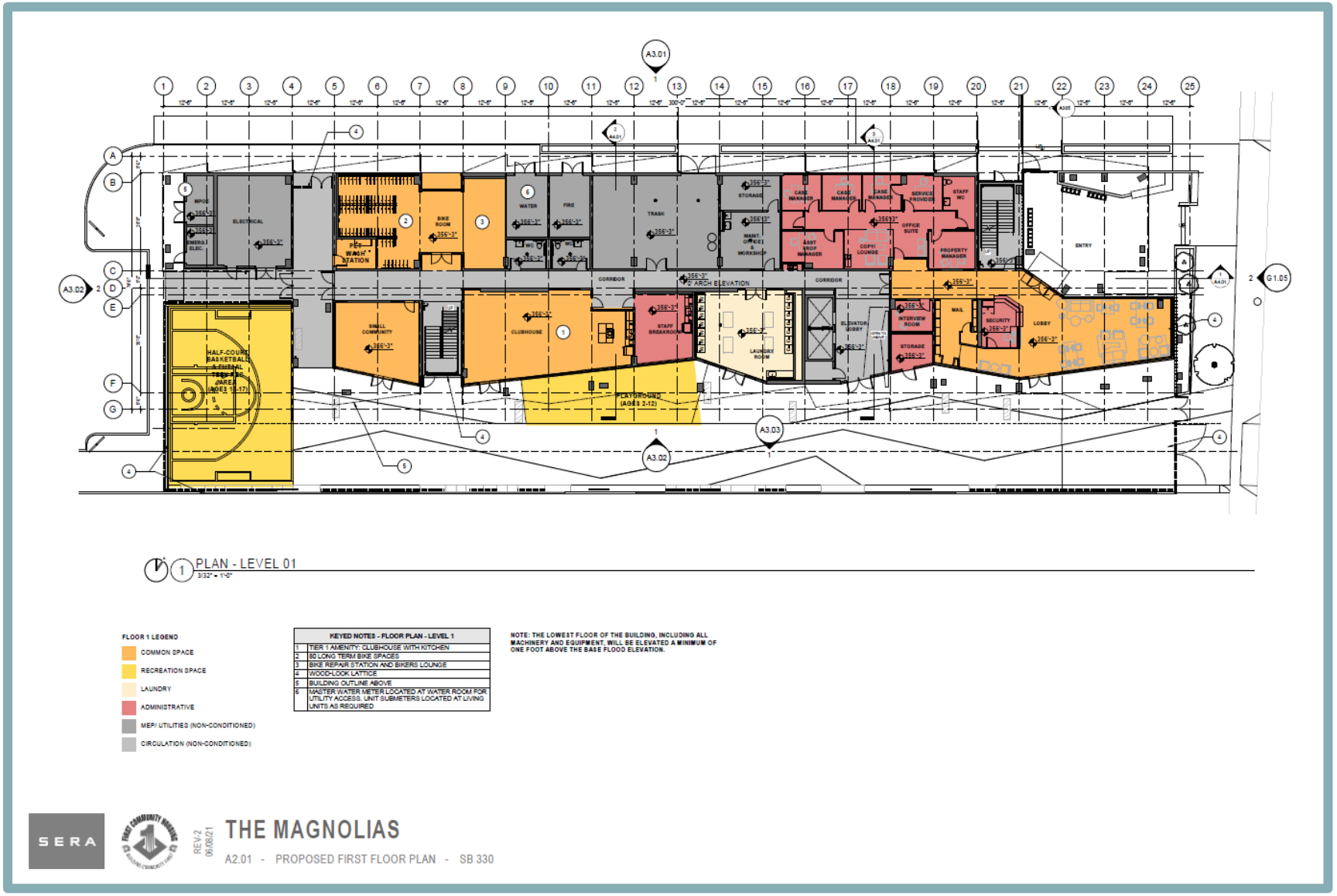


Figure 6
General Site Plan – Floors 2-5



Utilities

Water and sewer service for the proposed project would be provided by the City of Morgan Hill through connections to existing infrastructure located in Monterey Road (see Figure 7).

For the purpose of controlling stormwater runoff, the project site has been divided into four drainage management areas (DMAs), each having different stormwater control measures (see Figure 8). The project would incorporate bioswales, permeable pavers, and green roof to provide treatment of runoff prior to discharge into a 24-inch underground perforated storage pipe. The underground storage pipe has been sized to ensure that post development flows entering the City's storm drain system would not exceed pre-developed flows.

Additional fill would be imported onto the project site in order to raise the base flood elevation and improve drainage conditions.

Landscaping

Open space provided within the project site would include approximately 14,230 square feet, comprised of 12,785 square feet on the ground level consisting of an entry plaza and garden/recreation area, and 1,445 square feet on Level 5 consisting of two roof decks. As presented in Figure 9, the proposed project would include the planting of various trees, shrubs, and ground cover along the site perimeter and near the proposed parking areas. All plants have been selected based on their climactic origin and are classified as having low water needs. Landscaping would also be provided on Level 5 and the roof, and would include terrace planters and a green eco roof.

In addition, as part of the proposed project, a continuous six-foot-tall concrete masonry wall would extend along the north, south, and west property lines. Along the concrete masonry wall, design features, such as wood-lock trellis, concrete benches, planters, and barbeque grills would be provided.

Off-Site Improvements

As part of the proposed project, the median within Monterey Road would be extended from the south of the project site to Manresa Lane to restrict turn movements at the project driveway to right-turns only. The proposed project would also replace existing curb, gutter, and sidewalk with new concrete curb and gutter and detached sidewalk, and would include the installation of new asphalt pavement along the Monterey Road frontage.

Requested Entitlements

The proposed project would require the City's approval of a Conditional Use Permit and Design Review Permit, described further below.

Conditional Use Permit

Pursuant to Morgan Hill Municipal Code Section 18.72.070, parking lots that provide over 60 spaces are required to dedicate 20 percent of the area to landscaping.

The total area of the proposed parking lot is 26,056 square feet, 20 percent of which would be approximately 5,212 square feet. As proposed, the project would provide 3,370 square feet of landscaping and a 2,899 square foot area of bioswale.

Figure 7
Utility Plan

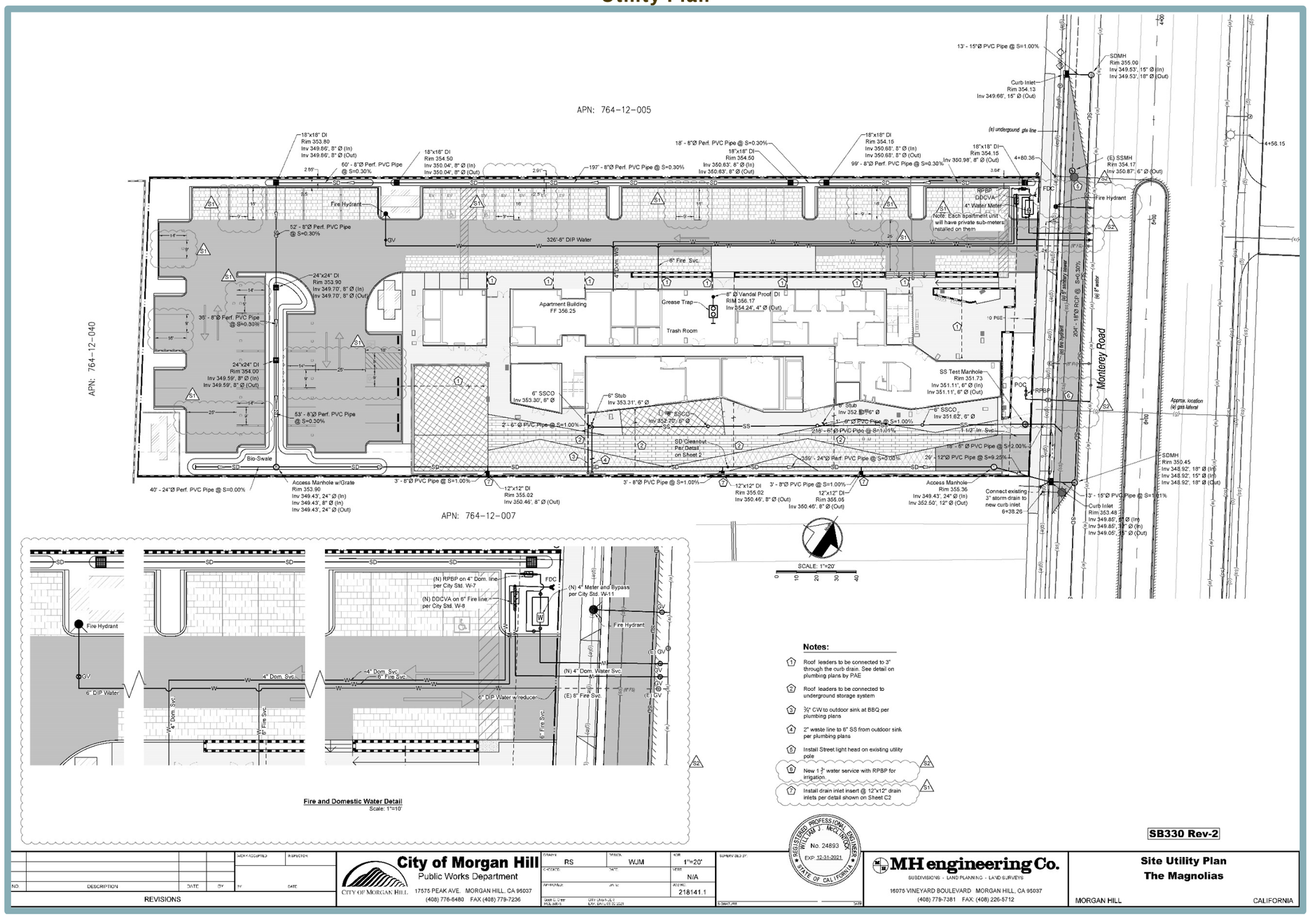
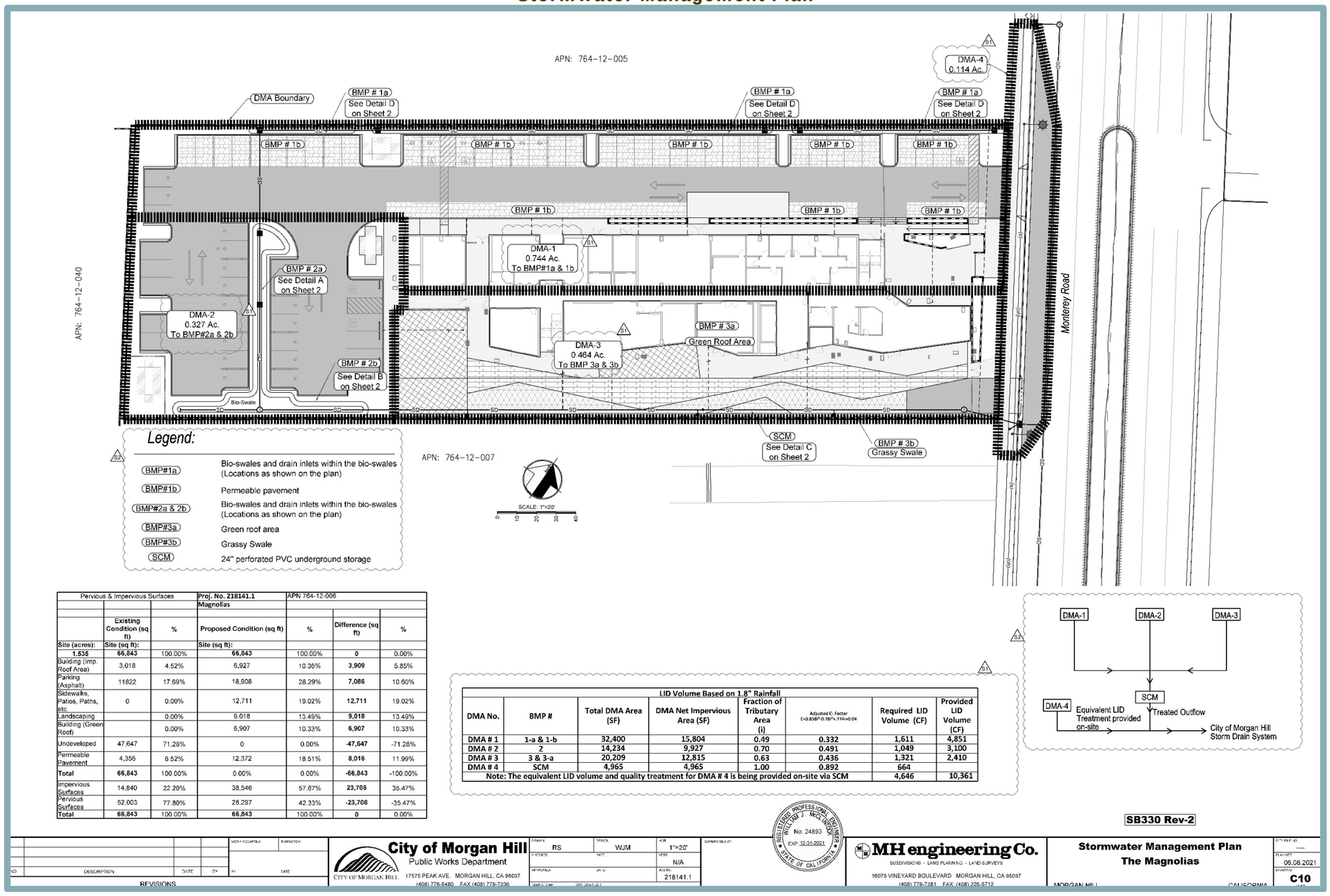


Figure 8
Stormwater Management Plan



Pervious & Impervious Surfaces			Proj. No. 218141.1 Magnolias			
	Existing Condition (sq ft)	%	Proposed Condition (sq ft)	%	Difference (sq ft)	%
Site (acres):	Site (sq ft):		Site (sq ft):			
1.535	66,843	100.00%	66,843	100.00%	0	0.00%
Building (Imp. Roof Area)	3,018	4.52%	6,927	10.36%	3,909	5.85%
Parking (Asphalt)	11822	17.69%	18,908	28.29%	7,086	10.60%
Sidewalks, Patios, Paths, etc.	0	0.00%	12,711	19.02%	12,711	19.02%
Landscaping		0.00%	9,018	13.49%	9,018	13.49%
Building (Green Roof)		0.00%	6,907	10.33%	6,907	10.33%
Undeveloped	47,647	71.28%	0	0.00%	-47,647	-71.28%
Permeable Pavement	4,356	6.52%	12,372	18.51%	8,016	11.99%
Total	66,843	100.00%	0.00%	0.00%	-66,843	-100.00%
Impervious Surfaces	14,840	22.20%	38,546	57.67%	23,706	35.47%
Pervious Surfaces	52,003	77.80%	28,297	42.33%	-23,706	-35.47%
Total	66,843	100.00%	66,843	100.00%	0	0.00%

LID Volume Based on 1.8" Rainfall

DMA No.	BMP #	Total DMA Area (SF)	DMA Net Impervious Area (SF)	Fraction of Tributary Area (i)	Adjusted C- Factor C=0.858i³-0.78i²+.774i+0.04	Required LID Volume (CF)	Provided LID Volume (CF)
DMA # 1	1-a & 1-b	32,400	15,804	0.49	0.332	1,611	4,851
DMA # 2	2	14,234	9,927	0.70	0.491	1,049	3,100
DMA # 3	3 & 3-a	20,209	12,815	0.63	0.436	1,321	2,410
DMA # 4	SCM	4,965	4,965	1.00	0.892	664	
Note: The equivalent LID volume and quality treatment for DMA # 4 is being provided on-site via SCM						4,646	10,361

SB330 Rev-2

REVISIONS — NO | DESCRIPTION | DATE | BY | WORK ACCEPTED | INSPECTOR | BY | DATE

City of Morgan Hill
Public Works Department
CITY OF MORGAN HILL 17575 PEAK AVE. MORGAN HILL, CA 95037
(408) 776-6480 FAX (408) 776-7236

DRAWN: RS | CHECKED: WJM | SCALE: 1"=20' | SURVEY BOOK BY: | C-ID/DATE: | DATE: | VERT: N/A | APPROVED: | JOB NO: 218141.1 | DESIGN BY: | CITY CHECK BY:

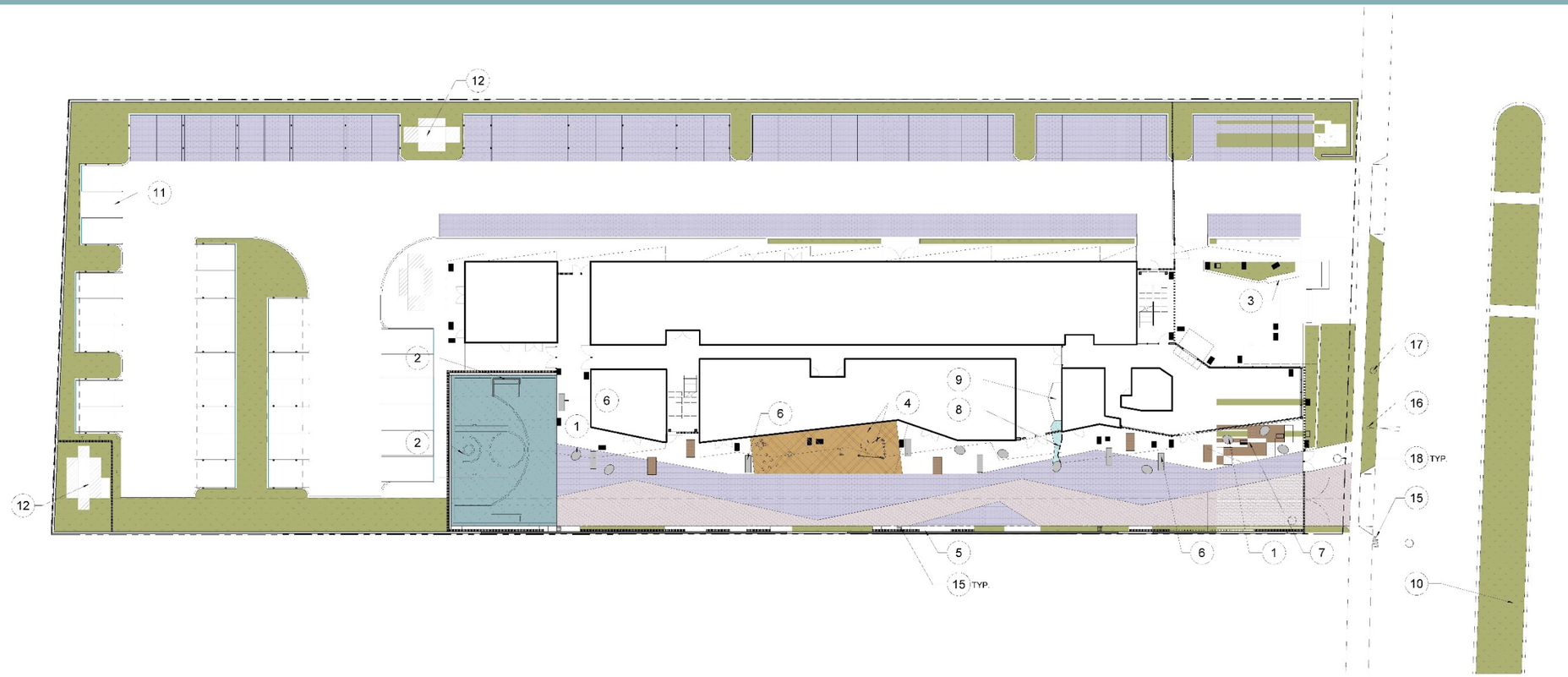
REGISTERED PROFESSIONAL ENGINEER — WILLIAM J. McCULLOUGH — No. 24893 — EXP. 12-31-2021 — STATE OF CALIFORNIA

MH engineering Co.
SUBDIVISIONS - LAND PLANNING - LAND SURVEYS
16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037
(408) 779-7381 FAX (408) 226-5712

Stormwater Management Plan
The Magnolias
MORGAN HILL CALIFORNIA

CITY REF NO: ----
PLANCHECK: 06.08.2021
DRAWING: **C10**

Figure 9
Landscape Plan



1 LANDSCAPE SITE PLAN
1/16" = 1'-0"

A



A - PLAY AREA

LEGEND - MATERIALS

- LANDSCAPE AREA
- RAISED GARDEN BEDS - STEEL AND WOOD CONSTRUCTION
- ALL-WEATHER ACRYLIC COURT SURFACING - 2,016 SF
- POURED IN PLACE PLAYGROUND SURFACING - 827 SF
- GRASSPAVE SURFACING
- PAVERS - VEHICULAR RATED CONCRETE PAVERS
- EXPOSED AGGREGATE CONCRETE

KEYED NOTES - SITEWORK PLAN	
1	SOMASTONE SEATS
2	FUTSOL GOALS AND BASKETBALL HOOPS/BACKBOARDS
3	17" (H) POWDERCOATED ALUMINUM PLANTER W/ INTEGRATED BENCH AND BACK W/ ACCOYA WOOD
4	PLAY EQUIPMENT AND SURFACING TO MEET ALL CPSC AND ASTM REQUIREMENTS
5	OUTDOOR GRILL, LOCATION TBD
6	WOOD BENCH
7	RAISED GARDEN BEDS
8	TRENCH DRAIN
9	WATER RUNNEL
10	EXTEND PLANTING MATERIAL TO FULL EXTENT OF OFF-SITE IMPROVEMENTS
11	SOLAR PANELS ABOVE, TYP
12	GROUND FLOOR UTILITY. SEE ARCH PLANS, TYP
13	DOG RUN AREA
14	SOMASTONE WATER FEATURE
15	DROP INLET, SEE CIVIL DRAWINGS
16	EXISTING STREET LIGHT. SEE CIVIL DRAWINGS
17	EXISTING FIRE HYDRANT
18	MANHOLE

SERA

FIRST COMMUNITY HOUSING — BUILDING COMMUNITY FIRST

REV-2
06/08/21

THE MAGNOLIAS

LS101P - LANDSCAPE SITEWORK PLAN - SB 330

According to Municipal Code Section 18.72.070.H, Green Parking Exemptions, parking lots that incorporate solar panels, bioswales, and other similar green features are eligible for reduced parking lot landscaping requirements with approval of a Conditional Use Permit (CUP). Therefore, the proposed project requests a CUP based on the "Green Parking Exemptions."

Design Review Permit

Pursuant to Section 18.08.040 of the City's Municipal Code, the proposed project would be subject to a Design Review permit. Specifically, the site plan would be analyzed based on elements of design, development location, arrangement of all structures, and design in harmony with surrounding facilities. The purpose of the Design Review is to allow the City to review all development, signs, buildings, structures, and other facilities in order to further enhance the City's appearance, and the livability and usefulness of properties.

Design Waiver

Design Waivers may be requested if standard design requirements physically prevent the development of a project at the required density. Pursuant to the provisions of California Government Code Section 65915.e, the following Design Waivers to the Morgan Hill Residential Development Design and Development Standards are requested in order to maintain project financial feasibility, and provide the target density on the project site.

1. **Design Standard No. 12: Trees:** The project site has been historically undeveloped and partially wooded. The backlot is overgrown with both indigenous and non-indigenous trees. Due to the heavy tree density on the project site, the determination was made that replacement of significant trees at a 2:1 ratio is not feasible, though a strategy exceeding 1:1 replacement ratio is proposed. Eight significant indigenous trees are proposed to be removed, and ten significant non-indigenous trees are proposed to be removed, for a total of 18 significant trees proposed to be removed. At the 2:1 replacement ratio, 36 new trees are required. The current proposal provides 20 new trees on site, 6 new trees in the median and two in the park strip for a total of 28 new trees. The difference is a shortfall of eight trees. The provision for 36 trees would not be physically feasible within the lot area without removing required amenities and reducing the density of the project.
2. **Development Standard Floor Area Ratio (FAR):** Allowed FAR for Zone MU-F: 0.5. Proposed FAR: 1.4.
3. **Development Standard Building Height:** Allowed building height for Zone MU-F: 45'0". Proposed Building Height: 68'-0".
4. **Development Standard Front Setback:** Minimum allowed setback for Zone MU-F: 15'-0". Proposed setback: 10'-0".

Concessions

Government Code Section 65915(d)(2)(D) requires the City to grant four incentives, or concessions, for projects that are 100 percent affordable for lower income households (excluding managers unit), except that up to 20 percent of the total units in the development may be for moderate-income households. Concessions are considered waivers or reductions in development standards, such as height limitation, setback requirements, a FAR, on-site open space requirements, or a parking ratio. The following four concessions or incentives for the proposed project were approved by City Council on April 21, 2021.

- **Design Standard No. 26- Exterior Treatments and Materials:** The standard requires minimum of two materials to be used on any one building façade, and that each material shall comprise at least 20 percent of the façade. Though it approaches those

requirements, the proposal cannot meet the requirements and maintain the financial viability of the project, or meet the design intent. Each façade is comprised of fiber cement panel, concrete, and wood lattice in a balanced ratio averaging 74 percent, 14 percent, 12 percent, respectively. Variation in color and surface orientation provide cost effective visual breaks to enliven the façade and help break down the scale of the building. The introduction of additional materials would incur undue expense and would require a reduction in density in order to maintain budget.

- **Design Standard No. 30- Building Colors**: The number of colors appearing on any building exterior is limited to no more than four colors. The proposed color scheme presents color of various tones, and one neutral light gray, for a total of nine proposed individual colors. Due to the size and silhouette of the building, the color variations are a complimentary and necessary architectural component providing a delicate gradient. The use of color was selected to achieve design goals without introducing more expensive mixes of materials that this affordable housing project cannot support. A reduction in color variety would cause the project to adopt more expensive materials or construction methods which would then reduce the cost feasibility of the project.
- **Design Standard No. 31- Window Design**: The design proposal provides trim-less window detailing. Due to the construction method the depth of wall would not allow a full six-inch depth to the glass surface. Many selected windows are equipped with solar shades in a decorative trim and others are recessed fully and have shaded balconies. Though the intent of the standard is fulfilled, a concession is requested to maintain project cost feasibility with target density.
- **Design Standard No**. **39- Multi-Family Roof Form**: The proposed design would use a flat roof design with parapets. Various heights and slopes have been selected for visual interest and do not extend beyond more than two side-by-side units. Significant façade features have been incorporated, such as recessed and extended balconies and window shade treatments and trellises. Though the intent of the standard is fulfilled, a concession is requested to maintain project cost feasibility with target density.

In addition, the project site is located in the MU-F Zoning District within Block 5 of the Monterey Road Corridor for which a Block Level Master Plan (BLMP) is generally required for all projects wanting to develop within the block. Furthermore, a CUP is required for a residential-only project within the MU-F zone. California Senate Bill 330 (SB 330) established the “Housing Crisis Act of 2019”, effective January 1, 2020, making changes to the local approval. California Senate Bill 8 (SB 8) will extend the provisions of SB 330 until January 1, 2030. The project, as proposed, is consistent with the General Plan and meets the base zoning standards; therefore, although a BLMP, PD master plan and a CUP for the site are required by the Morgan Hill Zoning Code, SB 330 supersedes these requirements.

G. SUMMARY

The following section contains a summary demonstrating that the proposed project can be considered exempt from CEQA and is not subject to any of the exceptions set forth in Section 15300.2 of the CEQA Guidelines. As demonstrated throughout this Initial Study, the proposed project qualifies for exemption under CEQA Guidelines Section 15332, Class 32.

In-Fill Development Project Exemption

Article 19 of the CEQA Guidelines, Sections 15300 through 15333, includes a list of classes of projects that have been determined to not have a significant effect on the environment, and are therefore exempt from CEQA. Section 15332 of the CEQA Guidelines provides a categorical exemption for infill development projects that meet the following criteria:

(a) The project is consistent with the applicable general plan designation and all applicable general plan polices as well as with applicable zoning designation and regulations.
(b) The proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered, rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.

The projects consistency with the above criteria is summarized in the following sections.

Criterion 15332(a): General Plan and Zoning Consistency

The below discussion demonstrates the project's consistency with the General Plan designation and applicable General Plan policies, as well as the zoning designation and regulations.

The City's General Plan designates the site MU-F and the site is zoned MU-F. The MU-F land use designation is intended for a mix of residential, commercial, and office uses. The MU-F land use allows for the proposed residential use. With respect to zoning regulations, the proposed residential use is conditionally permitted within the MU-F zone.[3] While certain design standards for the MU-F zone would not be met by the project (exterior treatments and materials, building colors, window design, and multi-family roof form), this is allowable through the State's Density Bonus law, through which concessions to zoning standards must be granted by the local agency if the project meets certain affordability criteria.

In accordance with Government Code Section 65915, the City shall grant one density bonus to any project that requests a density bonus and qualifies under the State program. Morgan Hill Municipal Code Section 18.48.040, Density Bonuses, requires City Council approval of an increase in the number of dwelling units permitted in a project when the density bonus is consistent with the number and degree of affordable units as specified in Government Code Section 65915. The proposed project is 100 percent affordable and qualifies for an 80 percent Density Bonus.

Government Code Section 65915(d)(2)(D) requires the City to grant four incentives or concessions for projects that are 100 percent affordable for lower income houses (excluding managers unit), except that up to 20 percent of the total units in the development may be for moderate-income households. Concessions are considered waivers or reductions in development standards, such as, in the case of the proposed project, exterior treatments and materials, building colors, window design, and multi-family roof form. The City must grant the concessions unless the City makes certain written findings based on substantial evidence. As noted previously, City staff determined that the findings could not be made, and on April 21, 2021, the Morgan Hill City Council approved the requested Density Bonus and four concessions.

Furthermore, the proposed project would comply with applicable General Plan policies and zoning regulations adopted for the purpose of avoiding and/or mitigating adverse environmental effects. For example, the General Plan includes noise-related policies with which the project is consistent, such as Policy SSI-8.5, as discussed in Section XIII, Noise, of this Initial Study. The Environmental Noise and Vibration Assessment prepared for the proposed project by Bollard Acoustical Consultants addressed future traffic and railroad noise exposure at the exterior and interior areas

[3] As previously noted, the project, as proposed, is consistent with the General Plan and meets the base zoning standards; therefore, although a BLMP and a Conditional Use Permit for the site are typically required by the Morgan Hill Zoning Code, SB 330 supersedes these requirements.

of the proposed residential development, and compared such noise exposure to the standards established in the General Plan. For example, Table SSI-1 of the Morgan Hill General Plan, included under Policy SSI-8.1, includes the California Land Use Compatibility Guidelines for Community Noise Environments. For new multiple-family residential land uses, such as the proposed project, the Table SSI-1 of the Morgan Hill General Plan indicates a normally acceptable exterior noise level of up to 65 decibels (dB) day-night average sound level (DNL) for common outdoor recreation areas. Based on the Environmental Noise and Vibration Assessment, future Monterey Road traffic noise levels are predicted to be below the General Plan's normally acceptable noise level standard of 65 dB DNL at the common outdoor spaces of the proposed project.

Policy SSI-8.1 of the Morgan Hill General Plan establishes an interior noise level standard of 45 dB DNL for new residential housing units. Policy SSI-8.1 further states that noise levels in new residential development exposed to an exterior DNL of 60 dB or greater should be limited to a maximum instantaneous interior noise level (e.g., trucks on busy streets, train warning whistles) of 50 dB L_{max} in bedrooms and 55 dB L_{max} in all other habitable rooms. According to the Environmental Noise and Vibration Assessment, future noise exposure from Monterey Road traffic is predicted to be 68 dB DNL at the 2nd and 3rd floor building facades of residences proposed nearest to the roadway. At the nearest 4th and 5th floor building facades, future Monterey Road traffic noise levels are predicted to approach 70 dB DNL. To satisfy the General Plan 45 dB DNL interior noise level standard, minimum noise reductions of 23 dB and 25 dB would be required of the 2nd and 3rd, and 4th and 5th floor building facades (respectively) of residences constructed nearest to Monterey Road. Therefore, in order to reduce future traffic and railroad noise level exposure to a state of compliance with the applicable Morgan Hill General Plan interior noise level limits, implementation of the following conditions of approval would be required by the City:

- To comply with the General Plan's interior noise level criteria including a factor of safety, it is recommended that the windows of the building locations identified on Figure 10 and Figure 11 be upgraded to the minimum STC rating indicated. Figure 10 shows the locations and associated STC ratings needed for bedroom windows. Figure 11 illustrates the locations and associated STC ratings required for all other habitable room windows. Finally, mechanical ventilation (air conditioning) should be provided to all residences of the development to allow the occupants to close doors and windows as desired for additional acoustical isolation.
- Disclosure statements should be provided to all prospective residents of this development notifying them of elevated noise levels during railroad passages, particularly during nighttime operations and periods of warning horn usage.

Compliance with the conditions of approval listed above would ensure that the proposed project complies with General Plan Policy SSI-8.1.

General Plan Policy TR-3.4 sets forth the level of service (LOS) standards for the City of Morgan Hill intersections. While Section 15064.3 of the CEQA Guidelines provides that analysis of vehicle miles travelled (VMT) attributable to a project is the most appropriate measure of transportation impacts, the project must still comply with applicable General Plan policies, including the LOS standards set forth by Policy TR-3.4.

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Figure 10
Recommended Window Upgrades: 2nd and 3rd Floors

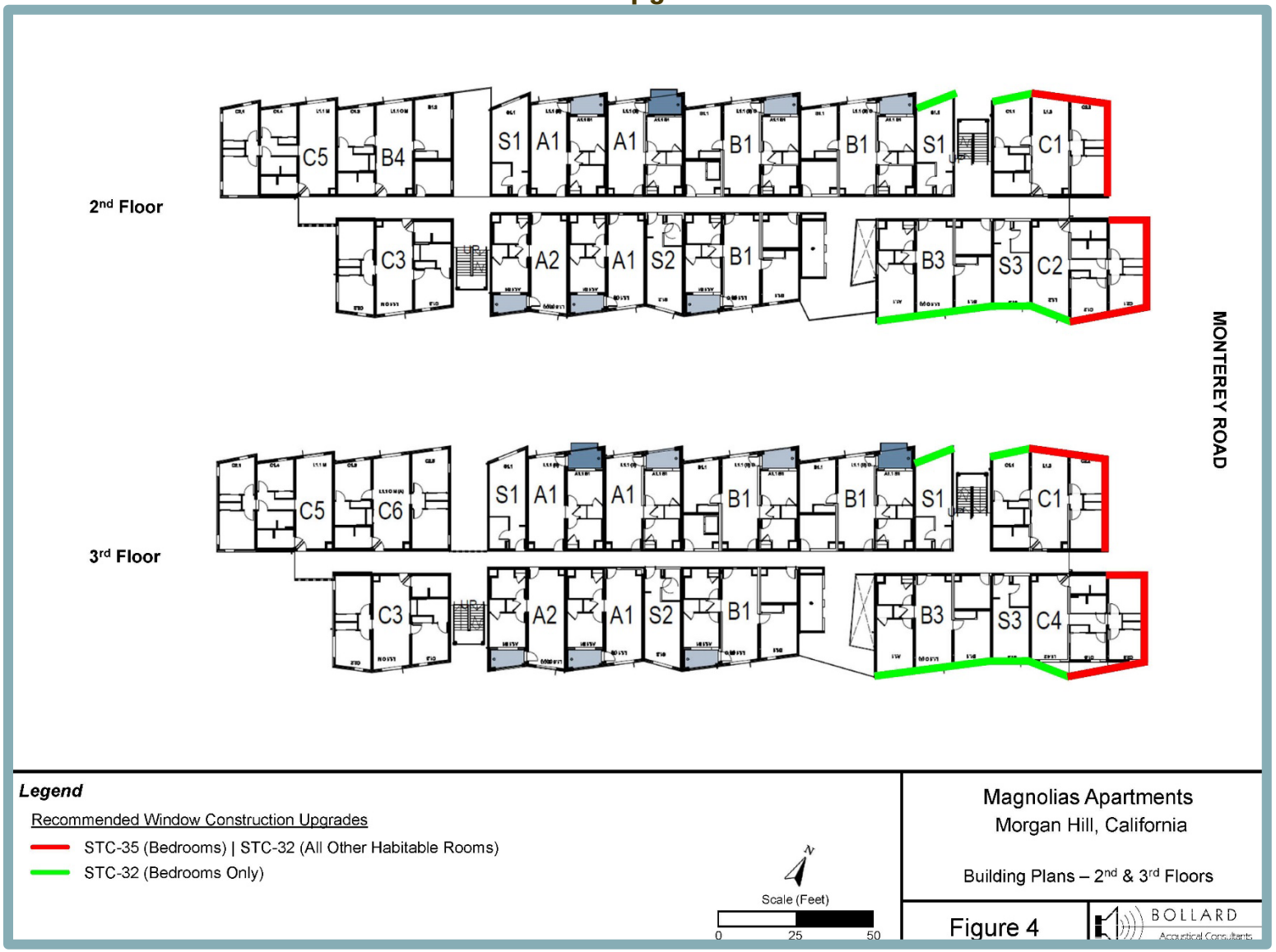
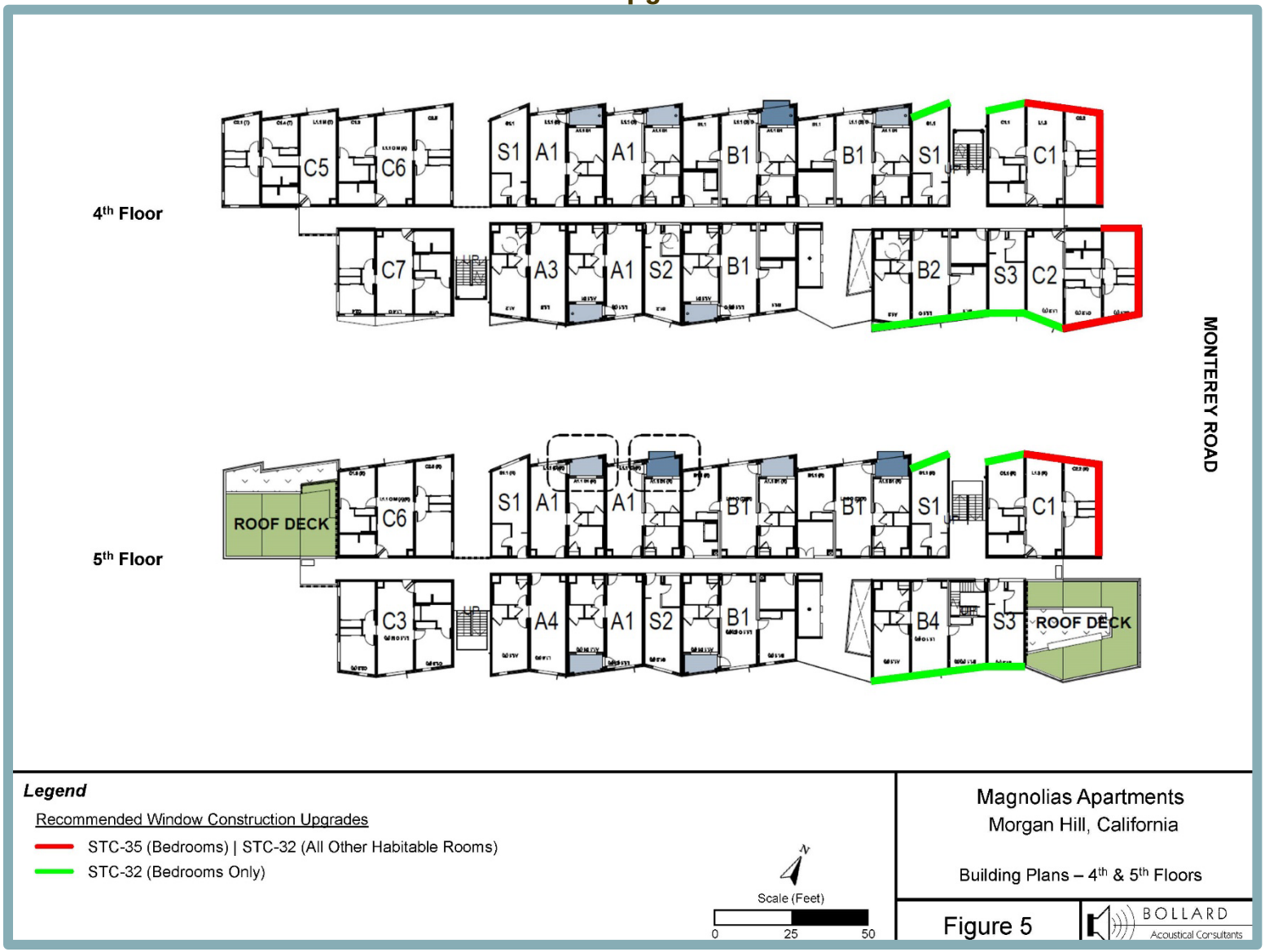


Figure 11
Recommended Window Upgrades: 4th and 5th Floors



A Trip Generation and Operations Analysis was prepared for the proposed project.[4] The intersections that were evaluated include Monterey Road and Cochrane Road, Monterey Road and Old Monterey Road, and Monterey Road and Wright Avenue

The analysis also evaluated the inbound and outbound driveway paths from Monterey Road onto the property during AM and PM peak hours. The results of the intersection level of analysis show that all studied intersections currently operate and are projected to continue to operate at an acceptable LOS C or better conditions under Year 2025 Cumulative conditions, and the addition of the project traffic would not result in the degradation of the study intersection's LOS during the AM and PM peak hours. Therefore, the addition of project traffic would not result in the degradation of the study intersection's LOS during the AM and PM peak hours, and, thus, the proposed project would not conflict with General Plan Policy TR-3.4. Based on the discussion above, the proposed project meets Criterion 15332(a).

Criterion 15332(b): Project Location, Size, and Context

The project site consists of a 1.5-acre parcel located within the Morgan Hill city limits. The site is located adjacent to existing residential and commercial development to the north, west, and south, and a school to the east, across Monterey Road. Thus, the proposed project meets Criterion 15332(b).

Criterion 15332(c): Endangered, Rare, or Threatened Species

Currently, the site is developed with two storage buildings. Fifty-four trees exist within the project site and along the site perimeter. As discussed in Section IV, Biological Resources, of this Initial Study, the project site is located within the boundaries of the Santa Clara Valley Habitat Plan (SCVHP) permit area. The SCVHP designates the project site as an Urban-Suburban developed land cover type. Typically, species covered by the SCVHP are unlikely to occur within Urban-Suburban areas. Additionally, pursuant to the Santa Clara Valley Habitat Agency Geobrowser program, the project site is not located within a designated Plant or Wildlife Survey Area for any covered species.[5] Generally, due to the highly disturbed nature of the area surrounding the project site, as well as the existing development that has occurred within the project site, the project site does not provide habitat value for endangered, rare or threatened species. Thus, the proposed project meets Criterion 15332(c).

Criterion 15332(d): Traffic, Noise, Air Quality, and Water Quality

The following sections present a summary of the Initial Study analysis regarding potential effects related to traffic, noise, air quality, and water quality resulting from implementation of the proposed project. As demonstrated below, the proposed project meets Criterion 15332(d).

Traffic

As discussed in Section XVII, Transportation, of this Initial Study, the *Technical Advisory on Evaluating Transportation Impacts in CEQA* published by the Governor's Office of Planning and Research (OPR) in December 2018 provides recommendations regarding VMT evaluation methodology, significance thresholds, and screening thresholds for land use projects. Specifically, OPR recommends that 100 percent affordable residential development in infill locations be presumed to have a less-than-significant impact on VMT. Because the proposed

[4] Hexagon Transportation Consultants, Inc. *Trip Generation and Operations Analysis for the Proposed Magnolias Affordable Housing Development in Morgan Hill, California.* July 30, 2021.

[5] Santa Clara Valley Habitat Agency. *Geobrowser*. Available at: http://www.hcpmaps.com/habitat/. Accessed August 2021.

project would be 100 percent affordable residential, development of the project is presumed to result in a less-than-significant impact related to VMT.

Noise

As discussed in Section XIII, Noise, of this Initial Study, operations associated with the proposed project would generate noise associated with vehicle traffic on local roadways as well as non-transportation sources, such as landscaping maintenance and heating ventilation and air conditioning (HVAC) equipment. Pursuant to General Plan Policy SSI-8.5, noise level increases resulting from traffic associated with new projects are considered significant if: a) the noise level increase is 5 dBA L_{dn} or greater, with a future noise level of less than 60 dB L_{dn}; or b) the noise level increase is 3 dB L_{dn} or greater, with a future noise level of 60 dB L_{dn} or greater. Considering the anticipated increase in transportation noise on adjacent roadways would not exceed the City's standards set forth in Policy SSI-8.5, traffic noise increases attributable to the project would be less than significant.

Non-transportation noise-generating operations associated with the proposed project would primarily consist of outdoor play areas (i.e., basketball court and children's playground), parking lot movements and on-site vehicle circulation, HVAC systems, and operations of the proposed emergency generator. All project stationary noise sources were estimated to be below the City's applicable noise level standards, with the possible exception of the emergency generator. Given compliance with the City's conditions of approval regarding the type of emergency generator (refer to Section XIII for additional information), stationary noise sources associated with the proposed project would not substantially increase noise levels from what currently exists in the project area.

During construction, the project would result in short-term noise level increases in the project vicinity. However, the Morgan Hill Municipal Code does not specify any short-term construction noise level limits. Construction activities would occur during normal daytime hours. Chapter 8.28 of the Morgan Hill Municipal Code prohibits construction activities between 8:00 PM and 7:00 AM, Monday through Friday, between 6:00 PM and 9:00 AM on Saturdays, and on Sundays or federal holidays. Given the restrictions on construction hours and the City's standard conditions of approval requiring the use of best available technology by construction contractors to minimize excessive noise from construction equipment, the project would not result in a substantial temporary increase in noise generation during construction activities.

Air Quality

A detailed discussion of applicable thresholds of significance and estimated construction and operational emissions is presented in Section III, Air Quality, of this Initial Study. As discussed, therein, the proposed project would result in maximum construction and operational criteria air pollutant emissions that are well below the applicable thresholds. Because the proposed project would result in emissions below the applicable thresholds of significance, the proposed project would not be expected to result in a cumulatively considerable contribution to the region's existing air quality conditions.

Therefore, the proposed project would not result in short-term construction-related or long-term operational emissions of air quality pollutants that would be considered to have significant effects on the environment.

Water Quality

Issues related to stormwater infrastructure are discussed in Section X, Hydrology and Water Quality, of this Initial Study. As noted therein, the proposed project would not significantly increase

stormwater flows into the City's existing system. Stormwater from the project site would flow through four DMAs with stormwater treatment measures, including a green roof, permeable pavers, and bio-swales, prior to entering an underground storage chamber. Stormwater associated with the project site would be controlled through the use of an underground 24-inch diameter perforated pipe. The perforated pipe would be wrapped with one foot of one to two inches of clean drainrock, which would retain and detain the increased runoff from the proposed project allowing for underground storage of stormwater. The underground storage system would be designed sufficient to capture the entire runoff from the 95th percentile event without release, and limiting the outflow to less than pre-development level for events up to the 100-year storm. The system would be designed to fill until the water surface elevation reaches the invert elevation of 352.50 of the 12-inch diameter storm drain pipe that drains into the catch basin along Monterey Road. The underground storage is intended to mimic pre-development conditions and promote infiltration through native soils and detain higher frequency storms to release at or below pre-development levels. In addition, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, the proposed project would not result in any significant effects related to water quality.

Criterion 15332(e): Utilities and Public Services

Water and sewer service for the proposed development would be provided by the City through new connections to existing infrastructure. Given the presence of existing utilities in the immediate project vicinity, the proposed project would not require substantial off-site utility improvements. In addition, as discussed in Section XV, Public Services, and Section XIX, Utilities and Service Systems, of this Initial Study, the project would not exceed the capacity of public service or utility infrastructure. Thus, the site would be adequately served by all required utilities and public services.

Exceptions to Categorical Exemptions Analysis

Even if a project is ordinarily exempt under any of the potential categorical exemptions, CEQA Guidelines Section 15300.2 provides specific instances where exceptions to otherwise applicable exemptions apply. Exceptions to a categorical exemption apply in the following circumstances:

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The following analysis addresses whether any of the exceptions to the CEQA exemption apply to the proposed project.

Criterion 15300.2(a): Location

CEQA exemptions 3, 4, 5, 6, or 11, are qualified by consideration of where the project site is located. The project site is located within an urban developed area and is not located within a sensitive environment. Furthermore, as discussed under Criterion 15300.2(e), the project site is not located near environmental resources of hazardous or critical concern. Therefore, an exception to the exemption under CEQA Guidelines Section 15300.2(a) does not apply to the proposed project.

Criterion 15300.2(b): Cumulative Impact

Pursuant to CEQA Section 15300.2(b), in applying this exception, the cumulative impact must result from "successive projects of the same type in the same place." Both the "same type" and "same place" limitations restrict the scope of this exception.[6] The project site is located near existing residential uses, existing commercial uses, and Monterey Road. In addition, typical cumulative impact concerns are related to increased traffic and noise. Significant transportation impacts under CEQA, as of July 1, 2020, are now determined based on vehicle miles traveled.

The OPR's *Technical Advisory on Evaluating Transportation Impacts in CEQA* indicates that VMT efficiency metrics, such as VMT per service population, are not appropriate for CEQA cumulative analysis. Instead, the Technical Advisory recommends that an impact finding from an efficiency-based project-specific VMT analysis, such as VMT per capita, would imply an identical impact finding for a cumulative VMT analysis. An example provided by OPR explains that a project that falls below an efficiency-based threshold that is aligned with long-term environmental goals and relevant plans would have no cumulative impact distinct from the project impact. A similar conclusion can reasonably be made for the screening thresholds identified by OPR's Technical Advisory. In other words, a project that is determined to have a less-than-significant impact related to VMT based on screening thresholds, as is the case for the current project, can also be determined to have a less than cumulatively considerable contribution to cumulative VMT.

As previously discussed, the project would adhere to OPR standards for affordable housing to infill locations that improve jobs-housing match and shorten commutes thus reducing VMT.[7] In addition, OPR guidelines state that in areas where existing jobs-housing match is closer to optimal, low-income housing generates less VMT than market-rate housing. Furthermore, the project's close vicinity to pedestrian generators and the location of existing employment uses within walking distance would help support a reduced VMT as well.

With regard to noise, the Environmental Noise and Vibration Assessment included an evaluation of cumulative noise impacts. The analysis included a comparison of Cumulative and Cumulative Plus Project traffic noise levels associated with the local roadway network. Based on the analysis, the proposed project's contribution to traffic noise level increases would be within the allowable levels set forth by General Plan Policy SSI-8.5. As a result, off-site traffic noise impacts related to

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6 Stephen L. Kostka and Michael H. Zischke. *Practice Under the California Environmental Quality Act, Second Edition* [pg. 5-68]. March 2019 Update.

7 Hexagon Transportation Consultants, Inc. *Subject: VMT Assessment for the Proposed Magnolias Residential Development in Morgan Hill, California.* July 30, 2021.

increases in traffic resulting from the implementation of the project (Cumulative versus Cumulative Plus Project conditions) are identified as being less than significant. Additionally, the cumulative impact of all on-site noises sources was determined to be less than significant. Refer to Section XIII, Noise, of this Initial Study for additional information.

Thus, an exception to the exemption under CEQA Guidelines Section 15300.2(b) does not apply to the proposed project.

Criterion 15300.2(c): Significant Effect

In listing a class of projects as exempt, the Secretary has determined that the environmental changes typically associated with projects in that class are not significant effects within the meaning of CEQA, even though an argument might be made that they are potentially significant. The plain language of Guidelines Section 15300.2, subdivision (c), requires that a potentially significant effect must be "due to unusual circumstances" for the exception to apply.

The determination as to whether "unusual circumstances" (CEQA Guidelines Section 15300.2, subd. (c)) exist is reviewed under Public Resource Code (PRC) Section 21168.5's substantial evidence prong. Whether a particular project presents circumstances that are unusual for projects in an exempt class is an essentially factual inquiry. As to this question, the lead agency serves as "the finder of fact".

Unusual circumstances are not defined by the Guidelines, but potential site characteristics could include sensitive habitats or contamination. The project site does not include any sensitive aquatic features and is not included on any lists of hazardous waste sites. According to the Phase I Environmental Site Assessment (ESA) prepared for the project site, recognized environmental conditions were not identified on-site.

The project site is located within a Federal Emergency Management Agency (FEMA) Zone AE flood hazard area, attributed to the nearby West Little Llagas Creek. The Zone AE is defined by FEMA as areas subject to inundation by the one-percent-annual-chance flood event determined by detailed methods. The property's neighborhood has recently been revised for floodplain elevation by FEMA, and, based on revisions, the majority of the project site is within the 100-year flood zone. As part of the proposed project, fill would be imported on-site to raise the base flood elevation. The proposed finished building floor elevation would be 356.2 feet, which is greater than one foot above the base flood elevation. A Flood Plain Study was prepared for the proposed project by MH Engineering to evaluate the potential impacts additional fill would have on base flood elevation. The Flood Plain Study concluded that the proposed project would not result in any change to base flood elevations upstream or downstream. [8]

Based on the above, an exception to the exemption under CEQA Guidelines Section 15300.2(c) does not apply to the proposed project.

Criterion 15300.2(d): Scenic Highway

According to the California Department of Transportation (Caltrans) Scenic Highway Mapping System, officially designated State or County scenic highways do not occur in the project vicinity. Thus, an exception to the exemption under CEQA Guidelines Section 15300.2(d) does not apply to the proposed project.

[8] MH Engineering Co. *Flood Plain Study For APN 764-12-006 Morgan Hill, CA.* June 4, 2021.

Criterion 15300.2(e): Hazardous Waste Sites

The California Environmental Protection Agency provides a list of resources that provide information regarding the facilities or sites identified as meeting the "Cortese List" requirements, pursuant to Government Code 65962.5. The project site is not located on any list compiled pursuant to Section 65962.5 of the Government Code. Thus, an exception to the exemption under CEQA Guidelines Section 15300.2(e) does not apply to the proposed project.

Criterion 15300.2(f): Historical Resources

As discussed under Section V, Cultural Resources, of this Initial Study, known historical structures or buildings do not exist on the project site.

The existing storage buildings are not older than 50 years and, thus, are not considered eligible for listing under the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR). The proposed project would not result in a substantial adverse change in the significance of a historical resource, and an exception to the exemption under CEQA Guidelines Section 15300.2(f) does not apply to the proposed project.

H. ENVIRONMENTAL CHECKLIST

The following checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant with Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

I. AESTHETICS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	✖
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	☐	✖
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	✖
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	✖

Discussion

a,c. Examples of typical scenic vistas include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project's impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista. The City's General Plan does not designate official scenic view corridors or vistas. However, according to the General Plan, the hillsides that surround the City to the east and west are considered scenic. The project site is surrounded by existing development and is not located on a hillside. In addition, the project site is located west of Monterey Road and, thus, views of the hills toward the east, as seen by drivers along Monterey Road, would not be blocked by implementation of the proposed project. While views of the hillsides to the west of the City from Monterey Road could be partially obscured following implementation of the proposed project, Monterey Road is not considered a scenic vista route. In addition, views of the hillsides are already partially obscured by existing on-site structures and trees, even without implementation of the project. Thus, implementation of the project would not result in a substantial adverse effect on a designated scenic vista.

The project site is located within an urbanized area and, therefore, is evaluated for consistency with applicable zoning and other regulations governing scenic quality. Consistent with General Plan policies, the proposed project would use quality materials and quality architectural design elements for all building facades (Policies CNF-8.4 and CNF-8.5), minimize mass and scale by including visual breaks in the building (Policy CNF-11.22), and include abundant landscaping with trees to soften the scale differences (Policies CNF-8.2, CNF-11.20).

Additionally, the proposed project is subject to Design Review in accordance with Morgan Hill Municipal Code Section 18.108.040, which would ensure that the project is consistent with the Residential Development Design and Development Standards (adopted December 2019). The Residential Development Design and Development Standards expand the standards set forth in the City's Municipal Code and provide qualitative

direction to meet the City's goal for high quality design of residential projects.[9] Compliance with General Plan policies and Design Review would ensure that the project is consistent with all applicable regulations regarding scenic quality.

Based on the above, the proposed project would not have a substantial adverse effect on a scenic vista or conflict with applicable zoning and other regulations governing scenic quality. Thus, ***no impact*** would occur.

b. According to the Caltrans map of Santa Clara County prepared for the Scenic Highway Mapping System, officially designated State or County scenic highways do not occur in the project vicinity.[10] Because the project site is not located in the vicinity of any State scenic highway, the proposed project would not damage any scenic resources within a State scenic highway, and ***no impact*** would occur.

d. As noted above, the project site is currently developed with two storage buildings. The project site is surrounded by existing development on all sides, and streetlights are provided along Monterey Road. As such, the project vicinity already contains sources of light and glare, including, but not limited to, headlights on cars traveling along the adjacent roadways, exterior light fixtures, light reflecting off windows, and interior light spilling through windows.

Demolition of the existing storage buildings and redevelopment of the project site with the proposed multifamily building would increase the intensity of development within the site and, thus, would increase the on-site sources of light and glare. The proposed project would include an illuminated parking area, as well as exterior lighting fixtures on the proposed building. As shown in Figure 12, the majority of exterior lighting would be the fixtures associated with the proposed parking area and drive aisles. However, all new sources of light and glare associated with development of the proposed project would not be substantially more intensive than what currently occurs in the project vicinity. Additionally, new sources of lighting included in the proposed project would be required to comply with the Residential Development Design and Development Standards, as well as Section 18.76.060 (Glare) of the Morgan Hill Municipal Code, which includes requirements such as cut-off lenses to direct light downward and minimum lighting standards for walkways to ensure safe nighttime conditions. Consistent with Section 18.72.060 of the City's Municipal Code, parking lots must be illuminated with a minimum of one footcandle of lighting. Compliance with such requirements would ensure that the light and glare emitted by the proposed project would be consistent with the levels of light and glare currently emitted in the surrounding developed environment.

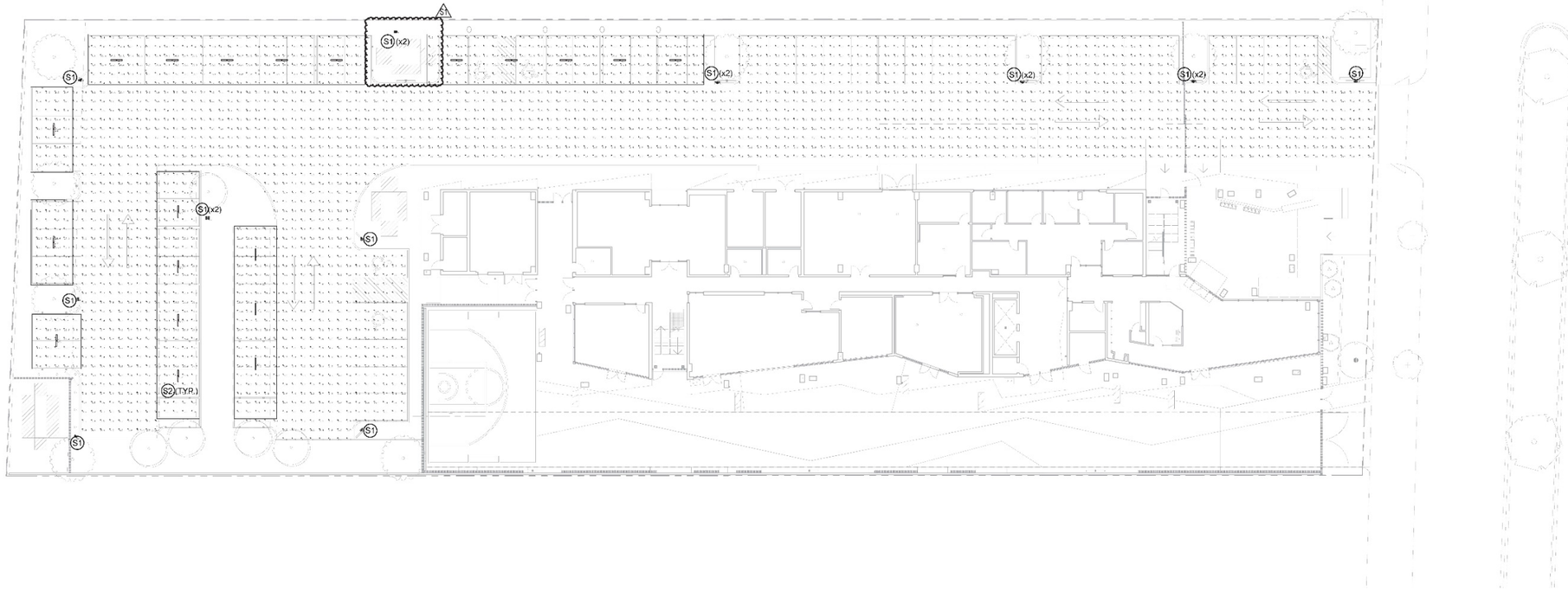
Based on the above, the proposed project would not introduce new sources of substantial light or glare to the site which would adversely affect day or nighttime views in the area, and ***no impact*** would occur.

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[9] Although concessions related to certain design standards have already been approved for the project, such concessions are allowed for 100% affordable projects pursuant to State law. Similarly, the additional design waivers that are being requested are allowed for affordable projects pursuant to State law. Waivers can only be denied if it can be demonstrated that the waiver would have a specific, adverse impact upon public health and safety, the physical environment, or on any real property listed in the California Register of Historical Resources, and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

[10] Caltrans. *California State Scenic Highway System Map*. Available at: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed July 2021.

Figure 12
Lighting Plan



1 SITE PLAN PHOTOMETRICS
1/16" = 1'-0"

GENERAL NOTES:

A. THE S1 FIXTURES ARE POLE LIGHTS MOUNTED AT 24'. THIS ASSUMES A 2' POLE BASE WITH 22' POLE FOR MOUNTING (SPECIFICATION PACKAGE HAS BEEN INCLUDED FOR REVIEW).

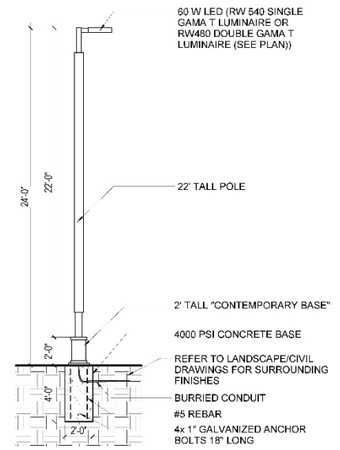
B. THE S2 FIXTURES ARE 4' LINEARS SURFACE MOUNTED TO THE UNDERSIDE OF THE CAR PORT. ASSUMED MOUNTING HEIGHT IS 8'-6".

S1 S1 FIXTURE: GREAT BASIN LIGHTING LED POLE LIGHT 60W, 6480 LUMENS, 5000K, 90 CRI.
- POLE-MOUNTED



S2 S2 FIXTURE: LIGHTONIA 4' SURFACE MOUNTED LED LINEAR 35.4W, 5000 LUMENS, 5000K, 90 CRI
- MOUNTED TO UNDERSIDE OF SOLAR SHADES





2 S-1 FIXTURE SECTION DETAIL
1/4" = 1'-0"

SERA

FIRST COMMUNITY HOUSING — BUILDING COMMUNITY FIRST

REV-2
06/08/21

THE MAGNOLIAS

E050 - SITE PLAN PHOTOMETRICS - SB 330

II. AGRICULTURE AND FOREST RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?	☐	☐	☐	✖
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	✖
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	✖
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	✖
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?	☐	☐	☐	✖

Discussion

a,e. The project site is currently designated as Urban and Built-Up Land on the California Important Farmland Finder map.[11] Given the designation of the site as Urban and Built-Up Land, development of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, or otherwise result in the loss of Farmland to non-agricultural use. Therefore, ***no impact*** would occur as a result of the proposed project.

b. The project site is not zoned or designated for agricultural purposes and is not under a Williamson Act contract.[12] Therefore, buildout of the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract, and ***no impact*** would occur.

c,d. The project site is not considered forest land (as defined in PRC Section 12220[g]), timberland (as defined by PRC Section 4526), and is not zoned Timberland Production (as defined by Government Code Section 51104[g]). Therefore, the proposed project would result in ***no impact*** with regard to conversion of forest land or any potential conflict with forest land, timberland, or Timberland Production zoning.

[11] California Department of Conservation. *California Important Farmland Finder.* Available at: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed August 2021.

[12] County of Santa Clara Planning and Development. *Williamson Act Properties Map.* Available at: https://www.arcgis.com/apps/webappviewer/index.html?id=1f39e32b4c0644b0915354c3e59778ce. Accessed August 2021.

III. AIR QUALITY. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	✖
b. 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?	☐	☐	☐	✖
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	✖
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	✖

Discussion

a,b. The City of Morgan Hill is located in the San Francisco Bay Area Air Basin (SFBAAB), which is under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The SFBAAB area is currently designated as a nonattainment area for State and federal ozone, State and federal fine particulate matter 2.5 microns in diameter ($PM_{2.5}$), and State respirable particulate matter 10 microns in diameter (PM_{10}) ambient air quality standards (AAQS). The SFBAAB is designated attainment or unclassified for all other AAQS. It should be noted that on January 9, 2013, the U.S. Environmental Protection Agency (USEPA) issued a final rule to determine that the Bay Area has attained the 24-hour $PM_{2.5}$ federal AAQS. Nonetheless, the Bay Area must continue to be designated as nonattainment for the federal $PM_{2.5}$ AAQS until such time as the BAAQMD submits a redesignation request and a maintenance plan to the USEPA, and the USEPA approves the proposed redesignation. The USEPA has not yet approved a request for redesignation of the SFBAAB; therefore, the SFBAAB remains in nonattainment for 24-hour $PM_{2.5}$.

In compliance with regulations, due to the nonattainment designations of the area, the BAAQMD periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the AAQS, including control strategies to reduce air pollutant emissions through regulations, incentive programs, public education, and partnerships with other agencies. The current air quality plans are prepared in cooperation with the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG).

The most recent federal ozone plan is the 2001 Ozone Attainment Plan, which was adopted on October 24, 2001 and approved by the California Air Resources Board (CARB) on November 1, 2001. The plan was submitted to the USEPA on November 30, 2001 for review and approval. The most recent State ozone plan is the 2017 Clean Air Plan, adopted on April 19, 2017. The 2017 Clean Air Plan was developed as a multi-pollutant plan that provides an integrated control strategy to reduce ozone, PM, toxic air contaminants (TACs), and greenhouse gases (GHGs). Although a plan for achieving the State PM_{10} standard is not required, the BAAQMD has prioritized measures to reduce PM in developing the control strategy for the 2017 Clean Air Plan. The control strategy serves as the backbone of the BAAQMD's current PM control program.

The aforementioned air quality plans contain mobile source controls, stationary source controls, and transportation control measures to be implemented in the region to attain the State and federal AAQS within the SFBAAB. Adopted BAAQMD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure

continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated nonattainment, consistent with applicable air quality plans. For development projects, BAAQMD establishes significance thresholds for emissions of the ozone precursors reactive organic gases (ROG) and oxides of nitrogen (NO_X), as well as for PM_{10}, and $PM_{2.5}$, expressed in pounds per day (lbs/day) and tons per year (tons/yr). The thresholds are listed in Table 1. Thus, by exceeding the BAAQMD's mass emission thresholds for emissions of ROG, NO_X, PM_{10}, or $PM_{2.5}$, a project would be considered to conflict with or obstruct implementation of the BAAQMD's air quality planning efforts.

Table 1
BAAQMD Thresholds of Significance

Pollutant	Construction	Operational	
	Average Daily Emissions (lbs/day)	Average Daily Emissions (lbs/day)	Maximum Annual Emissions (tons/year)
ROG	54	54	10
NO_X	54	54	10
PM_{10} (exhaust)	82	82	15
$PM_{2.5}$ (exhaust)	54	54	10

Source: BAAQMD, CEQA Guidelines, May 2017.

Emissions of particulate matter can be split into two categories: fugitive emissions and exhaust emissions. The BAAQMD thresholds of significance for exhaust PM emissions are presented in Table 1. The BAAQMD does not maintain quantitative thresholds for fugitive emissions of PM_{10} or $PM_{2.5}$; rather, BAAQMD requires all projects within the district's jurisdiction to implement Basic Construction Mitigation Measures (BCMMs) related to dust suppression. The BCMMs include the following, which would be required for the project by the City as conditions of approval (COA):

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times 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 mph.
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 five 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.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
8. 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.

The proposed project's construction and operational emissions were quantified using the California Emissions Estimator Model (CalEEMod) software version 2020.4.0 - a Statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. The model applies inherent default values for various land uses, including construction data, vehicle mix, trip length, average speed, etc. Where project-specific information is available, such information is applied in the model. The proposed project's modeling assumed the following:

- Construction would commence in March of 2023 and occur over an approximately 21-month period;
- The project would include demolition of the existing on-site structures (approximately 3,166 square feet);
- Approximately 1,774 cubic yards of material would be exported during site preparation;
- Approximately 1,140 cubic yards of material would be imported during grading;
- Natural gas infrastructure would not be provided, per City regulations;
- The vehicle trip generation rate was adjusted to be consistent with the project-specific Trip Generation and Operations Analysis;
- Based on applicant-provided information:
    - The project would exceed Title 24 by 10.2 percent;
    - The project would include installation of solar panels with a combined output of approximately 234.9 STC kWh; and
    - The project would apply a water conservation strategy to reduce indoor and outdoor water usage by 35 percent.

The proposed project's estimated emissions associated with construction, and operations and the project's contribution to cumulative air quality conditions, are provided below. All CalEEMod results are included as Appendix A to this Initial Study.

Construction Emissions

According to the CalEEMod results, the proposed project would result in maximum unmitigated construction criteria air pollutant emissions as shown in Table 2. As shown in the table, the proposed project's construction emissions would be below the applicable thresholds of significance.

Table 2
Maximum Unmitigated Construction Emissions (lbs/day)

Pollutant	Proposed Project Emissions	Threshold of Significance	Exceeds Threshold?
ROG	4.97	54	**NO**
NO_X	18.58	54	**NO**
PM_{10}*	0.68	82	**NO**
$PM_{2.5}$*	0.64	54	**NO**

Note:
* Denotes emissions from exhaust only. BAAQMD does not have adopted thresholds for fugitive PM emissions.

Source: CalEEMod, August 2021 (see Appendix A).

Because construction of the proposed project would be below the applicable thresholds of significance, project construction would not conflict with or obstruct implementation of the applicable air quality plan.

Operational Emissions

According to the CalEEMod results, the proposed project would result in maximum unmitigated operational criteria air pollutant emissions as shown in Table 3. As shown in the table, the proposed project's operational emissions would be below the applicable thresholds of significance. As such, the proposed project would not conflict with or obstruct implementation of the applicable air quality plan during operations.

Table 3
Maximum Unmitigated Operational Emissions

Pollutant	Proposed Project Emissions		Threshold of Significance		Exceeds Threshold?
	lbs/day	tons/yr	lbs/day	tons/yr	
ROG	30.23	0.69	54	10	**NO**
NO_X	1.44	0.14	54	10	**NO**
PM_{10}*	5.14	0.04	82	15	**NO**
$PM_{2.5}$*	5.14	0.04	54	10	**NO**

Note:
* Denotes emissions from exhaust only. BAAQMD does not have adopted thresholds for fugitive PM emissions.

Source: CalEEMod, August 2021 (see Appendix A).

Cumulative Emissions

Past, present and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By nature, air pollution is largely a cumulative impact. A single project is not sufficient in size to, by itself, result in nonattainment of AAQS. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant. In developing thresholds of significance for air pollutants, BAAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. The thresholds of significance presented in Table 1 represent the levels at which a project's individual emissions of criteria air pollutants or precursors would result in a cumulatively considerable contribution to the SFBAAB's existing air quality conditions. If a project exceeds the significance thresholds presented in Table 1, the proposed project's emissions would be cumulatively considerable, resulting in significant adverse cumulative air quality impacts to the region's existing air quality conditions. Because the proposed project would result in emissions below the applicable thresholds of significance, the proposed project would not be expected to result in a cumulatively considerable contribution to the region's existing air quality conditions.

Conclusion

As stated previously, the applicable regional air quality plans include the 2001 Ozone Attainment Plan and the 2017 Clean Air Plan. According to BAAQMD, if a project would not result in significant and unavoidable air quality impacts, after the application of all feasible mitigation, the project may be considered consistent with the air quality plans. Because the proposed project would result in emissions below the applicable thresholds

of significance, the proposed project would not be considered to conflict with or obstruct implementation of regional air quality plans.

Because the proposed project would not conflict with or obstruct implementation of the applicable air quality plans, violate any air quality standards or contribute substantially to an existing or projected air quality violation, or result in a cumulatively considerable net increase in any criteria air pollutant, ***no impact*** would occur.

c. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, childcare centers, playgrounds, retirement homes, convalescent homes, hospitals, and medical clinics. The nearest existing sensitive receptors to the project site are the residences located north of the project site. The property line and the edge of the structure of the closest receptors to the project site are located approximately 15 and 25 feet away, respectively, from where construction activities would occur.

The Morgan Hill Community Adult School, which offers a high school diploma program for adults, is located approximately 200 feet east of the project site. However, because the Morgan Hill Community Adult School serves adult students who are not considered especially vulnerable to air pollution, and because students have the option to enroll in varying numbers of units and do not necessarily spend full days on campus, the Morgan Hill Community Adult School is not considered a sensitive receptor. Finally, the Morgan Hill Community Adult School is located across Monterey Road and farther from the project site than the nearest residences; as a result, air pollutant concentrations associated with the proposed project at the Morgan Hill Community Adult School would be lower than the pollutant concentrations at the nearest residences.

The major pollutant concentrations of concern are localized carbon monoxide (CO) emissions and toxic air contaminants (TAC), as well as regional effects of emissions of criteria pollutants, which are addressed in further detail below.

Localized CO Emissions

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. High levels of localized CO concentrations are only expected where background levels are high, and traffic volumes and congestion levels are high. Emissions of CO are of potential concern, as the pollutant is a toxic gas that results from the incomplete combustion of carbon-containing fuels such as gasoline or wood. CO emissions are particularly related to traffic levels.

In order to provide a conservative indication of whether a project would result in localized CO emissions that would exceed the applicable threshold of significance, the BAAQMD has established screening criteria for localized CO emissions. According to BAAQMD, a proposed project would result in a less-than-significant impact related to localized CO emission concentrations if all of the following conditions are true for the project:

- The project is consistent with an applicable congestion management program established by the county congestion management agency for designated roads

or highways, regional transportation plan, and local congestion management agency plans;
- The project traffic would not increase traffic volumes at affected intersections to more than 44,000 vehicles per hour; and
- The project traffic would not increase traffic volumes at affected intersections to more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited (e.g., tunnel, parking garage, underpass, etc.).

Given that the proposed project is consistent with the site's current land use and zoning designations, the proposed project would not conflict with the Santa Clara Valley Transportation Authority (VTA) Congestion Management Program (CMP).[13] In addition, according to the Trip Generation and Operations Analysis, the proposed project would result in approximately 265 average daily trips (ADT).[14] Considering that the proposed project would only generate 265 ADT, the project would not substantially increase traffic volumes at any nearby intersections. The segment of Monterey Road that abuts the project site was not evaluated in the General Plan EIR; however, the segment of Monterey Road between Cochrane Road and Old Monterey Road, approximately 0.19-mile north of the project site, experiences 11,692 ADT, and the segment of Monterey Road between Wright Avenue and El Toro Street, approximately 0.14-mile south of the project site, experiences 8,090 ADT. [15] Thus, the proposed project's contribution of approximately 265 ADT would not increase traffic volumes at any nearby intersections to more than 44,000 vehicles per hour. Furthermore, areas where vertical and/or horizontal mixing is limited due to tunnels, underpasses, or similar features do not exist in the project area. Therefore, based on the BAAQMD's screening criteria for localized CO emissions, the proposed project would not be expected to result in substantial levels of localized CO at surrounding intersections or generate localized concentrations of CO that would exceed standards or cause health hazards.

TAC Emissions

Another category of environmental concern is TACs. The CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommended setback distances for sensitive land uses from major sources of TACs, including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards. The CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a TAC; thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. Health risks associated with TACs are a function of both the concentration of emissions and the duration of exposure, where the higher the concentration and/or the longer the period of time that a sensitive receptor is exposed to pollutant concentrations results in a higher health risk.

The CARB Handbook provides recommendations on siting new sources of TACs near existing sensitive receptors. Operational-related emissions of TACs are typically associated with stationary diesel engines or land uses that involve heavy truck traffic or idling. The proposed residences would not involve long-term operation of any stationary diesel engines nor involve heavy truck traffic.

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13 Santa Clara Valley Transportation Authority. *2015 Congestion Management Plan.* October 2015.

14 Hexagon Transportation Consultants, Inc. *Subject: Trip Generation and Operations Analysis for the Proposed Magnolias Affordable Housing Development in Morgan Hill, California.* July 30, 2021.

15 City of Morgan Hill. *Morgan Hill 2035 DEIR* [pg. 4.14-22]. January 13, 2016.

Short-term construction-related activities could result in the generation of TACs, specifically DPM, from on-road haul trucks and off-road equipment exhaust emissions. Construction is temporary and occurs over a relatively short duration in comparison to the operational lifetime of the proposed project. Specifically, construction would occur over an approximately 21-month period. The exposure period typically analyzed in health risk assessments is 30 years or greater, which is substantially longer than the estimated 21-month construction period associated with the proposed project.

All construction equipment and operation thereof would be regulated by the In-Use Off-Road Diesel Vehicle Regulation, which is intended to help reduce emissions associated with off-road diesel vehicles and equipment, including DPM. In addition, the project applicant would be required to prepare, and include on all site development and grading plans, a management plan detailing strategies for control of noise, dust and vibration, and storage of hazardous materials during construction of the project. Pursuant to Section 18.76.040 (Air contaminants) of the City's Municipal Code, the management plan must include all applicable BAAQMD rules and regulations, as well as the City's standard conditions for construction activity, listed above under question 'a' and 'b'. The City of Morgan Hill Development Services Department would ensure that the conditions listed above would be noted on project construction drawings prior to issuance of a building permit or approval of improvement plans.

During construction, only portions of the project site would be disturbed at a time. Operation of construction equipment would occur on such portions of the site intermittently throughout the course of a day over the overall construction period. Because construction equipment on-site would not operate for any long periods of time and would be used at varying locations within the site, associated emissions of DPM would not occur at the same location (or be evenly spread throughout the entire project site) for long periods of time. Due to the temporary nature of construction and the relatively short duration of potential exposure to associated emissions, sensitive receptors in the area would not be exposed to pollutants for a permanent or substantially extended period of time. Any one nearby sensitive receptor would be exposed to varying concentrations of DPM emissions throughout the construction period. According to BAAQMD, research conducted by CARB indicates that DPM is highly dispersive in the atmosphere. Thus, emissions at the project site would be substantially dispersed at the nearest sensitive receptors. Furthermore, the prevailing wind direction in the City of Morgan Hill is most often from the west.[16] Therefore, construction-related emissions of DPM would not be directed towards the nearest sensitive receptors.[17]

Considering the short-term nature of construction activities, the regulated and intermittent nature of the operation of construction equipment, and the highly dispersive nature of DPM, the likelihood that any one sensitive receptor would be exposed to high concentrations of DPM associated with construction of the proposed project for any extended period of time would be low. For the aforementioned reasons, project

[16] WeatherSpark. *Climate and Average Weather Year Round in Morgan Hill*. Available at: https://weatherspark.com/y/1089/Average-Weather-in-Morgan-Hill-California-United-States-Year-Round#:~:text=The%20predominant%20average%20hourly%20wind,of%2095%25%20on%20August%201.. Accessed September 2021.

[17] As noted previously, although the Morgan Hill Community Adult School is located east of the project site, the school is not considered a sensitive receptor. Additionally, vehicles traveling along Monterey Road would disrupt the flow of air and associated pollutants as they travel eastward.

construction would not be expected to expose sensitive receptors to substantial pollutant concentrations.

Criteria Pollutant Emissions

The BAAQMD thresholds of significance were established with consideration given to the health-based air quality standards established by the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS), and are designed to aid the district in achieving attainment of the NAAQS and CAAQS.[18] Although the BAAQMD's thresholds of significance are intended to aid achievement of the NAAQS and CAAQS for which the SFBAAB is in nonattainment, the thresholds of significance do not represent a level above which individual project-level emissions would directly result in public health impacts. Nevertheless, a project's compliance with BAAQMD's thresholds of significance provides an indication that criteria pollutants released as a result of project implementation would not inhibit attainment of the health-based regional NAAQS and CAAQS. Because project-related emissions would not exceed the BAAQMD's thresholds, and, thus, would not inhibit attainment of regional NAAQS and CAAQS, the criteria pollutants emitted during project implementation would not be anticipated to result in measurable health impacts to sensitive receptors. Accordingly, the proposed project would not expose sensitive receptors to excess concentrations of criteria pollutants.

Conclusion

Based on the above, the proposed project would not expose any sensitive receptors to substantial concentrations of localized CO, TACs, or criteria air pollutants associated with construction or operation. Therefore, the proposed project would not result in the exposure of sensitive receptors to substantial pollutant concentrations, and ***no impact*** would occur.

d. Emissions such as those leading to odors have the potential to adversely affect sensitive receptors within the project area. Pollutants of principal concern include emissions leading to odors, emission of dust, or emissions considered to constitute air pollutants. Air pollutants have been discussed in sections "a" through "c" above. Therefore, the following discussion focuses on emissions of odors and dust.

Pursuant to the BAAQMD CEQA Guidelines, odors are generally regarded as an annoyance rather than a health hazard.[19] Manifestations of a person's reaction to odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). The presence of an odor impact is dependent on several variables including: the nature of the odor source; the frequency of odor generation; the intensity of odor; the distance of odor source to sensitive receptors; wind direction; and sensitivity of the receptor.

Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, quantification of significant odor impacts is relatively difficult. Typical odor-generating land uses include, but are not limited to, wastewater treatment plants, landfills, and composting facilities. The proposed project would not introduce any such land uses.

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[18] Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines*. May 2017.
[19] Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines* [pg. 7-1]. May 2017.

Construction activities often include diesel-fueled equipment and heavy-duty diesel trucks, which can create odors associated with diesel fumes, which could be found to be objectionable. However, as discussed above, construction activities would be temporary, and operation of construction equipment would be regulated and intermittent. Project construction would also be required to comply with all applicable BAAQMD rules and regulations, particularly associated with permitting of air pollutant sources. The aforementioned regulations would help to minimize air pollutant emissions as well as any associated odors. Accordingly, substantial objectionable odors would not occur during construction activities or affect a substantial number of people. In addition, the BAAQMD rules and regulations would act to reduce construction-related dust, which would ensure that construction of the proposed project does not result in substantial emissions of dust. Following project construction, the project site would not include any exposed topsoil.

For the aforementioned reasons, construction and operation of the proposed project would not result in emissions (such as those leading to odors) adversely affecting a substantial number of people, and ***no impact*** would result.

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?	☐	☐	☐	✖
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	✖
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	✖
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	☐	✖
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	✖
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	✖

Discussion

a,f. The project site is located within the boundaries of the SCVHP. The SCVHP is intended to promote the recovery of endangered species and enhance ecological diversity and function, while accommodating planned growth in approximately 500,000 acres of southern Santa Clara County. The SCVHP includes conservation measures to protect the species covered by the SCVHP, as well as a conservation strategy designed to mitigate impacts on covered species and contribute to the recovery of the species in the County.

The SCVHP designates the site as an Urban-Suburban land cover type. The Urban-Suburban land cover type is described in the SCVHP as developed areas "where the native vegetation has been cleared for residential, commercial, industrial, transportation, or recreational structures, and is defined as one or more structures per 2.5 acres."[20] Typically, species covered by the SCVHP are unlikely to occur within Urban-Suburban areas. Pursuant to the SCVHP Geobrowser program, the project site is not located within a designated Plant or Wildlife Survey Area for any covered species.[21] In addition, the SCVHP Geobrowser program indicates that the project site is located outside of the SCVHP Burrowing Owl Fee Area, and is not identified in the SCVHP as Occupied Nesting Burrowing Owl Habitat, Potential Burrowing Owl Nesting/Overwintering Habitat Depending on Site Conditions, or Overwintering Only Habitat. Thus, the proposed project would not conflict with the provisions of the SCVHP.

[20] Santa Clara Valley Habitat Agency. *Final Santa Clara Valley Habitat Plan* [pg. 3-100]. August 2012.
[21] Santa Clara Valley Habitat Agency. *Geobrowser.* Available at: http://www.hcpmaps.com/habitat/. Accessed August 2021.

Furthermore, due to the heavily disturbed nature of the project site and the existing development in the project vicinity, the project site does not provide habitat value for endangered, rare, or threatened species. It should be noted that various migratory birds could potentially nest in the existing on-site trees and other vegetation. As part of the City's standard conditions of approval, a preconstruction survey for migratory birds would be required prior to removal of on-site trees.

Therefore, development of the proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special-status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) and the project would not conflict with the provisions of an adopted Habitat Conservation Plan. Thus, ***no impact*** would occur.

b,c. The project site is surrounded by existing development and roadways. The site does not contain any existing wetlands or riparian habitat. Accordingly, the proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community, or on federally-protected wetlands, and ***no impact*** would occur.

d. Movement corridors or landscape linkages are usually linear habitats that connect two or more habitat patches, providing assumed benefits to the species by reducing inbreeding depression and increasing the potential for recolonization of habitat patches. The project site does not fall within any regional corridor defined by the SCVHP. Furthermore, the project site does not support wildlife movement, as the site is currently developed and surrounded by urban development. In addition, the project site does not provide a nursery habitat.

Given that the project site and the properties within the project vicinity are already developed and do not support any major wildlife movement corridors, buildout of the project site would not constrain native wildlife movement. As such, the proposed project would not interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. Thus, ***no impact*** would occur.

e. Section 12.32.030 (Permit-Required) of the City's Municipal Code requires the approval of a tree removal permit before the removal of any Street Tree, Indigenous Tree, or Ordinance Sized Trees, which are defined as non-indigenous trees with a circumference greater than 40 inches (approximately 12.7-inch diameter) or any indigenous trees with circumference greater than 18 inches (approximately 5.7 inches diameter). The term "Indigenous Tree" refers to any tree native to the Morgan Hill region, such as oaks (all types), sycamore, California Bay, madrone, or alder.

An Arborist Report was prepared for the proposed project by LSA Associates (see Appendix B).[22] Based on the Arborist Report, a total of 54 trees are located on the project site, 19 of which are protected by the City's Tree Ordinance. Eight of the protected trees are indigenous trees, and the remaining 11 are non-indigenous trees.

The proposed project would require the removal of all on-site trees. Typically, the City requires the replacement of significant trees at a 2:1 ratio. For the proposed project, a total

[22] LSA Associates. *Arborist Report for the Magnolias Project Gilroy, California.* February 5, 2021.

of 19 significant trees are proposed to be removed and, therefore, at the 2:1 replacement ratio, 36 new trees would be required. However, satisfaction of the 2:1 replacement ratio is not feasible for the proposed project. As explained in the Project Description section of this Initial Study, the proposed project would require approval of Design Waivers, one of which relates to tree removal. The current proposal provides 20 new trees on site, six new trees in the median, and two new trees in the park strip, for a project-wide total of 28 new trees. With approval of the Design Waiver, the proposed project would not be considered to conflict with the City's tree removal policy.

Based on the above, the proposed project would not conflict with local policies or ordinances protecting biological resources, and ***no impact*** would occur.

V. CULTURAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	☐	✖
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	☐	☐	☐	✖
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	☐	☐	☐	✖

Discussion

a-c. The existing storage buildings were constructed between 1978 and 1982 and, therefore, are not considered historical resources. A Native American Heritage Commission (NAHC) Sacred Lands File search was completed for the proposed project and returned negative results.[23] In addition, a records search of the California Historic Resources Information System (CHRIS) was performed by the North Central Information Center (NWIC) for cultural resource site records and survey reports within the project site.[24] The CHRIS search indicated that recorded archaeological resources are not located on the project site.

However, the CHRIS search results indicated that, based on the ethnographic history of the area, a moderate to high potential exists for the discovery of unrecorded historic-period archaeological resources to be within the project area. Additionally, as noted in the General Plan EIR, archaeological surveys conducted in Morgan Hill have identified numerous prehistoric sites including human burials. Although the project site has already been subject to previous ground disturbance, the potential exists for subsurface, unrecorded archaeological resources and/or human remains to be encountered on the project site during grading and other ground-disturbing activities associated with the proposed project. In the event that such resources are unearthed, the following City standard conditions of approval related to the protection of historical and archaeological resources would be implemented, consistent with Section 18.60.090 of the City's Municipal Code:

1. Prior to start of grading or earthmoving activity on the "first day of construction", the archaeologist and Tamien Nation Tribal Monitor shall hold a preconstruction meeting for the purposes of "cultural sensitivity training" with the general contractor and subcontractors.

2. An archaeologist and a Tamien Nation Tribal Monitor shall be present on-site to monitor all ground disturbing activities. Where historical or archaeological artifacts are found, work in areas where remains or artifacts are found will be restricted or stopped until proper protocols are met, as described below:

    a) Work at the location of the find will halt immediately within fifty feet of the find. If an archaeologist is not present at the time of the discovery, the applicant shall contact an archaeologist for evaluation of the find

[23] Native American Heritage Commission. *Re: The Magnolias Affordable Housing Project, Santa Clara County. August 30, 2021.*

[24] California Historical Resources Information System. *Record search results for the Magnolias Affordable Housing Project.* August 2021.

to determine whether it qualifies as a unique archaeological resource as defined by this chapter;

b) If the find is determined not to be a Unique Archaeological Resource, construction can continue. The archaeologist will prepare a brief informal memo/letter in collaboration with a tribal representative that describes and assesses the significance of the resource, including a discussion of the methods used to determine significance for the find;

c) If the find appears significant and to qualify as a unique archaeological resource, the archaeologist will determine if the resource can be avoided and will detail avoidance procedures in a formal memo/letter; and

d) If the resource cannot be avoided, the archaeologist in collaboration with a tribal representative shall develop within forty-eight hours an action plan to avoid or minimize impacts. The field crew shall not proceed until the action plan is approved by the Development Services Director. The action plan shall be in conformance with California Public Resources Code 21083.2.

3. The following policies and procedures for treatment and disposition of inadvertently discovered human remains or archaeological materials shall apply. If human remains are discovered, it is probable they are the remains of Native Americans,

   a) If human remains are encountered, they shall be treated with dignity and respect as due to them. Discovery of Native American remains is a very sensitive issue and serious concern. Information about such a discovery shall be held in confidence by all project personnel on a need to know basis. The rights of Native Americans to practice ceremonial observances on sites, in labs and around artifacts shall be upheld.

   b) Remains should not be held by human hands. Surgical gloves should be worn if remains need to be handled.

   c) Surgical mask should also be worn to prevent exposure to pathogens that may be associated with the remains.

4. In the event that known or suspected Native American remains are encountered, or significant historic or archaeological materials are discovered, ground-disturbing activities shall be immediately stopped. Examples of significant historic or archaeological materials include, but are not limited to, concentrations of historic artifacts (e.g., bottles, ceramics) or prehistoric artifacts (chipped chert or obsidian, arrow points, ground stone mortars and pestles), culturally altered ash stained midden soils associated with pre-contact Native American habitation sites, concentrations of fire-altered rock and/or burned or charred organic materials and historic structure remains such as stone lined building foundations, wells or privy pits. Ground-disturbing project activities may continue in other areas that are outside the exclusion zone as defined below.

5. An "exclusion zone" where unauthorized equipment and personnel are not permitted shall be established (e.g., taped off) around the discovery area plus a reasonable buffer zone by the contractor foreman or authorized

representative, or party who made the discovery and initiated these protocols, or if on-site at the time or discovery, by the monitoring archaeologist and tribal representative (typically twenty-five to fifty feet for single burial or archaeological find).

6. The discovery locale shall be secured (e.g., 24-hour surveillance) as directed by the City or County if considered prudent to avoid further disturbances.

7. The Contractor Foreman or authorized representative, or party who made the discovery and initiated these protocols shall be responsible for immediately contacting by telephone the parties listed below to report the find and initiate the consultation process for treatment and disposition:

    - The City of Morgan Hill Development Services Director (408) 779-7247
    - The Contractor's Point(s) of Contact
    - The Coroner of the County of Santa Clara (if human remains found) (408) 793-1900
    - The Native American Heritage Commission (NAHC) in Sacramento (916) 653-4082
    - The Amah Mutsun Tribal Band (916) 481-5785 (H) or (916) 743-5833 (C)
    - The Tamien Nation (707)295-4011 (office) and (925)336-5359 (THPO)

8. The Coroner has two working days to examine the remains after being notified of the discovery. If the remains are Native American the Coroner has 24 hours to notify the NAHC.

9. The NAHC is responsible for identifying and immediately notifying the Most Likely Descendant (MLD). (Note: NAHC policy holds that the Native American Monitor will not be designated the MLD.)

10. Within 24 hours of their notification by the NAHC, the MLD will be granted permission to inspect the discovery site if they so choose.

11. Within 24 hours of their notification by the NAHC, the MLD may recommend to the City's Development Services Director the recommended means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The recommendation may include the scientific removal and non-destructive or destructive analysis of human remains and items associated with Native American burials. Only those osteological analyses or DNA analyses recommended by the appropriate tribe may be considered and carried out.

12. If the MLD recommendation is rejected by the City of Morgan Hill the parties will attempt to mediate the disagreement with the NAHC. If mediation fails then the remains and all associated grave offerings shall be reburied with appropriate dignity on the property in a location not subject to further subsurface disturbance.

Compliance with the above standard conditions of approval would ensure that construction of the proposed project would have ***no impact*** related to historical or archeological resources, as well as the disturbance of human remains.

VI. ENERGY. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	✖
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	✖

Discussion

a,b. The main forms of available energy supply are electricity, natural gas, and oil. A description of the 2019 California Green Building Standards Code (CALGreen Code) and the Building Energy Efficiency Standards, with which the proposed project would be required to comply, as well as discussions regarding the proposed project's potential effects related to energy demand during construction and operations are provided below.

California Green Building Standards Code

The 2019 California Green Building Standards Code, otherwise known as the CALGreen Code (CCR Title 24, Part 11), is a portion of the California Building Standards Code (CBSC) which became effective on January 1, 2020.[25] The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The CALGreen standards regulate the method of use, properties, performance, types of materials used in construction, alteration repair, improvement and rehabilitation of a structure or improvement to property. The provisions of the code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California. Requirements of the CALGreen Code include, but are not limited to, the following measures:

- Compliance with relevant regulations related to future installation of electric vehicle charging infrastructure in residential and non-residential structures;
- Indoor water use consumption is reduced through the establishment of maximum fixture water use rates;
- Outdoor landscaping must comply with the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), or a local ordinance, whichever is more stringent, to reduce outdoor water use;
- Diversion of 65 percent of construction and demolition waste from landfills; and
- Mandatory use of low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring, and particle board.
- For some single-family and low-rise residential structures developed after January 1, 2020, mandatory on-site solar energy systems capable of producing 100 percent of the electricity demand created by the residence(s). Certain residential developments, such as developments that are subject to substantial shading, rendering the use of on-site solar photovoltaic systems infeasible, may be exempted from the foregoing requirement on a case-by-case basis.

[25] California Building Standards Commission. *California Green Building Standards Code*. 2019.

Building Energy Efficiency Standards

The 2019 Building Energy Efficiency Standards is a portion of the CBSC which expands upon energy efficiency measures from the 2016 Building Energy Efficiency Standards.[26] Residential buildings that comply with the 2019 standards will use approximately seven percent less energy due to energy efficiency measures compared to homes built under the 2016 standards. Once rooftop solar electricity generation is factored in, homes built under the 2019 standards will use approximately 53 percent less energy than those under the 2016 standards.

Construction Energy Use

Construction of the proposed project would involve on-site energy demand and consumption related to use of oil in the form of gasoline and diesel fuel for construction worker vehicle trips, hauling and materials delivery truck trips, and operation of off-road construction equipment. In addition, diesel-fueled portable generators may be necessary to provide additional electricity demands for temporary on-site lighting, welding, and for supplying energy to areas of the site where energy supply cannot be met via a hookup to the existing electricity grid.

Even during the most intense period of construction, due to the different types of construction activities (e.g., site preparation, grading, building construction), only portions of the project site would be disturbed at a time, with operation of construction equipment occurring at different locations on the project site, rather than a single location. In addition, all construction equipment and operation thereof would be regulated pursuant to the CARB In-Use Off-Road Diesel Vehicle Regulation. The In-Use Off-Road Diesel Vehicle Regulation is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing limits on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. In addition, as a means of reducing emissions, construction vehicles are required to become cleaner through the use of renewable energy resources. The In-Use Off-Road Diesel Vehicle Regulation would therefore help to improve fuel efficiency for equipment used in construction of the proposed project. Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to further reduce demand on oil and limit emissions associated with construction.

The CARB prepared the 2017 Climate Change Scoping Plan Update (2017 Scoping Plan),[27] which builds upon previous efforts to reduce GHG emissions and is designed to continue to shift the California economy away from dependence on fossil fuels. Appendix B of the 2017 Scoping Plan includes examples of local actions (municipal code changes, zoning changes, policy directions, and mitigation measures) that would support the State's climate goals. The examples provided include, but are not limited to, enforcing idling time restrictions for construction vehicles, utilizing existing grid power for electric energy rather than operating temporary gasoline/diesel-powered generators, and increasing use of electric and renewable fuel-powered construction equipment. The regulations described above, with which the proposed project must comply, would be consistent with the intention of the 2017 Scoping Plan and the recommended actions included in Appendix B of the 2017 Scoping Plan.

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[26] California Energy Commission. *Title 24 2019 Building Energy Efficiency Standards FAQ*. November 2018.
[27] California Air Resources Board. *The 2017 Climate Change Scoping Plan Update.* January 20, 2017.

Based on the above, the temporary increase in energy use occurring during construction of the proposed project would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. The proposed project would be required to comply with all applicable regulations related to energy conservation and fuel efficiency, which would help to reduce the temporary increase in demand. Furthermore, the proposed project would be consistent with the site's existing General Plan land use designation; thus, development of the site and associated energy demands have been previously anticipated by the City and evaluated in the General Plan EIR.

Operational Energy Use

Energy use associated with operation of the proposed project would be typical of residential uses, requiring electricity for interior and exterior building lighting, operation of stoves, kitchen and cleaning appliances, and more. It should be noted that the proposed project would not use natural gas, as natural gas is prohibited in all new construction effective March 1, 2020, pursuant to City Ordinance No. 2306. Maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment. In addition to on-site energy use, the proposed project would result in transportation energy use associated with vehicle trips generated by employee commutes, residents, and the movement of goods.

The proposed project would be subject to all relevant provisions of the most recent CBSC, including the CALGreen Code and the Building Energy Efficiency Standards. In fact, the project applicant has indicated that the proposed project would exceed the Title 24 requirements by 10.2 percent. Adherence to the most recent CALGreen Code, the Building Energy Efficiency Standards, the City's natural gas prohibition ordinance, and exceedance of the mandatory Title 24 requirement would ensure that the proposed structure would consume energy efficiently through the incorporation of such features as efficient water heating systems, high performance attics and walls, and high efficacy lighting. The CALGreen Code requires that new residential buildings use a combination of energy efficiency and distributed renewable energy generation to meet all annual energy needs. Required compliance with the standards and regulations noted above would ensure that the building energy use associated with the proposed project would not be wasteful, inefficient, or unnecessary.

With regard to transportation energy use, the proposed project would comply with all applicable regulations associated with vehicle efficiency and fuel economy. In addition, as discussed in Section XVII, Transportation, of this Initial Study, the project site is located within close proximity to existing pedestrian infrastructure, and seven EV charging stations would be included on-site. Bicycle parking would be included on-site as well, which would encourage patrons to use alternative transportation

Conclusion

Based on the context above, construction and operation of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Thus, ***no impact*** would occur.

VII. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Directly or indirectly cause 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 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. Landslides?	☐	☐	☐	✖
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	✖
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 landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	✖
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	✖
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	✖
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	✖

Discussion

The following discussion is based primarily on a Geotechnical Investigation prepared for the proposed project by TRC Companies (see Appendix C).[28]

ai-ii. According to the Geotechnical Investigation, major faults are not located in the project vicinity. The site is not located within an Alquist-Priolo Earthquake Zone or Santa Clara County Fault Rupture Hazard zone. Given that known surface expressions of fault traces do not exist within the project vicinity, including the site, fault rupture hazard is not a significant geologic hazard at the site.

The Bay Area is known to be a seismically active region, and the City of Morgan Hill would be subject to ground shaking should an earthquake occur. However, the proposed project would be subject to all applicable regulations within the CBSC and Chapter 15.08 (Building Code) of the City's Municipal Code, which provide standards to protect property and public safety by regulating the design and construction of foundations, building frames, and other building elements. Therefore, ***no impact*** would occur related to exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, or landslides.

[28] TRC Companies. *Geotechnical Investigation Residential Development 17965 Monterey Road Morgan Hill, California.* January 27,2020.

aiii,aiv, c. The proposed project's potential effects related to liquefaction, landslides, lateral spreading, and subsidence/settlement are discussed in detail below.

Liquefaction

Liquefaction is the temporary transformation of loose, saturated granular sediments from a solid state to a liquefied state as a result of seismic ground shaking. In the process, the soil undergoes transient loss of strength, which commonly causes ground displacement or ground failure to occur. Because saturated soils are a necessary condition for liquefaction, soil layers in areas where the groundwater table is near the surface have higher liquefaction potential than those in which the water table is located at greater depths. Additionally, loose unsaturated sandy soils have the potential to settle during strong seismic shaking.

According to the Geotechnical Investigation, the project site is not located within an area zoned by the State of California for seismically induced liquefaction hazard. The site is also not located within an area zoned by the Santa Clara County Geologic Hazard Zone maps as a Liquefaction Hazard Zone. Based on the analysis, loose to moderately dense non-cohesive soils were not encountered below the ground water depth of 13 feet. Therefore, the risk of liquefaction at project site is low.

Landslides

Seismically-induced landslides are triggered by earthquake ground shaking. The risk of landslide hazard is greatest in areas with steep, unstable slopes. The project site is relatively flat and is not located near any slopes. Therefore, landslides would not represent a hazard at the site.

Lateral Spreading

Lateral spreading is horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically, lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. According to the Geotechnical Investigation, the probability of lateral spreading occurring at the site during a seismic event is low.

Subsidence/Settlement

Subsidence is the settlement of soils of very low density generally from either oxidation of organic material, or desiccation and shrinkage, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. Settlement is a process in which unsaturated, relatively clean, loose sandy soils are densified by the vibratory motion of a strong seismic event. Liquefaction can often result in subsidence or settlement.

According to the Geotechnical Investigation, cohesionless soil layers above the groundwater level were not encountered and, as discussed above, the potential for liquefaction to occur at the site is low. It should be noted that compliance with standard construction regulations included in the CBSC would ensure that the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving subsidence or settlement. Given that the proposed project would comply with the CBSC, the potential for subsidence, seismically-induced settlement, and settlement of very low-density soils to occur at the project site is relatively low. Thus, subsidence and settlement would not represent a likely hazard at the site.

Conclusion

Based on the above, impacts related to liquefaction, landslides, lateral spreading, or subsidence/settlement would not occur. Compliance with standard construction regulations included within the CBSC would ensure that the proposed project would not directly or indirectly cause potential substantial adverse effects and, thus, ***no impact*** would occur.

b. Development of the proposed project would cause disturbance of topsoil during construction activity. After grading and excavation and prior to overlaying the disturbed ground surfaces with impervious surfaces and structures, the potential exists for soil erosion to occur.

New development within the City that disturbs one or more acres of land is required to comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Permit and prepare a Storm Water Pollution Prevention Plan (SWPPP) incorporating best management practices (BMPs) to control sedimentation, erosion, and hazardous materials contamination of runoff during construction. The proposed project would disturb approximately 1.5 acres and, thus, would be subject to such requirements. In addition, pursuant to Chapter 13.30 (Urban Storm Water Quality Management and Discharge Control) of the City's Municipal Code, the project applicant would be required to submit a sediment and erosion control plan to the City of Morgan Hill, Land Development Engineering Division, prior to the approval of improvement plans and issuance of building permits. The plan(s) shall be acceptable and conform to City standards to prevent significant sediment and soil erosion during construction and include the standards and guidelines found in the California Stormwater Quality Association, Stormwater Best Management Practice Handbook. Implementation of the SWPPP and the sediment and erosion control plan would ensure that substantial soil erosion does not occur during construction. Therefore, the proposed project would not result in substantial soil erosion or the loss of topsoil. Thus, ***no impact*** would occur.

d. Expansive soils can undergo significant volume changes with changes in moisture content. Specifically, such soils shrink and harden when dried and expand and soften when wetted. If structures are underlain by expansive soils, foundation systems must be capable of withstanding the potential damaging movements of the soil.

According to the Geotechnical Investigation prepared for the proposed project, the near-surface soils indicate Plasticity Indexes of 7 and 17, which is indicative of a low plasticity to moderate expansion potential of the near-surface soils. However, the Geotechnical Investigation includes recommendations for the soil conditions on the project site. Implementation of the recommendations would ensure that risks related to expansive soils do not occur upon implementation of the proposed project. The City of Morgan Hill would require the recommendations presented within the Geotechnical Investigation to be implemented as a condition of approval for the proposed project.

Because the proposed project would be required to comply with and implement the recommendations set forth within the Geotechnical Investigation, the proposed project would not create substantial direct or indirect risks to life or property related to being located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property. Thus, ***no impact*** would occur.

e. The proposed development would connect to existing City-maintained sewer infrastructure located in Monterey Road and would not include the use of septic tanks. Accordingly, ***no impact*** would occur related to soils incapable of adequately supporting the use of septic tanks.

f. Paleontological resources or fossils are the remains of prehistoric plant and animal life. As noted in the General Plan EIR, a review of the University of California's Museum of Paleontology's (UCMP) fossil database was conducted for all of Santa Clara County. Paleontological resources have not been identified within Morgan Hill. However, the project site could contain undiscovered paleontological resources.[29]

According to the General Plan EIR, occurrences of fossil resources are closely tied to the geological units. The soil types at the project site are not considered unique geologic features and are common within the geographic area of the City. As such, development of the proposed project is not anticipated to destroy a unique geological feature. Policy HC-8.5 listed in the General Plan requires that, if paleontological resources are uncovered during grading or other on-site excavation, construction shall stop. Furthermore, the proposed project would be subject to the City's standard measures listed in Section V, Cultural Resources, of this Initial Study. Implementation of such measures would ensure that adverse impacts to paleontological resources do not occur. Therefore, the proposed project would not result in the direct or indirect destruction of a unique paleontological resource, and ***no impact*** would occur.

[29] City of Morgan Hill. *Morgan Hill 2035 Draft EIR* [pg 4.5-17]. January 13, 2016.

VIII. GREENHOUSE GAS EMISSIONS. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	✖
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	☐	☐	✖

Discussion

a,b. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO_2) and, to a lesser extent, other GHG pollutants, such as methane (CH_4) and nitrous oxide (N_2O) associated with area sources, mobile sources or vehicles, utilities (electricity), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO_2 equivalents ($MTCO_2e$/yr).

The proposed project is located within the jurisdictional boundaries of BAAQMD. The BAAQMD developed a threshold of significance for project-level GHG emissions in 2009. The BAAQMD's approach to developing the threshold was to identify a threshold level of GHG emissions for which a project would not be expected to substantially conflict with existing California legislation. At the time that the thresholds were developed, the foremost legislation regarding GHG emissions was Assembly Bill (AB) 32, which established an emissions reduction goal of reducing statewide emissions to 1990 levels by 2020.[30] The GHG emissions threshold of significance recommended by BAAQMD to determine compliance with AB 32 is 1,100 $MTCO_2e$/yr or 4.6 $MTCO_2e$ per service population per year ($MTCO_2e$/SP/yr.). If a project generates GHG emissions above the BAAQMD's adopted threshold level, the project is considered to generate significant GHG emissions and conflict with AB 32.

The foregoing threshold is intended for use in assessing operational GHG emissions only. Construction of a proposed project would result in GHG emissions over a short-period of time in comparison to the operational lifetime of the project. To capture the construction-related GHG emissions due to buildout of the proposed project, such emissions are amortized over the anticipated project lifetime and added to the operational GHG

[30] Bay Area Air Quality Management District. *California Environmental Quality Act Guidelines Update: Proposed Thresholds of Significance*. May 2017.

emissions. Given that construction-related GHG emissions would not occur concurrently with operational emissions and would cease upon completion of construction activities, combining the two emissions sources represents a conservative estimate of total project GHG emissions.

Since the adoption of BAAQMD's GHG thresholds of significance, the State legislature has passed AB 197 and Senate Bill (SB) 32, which builds off of AB 32 and establishes a statewide GHG reduction target of 40 percent below 1990 levels by 2030. Considering the legislative progress that has occurred regarding statewide reduction goals since the adoption of BAAQMD's standards, the emissions thresholds presented above would determine whether a proposed project would be in compliance with the 2020 emissions reductions goals of AB 32, but would not necessarily demonstrate whether a project would be in compliance with SB 32. In accordance with the changing legislative environment, the BAAQMD has begun the process of updating the District's CEQA Guidelines; however, updated thresholds of significance have not yet been adopted. In the absence of BAAQMD-adopted thresholds to assess a project's compliance with SB 32, the City has chosen to consider additional GHG emissions thresholds.

SB 32 requires that by 2030 statewide emissions be reduced by 40 percent beyond the 2020 reduction target set by AB 32. In the absence of adopted thresholds from BAAQMD, the CARB, or the City of Morgan Hill, this analysis assumes that in order to meet the reduction targets of SB 32, a proposed project would be required to reduce emissions by an additional 40 percent beyond the emissions reductions currently required by BAAQMD for compliance with AB 32. Assuming a 40 percent reduction from current BAAQMD targets, a proposed project would be in compliance with SB 32 if the project's emissions did not exceed the following thresholds: 660 $MTCO_2e$/yr or 2.6 $MTCO_2e$/SP/yr. The BAAQMD has informally endorsed this approach to analysis in other recent projects throughout the Bay Area.

By using the BAAQMD thresholds of significance for GHG and the updated SB 32 thresholds discussed above, the City would comply with Section 15064.4(b)(3) of the CEQA Guidelines, which suggests that lead agencies consider the extent that the project would comply with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction of GHG emissions.

GHG Emissions

Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change. Neither the City nor BAAQMD has an adopted threshold of significance for construction-related GHG emissions and does not require quantification. Nonetheless, the proposed project's construction GHG emissions, as well as operational emissions, have been estimated using CalEEMod under the same assumptions discussed in Section III, Air Quality, of this Initial Study (see Appendix A).

The emissions estimates prepared for the proposed project determined that unmitigated construction of the project, including the proposed off-site improvements, would result in total GHG emissions of 613.73 $MTCO_2e$ over the 21-month construction period. In the analysis below, the construction GHG emissions are amortized over the anticipated two-year construction period.

Compliance with AB 32 and SB 32

As shown in Table 4, the project's total unmitigated annual GHG emissions in the first year of project operation, 2025, including construction-related emissions, were estimated to be approximately 567.55 $MTCO_2e$/yr, which would be below BAAQMD's adopted threshold of significance for AB 32 and the adjusted threshold of significance to represent compliance with SB 32. Accordingly, neither construction nor operations of the proposed project would be anticipated to result in significant emissions of GHGs.

Table 4
Unmitigated Operational GHG Emissions

Source	GHG Emissions ($MTCO_2e$/yr)
Operational GHG Emissions	260.68
Area	*5.25*
Energy	*52.52*
Mobile	*181.85*
Waste	*15.27*
Water	*5.79*
Amortized Construction GHG Emissions	306.87
Total Annual GHG Emissions	**567.55**
BAAQMD AB 32 Threshold	***1,100***
Adjusted SB 32 Threshold	***660***
Exceeds Threshold?	**NO**
Source: CalEEMod, August 2021 (see Appendix A).	

Conclusion

Based on the above, project emissions would be below the BAAQMD's threshold of significance and would not be considered to conflict with the emissions reductions required by AB 32 or SB 32. As such, the proposed project would not be considered to generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs; and ***no impact*** would occur.

IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	✖
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	☐	☐	✖
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	✖
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?	☐	☐	☐	✖
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 safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	✖
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	✖
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	☐	☐	☐	✖

Discussion

a. Residential uses are not typically associated with the routine transport, use, disposal, or generation of hazardous materials. Future operations on the project site could involve the use of common household cleaning products, fertilizers, and herbicides on-site, any of which could contain potentially hazardous chemicals; however, such products would be expected to be used in accordance with label instructions. Due to the regulations governing use of such products and the limited amounts that would be used on the site, routine use of such products would not represent a substantial risk to public health or the environment. Thus, the proposed project would not create a significant hazard to the public or the environment related to the routine transport, use, or disposal of hazardous materials, and ***no impact*** would occur.

b. The following discussion provides an analysis of potential hazards and hazardous materials associated with upset or accident conditions related to the proposed construction activities and existing on-site conditions.

Construction Activities

Construction activities associated with the proposed project would involve the use of various products such as concrete, paints, and adhesives. In addition, heavy-duty construction equipment operating on the project site would contain hydraulic fluid, diesel fuel, and other petroleum products. Small quantities of such potentially toxic substances would be used at the project site and transported to and from the site during construction. However, the project contractor would be required to comply with all California Health and Safety Codes and local City and County ordinances regulating the handling, storage, and

transportation of hazardous and toxic materials. Therefore, the proposed project would not expose construction workers or residents to potentially hazardous materials from construction activities on-site.

Existing On-Site Hazardous Conditions

A Phase I Environmental Site Assessment (ESA) was prepared by Krazan & Associates, Inc. for the project site.[31] Based on historical aerial imagery, the Phase I ESA determined that the two on-site structures were constructed by 1982. The building permit records in the City of Morgan Hill indicate the northern building was constructed for greenhouse use. The southern building was used for indoor plant sales and office use and the central portion of the site was used for storage of outdoor potted plants. The Phase I ESA did not identify any evidence of recognized environmental conditions (RECs), controlled RECs, or historical RECs in conjunction with the project site.

However, other environmental considerations were encountered, including soils of unknown origin, potential soil contamination related to the previous on-site agricultural activities, and the potential presence of asbestos and lead-based paint related to the age of the existing on-site structures. The identified environmental considerations are discussed in further detail below.

Contaminated Soils

According to the Phase I ESA, a large soil mound was observed in the northwestern corner of the project site. Odors, surface staining, stressed vegetation, or other obvious evidence of the presence of hazardous materials or waste were not identified in association with the soil mound. However, the origin and composition of the soil contained within the mound is unknown, and the soil has the potential to be contaminated with agricultural chemicals or other hazardous materials. Additionally, because the project site was previously occupied by a plant nursery, the potential exists for the historical use of pesticides, herbicides, and other agricultural chemicals on-site. Based on the aforementioned considerations, the Phase I ESA recommended that soil sampling be conducted to identify the presence or absence of hazardous materials.

A Phase II Limited Subsurface Assessment (LSA) was prepared by Krazan & Associates, Inc. in order to further evaluate such potential areas of concern and, specifically, to conduct soil sampling.[32] The analysis conducted as part of the Phase II LSA included soil sampling of the unidentified soil mound and the central portion of project site, where agricultural-related contamination could have occurred.

Samples collected from the soil pile were submitted for analysis for total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), organochlorine pesticides (OCPs), poly-chlorinated bi-phenyls (PCBs), and California Administrative Metals (CAM) 17 metals. Various metals, including barium, chromium, cobalt, copper, lead, nickel, vanadium, and zinc, were detected above laboratory reporting limits in soil pile sample CS1. However, none of the concentrations reported for the metals exceed the residential environmental screening levels and, thus, the soil pile was determined to not include substantial concentrations of any hazardous materials.

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31 Krazan & Associates, Inc. *Phase I Environmental Site Assessment Proposed Acquisition Property*. January 22, 2019.

32 Krazan & Associates, Inc. *Phase II Limited Subsurface Assessment Proposed Acquisition Property*. February 28, 2019.

For the central portion of the site, four discrete soils samples were collected and submitted for laboratory analysis for OCPs, chlorinated herbicides (CHs) and arsenic. Analytical results indicated that OCPs, CHs, and arsenic were not detectable above laboratory reporting limits.

Based on the soil survey and the laboratory analysis conducted as part of the Phase II LSA, the soil on-site does not contain elevated concentrations of constituents of concern on the project site. Therefore, implementation of the proposed project would not expose construction workers or future residents to potentially hazardous materials related to on-site soils.

Asbestos-Containing Materials and Lead-Based Paint

Asbestos is the name for a group of naturally occurring silicate minerals that are considered to be "fibrous" and, through processing, can be separated into smaller and smaller fibers. The fibers are strong, durable, chemical resistant, and resistant to heat and fire. They are also long, thin, and flexible, such that they can be woven into cloth. Because of the above qualities, asbestos was considered an ideal product and has been used in thousands of consumer, industrial, maritime, automotive, scientific, and building products. However, later discoveries found that, when inhaled, the material caused serious illness.

For buildings constructed prior to 1980, the Code of Federal Regulations (29 CFR 1926.1101) states that all thermal system insulation (boiler insulation, pipe lagging, and related materials) and surface materials must be designated as "presumed asbestos-containing material" unless proven otherwise through sampling in accordance with the standards of the Asbestos Hazard Emergency Response Act.

Lead-based paint (LBP) is defined by federal guidelines as any paint, varnish, stain, or other applied coating that has one milligram of lead per square centimeter or greater. Lead is a highly toxic material that may cause a range of serious illnesses, and in some cases death. In buildings constructed after 1978, the presence of LBP is unlikely. Structures built prior to 1978, and especially prior to the 1960s, are expected to contain LBP.

The southern on-site structure appears to have been constructed in 1978 and the northern structure was constructed prior to 1982. Based on the January 2019 site reconnaissance, evidence of damaged building materials, friable asbestos-containing materials (ACMs), or peeling paint was not identified. Nonetheless, based on the years of construction, ACMs and LBP may be present on-site and have the potential to present a hazard during demolition. The City will require, as a condition of project approval, that a comprehensive asbestos and LBP survey be conducted prior to demolition activities. If ACM and LBP are identified, a licensed abatement contractor shall be consulted for the need of removal.

Additionally, the General Plan includes Policy NRE-12.3, which requires construction and demolition projects that have the potential to disturb asbestos (from soil or building material) to comply with all the requirements of the CARB's airborne toxic control measures for construction, grading, quarrying, and surface mining operations. Therefore, compliance with Policy NRE-12.3 would ensure that the proper precautions are taken regarding asbestos prior to demolishing the existing structures. With regard to lead, Title 8, Section 1532.1 of the CCR, Cal OSHA's Lead in Construction Standard, requires preparation of a lead exposure assessment. Therefore, compliance with Cal OSHA's Lead in Construction Standard would ensure that the proper precautions are taken prior to demolishing the existing residence.

With implementation of the required asbestos and lead survey and compliance with General Plan Policy NRE-12.3 and Cal OSHA standards, the proposed project would not expose construction workers to ACMs or LBP.

Conclusion

Based on the above, the proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment, and ***no impact*** would occur.

c. The nearest school relative to the project site is Morgan Hill Community Adult School, located approximately 200 feet from the project site. As discussed under question 'b' above, residential developments do not typically include the use of or emission of hazardous materials. In addition, the Phase II LSA did not identify any on-site soil contamination that could be disturbed during construction and potentially impact nearby sensitive school receptors should soil particles become airborne during construction. Therefore, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and ***no impact*** would occur.

d. The California Environmental Protection Agency (CALEPA) Department of Toxic Substances Control (DTSC) Envirostor database did not identify any recorded cleanup sites on or within 500 feet of project site.[33] In addition, Federal Superfund National Priorities List sites were not identified within a one-mile radius of project site. Therefore, the project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and ***no impact*** would result from implementation of the proposed project.

e. The public airport nearest to the project site is the San Martin Airport, which is located approximately 4.78 miles south of the project site at 13030 Murphy Avenue. The project site is located well outside of the Airport Influence Area identified in the South County Airport Comprehensive Land Use Plan.[34] In addition, the project site is not located within the vicinity of a private airstrip. Therefore, the proposed project would not result in an airport-related safety hazard for people residing or working in the project area, and ***no impact*** would occur.

f. Implementation of the proposed project would not result in any substantial modifications to the City's existing roadway system. The proposed project involves only minor modifications, such as extending an existing median on Monterey Road to reduce potential hazardous traffic conditions. The proposed project would not interfere with potential evacuation or response routes used by emergency response teams. Furthermore, the project would not conflict with the City's Emergency Operations Plan.[35] Therefore, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and ***no impact*** would occur.

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33 Schaier, Michael, EAH Housing, Inc. Personal Communication [email] with William Vick & Arthur C. Farkas, Environmental Professionals, Krazan and Associates, Inc. January 2019.

34 Santa Clara County. *Comprehensive Land Use Plan, Santa Clara County, South County Airport.* Amended November 16, 2016.

35 City of Morgan Hill. *Emergency Operations Plan.* January 11, 2018.

g. The City's Wildland Urban Interface map indicates that the project site is not located in a High or Very High Fire Hazard Severity Zone (FHSZ).[36] Additionally, the project site is surrounded by urban development, thereby limiting the sources of fuel (e.g., dry grass) that could be ignited. Therefore, the proposed project would not expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, and ***no impact*** would occur.

[36] City of Morgan Hill. *City of Morgan Hill Wildland Urban Interface Map.* March 2009.

X. HYDROLOGY AND WATER QUALITY. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	✖
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	✖
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	☐	☐	☐	✖
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☐	✖
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☐	✖
iv. Impede or redirect flood flows?	☐	☐	☐	✖
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	✖
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	✖

Discussion

a. The proposed project's potential to result in water quality impacts during construction and operations is discussed below.

Construction

Project construction activities, such as grading, excavation, and trenching, would result in the disturbance of on-site soils. The exposed soils have the potential to affect water quality in two ways: 1) suspended soil particles and sediments transported through runoff; or 2) sediments transported as dust that eventually reach local water bodies. Spills or leaks from heavy equipment and machinery, staging areas, or building sites also have the potential to enter runoff. Typical pollutants include, but are not limited to, petroleum and heavy metals from equipment and products such as paints, solvents, and cleaning agents, which could contain hazardous constituents. Sediment from erosion of graded or excavated surface materials, leaks or spills from equipment, or inadvertent releases of building products could result in water quality degradation if runoff containing the sediment or contaminants should enter receiving waters in sufficient quantities.

Water quality degradation is regulated by the federal NPDES Program, established by the Clean Water Act, which controls and reduces pollutants to water bodies from point and non-point discharges. In California, the NPDES permitting program is administered by the State Water Resources Control Board (SWRCB) through nine Regional Water Quality Control Boards (RWQCBs). As discussed in Section VII, Geology and Soils, of this Initial

Study, new development within the City that disturbs one or more acres of land is required to comply with the NPDES General Construction Permit and prepare a SWPPP incorporating BMPs to control sedimentation, erosion, and hazardous materials contamination of runoff during construction. The proposed project would disturb approximately 1.5 acres, and, thus, would be subject to the State NPDES General Permit conditions. Compliance with the NPDES General Construction Permit and SWPPP would ensure that impacts related to water quality would not occur on-site during construction.

Operation

Implementation of the proposed project would result in an increase of impervious surface area on-site. During the dry season, vehicles and other urban activities may release contaminants onto the impervious surfaces, where they would accumulate until the first storm event. During the initial storm event, or first flush, the concentrated pollutants would be transported via stormwater runoff from the site to the stormwater drainage system and eventually a downstream waterway. Typical urban pollutants that would likely be associated with the proposed project include sediment, pesticides, oil and grease, nutrients, metals, bacteria, and trash.

The project site is located within the jurisdiction of the Central Coast Regional Water Quality Control Board (CCRWQCB) and, therefore, the proposed project would be managed in accordance with Resolution R3-2013-0032 issued by the CCRWQCB. This resolution formally adopts post-construction stormwater management requirements for development projects in the Central Coast Region. The requirements identify 10 Watershed Management Zones (WMZs) in the covered area, and specify stormwater management requirements for each zone, depending on the size of the development project. Because the project site is located in an area classified as WMZ-1, stormwater management at the project site must include site design and runoff features to limit the amount of runoff from the project site as well as on-site water quality treatment to reduce pollutant loads in the stormwater runoff using a Low Impact Development (LID) treatment system such as biofiltration. In WMZ-1, the treatment system must retain 95 percent of the runoff from the project site and also maintain peak runoff flows such that they do not exceed pre-project flows.

A preliminary Stormwater Control Plan (SWCP) has been prepared for the proposed project.[37] Pursuant to the SWCP, the project site would be divided into four DMAs in order to address and treat all runoff (refer to Figure 8). The DMAs have been sized to store and infiltrate the 95th percentile, 24-hour storm event pursuant to the Tier 3 requirements for WMZ 1. The site would use a 24-inch diameter pipe as an underground storage structure to capture the increased runoff due to new impervious areas. The proposed project has incorporated design features such as bioswales, permeable pavers, and green roof to provide treatment of site runoff prior to discharge into underground storage to protect the City storm drain system from pollutants. The underground storage is intended to mimic pre-development conditions and promote infiltration through native soils and detain higher frequency storms to release at or below pre-development levels.

The design, construction, operation, and maintenance of the proposed stormwater system would need to be addressed in a final SWCP to be submitted to the City of Morgan Hill in accordance with the stormwater management requirements set forth in Chapter 18.140 of

[37] Magnolias, First Community Housing. *Stormwater Control Plan and Operation & Maintenance for The Magnolias, First Community Housing a California Non-Profit Mutual Benefit Corporation*. April 2021.

the City's Municipal Code. The final SWCP would demonstrate how the stormwater system would meet the specified water quality, runoff retention, and peak flow management requirements. Prior to the issuance of building permits, the stormwater controls would be verified by the City of Morgan Hill to confirm design of the controls in accordance with the specified standards, and the controls would be subject to later operation and maintenance inspections by the property owner. Therefore, water quality standards or waste discharge requirements would not be violated, and water quality would not be substantially degraded as a result of operations of the proposed project.

Conclusion

Based on the above discussions, the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during construction and operations. Therefore, ***no impact*** would occur.

b,e. The City's water supplies currently consist entirely of groundwater. Approximately 25 percent of the City's supply is extracted from the Coyote Valley subarea of the Santa Clara Subbasin, and approximately 75 percent is extracted from the Llagas Subbasin. The project site is located within the Llagas Subbasin. Neither of the subbasins are in a condition of overdraft, and groundwater levels are not expected to drop.[38] It is noted that water supply is discussed further in Section XIX, Utilities and Service Systems, of this Initial Study.

Groundwater within the Llagas Subbasin is managed by the SCVWD. The 2016 Groundwater Management Plan (GWMP), prepared pursuant to the Sustainable Groundwater Management Act of 2014 (SGMA), describes the SCVWD's comprehensive groundwater management framework, including existing and potential actions to achieve basin sustainability goals and ensure continued sustainable groundwater management. The GWMP covers the Santa Clara and Llagas subbasins, located entirely in Santa Clara County and identified by the Department of Water Resources (DWR) as Basins 2-9.02 and 3-3.01, respectively. Pursuant to the DWR, the Llagas Subbasin is designated as a high-priority basin.[39]

Major recharge facilities within the Llagas Subbasin include the Uvas and Chesbro Reservoirs, in-stream recharge in Llagas and Uvas Creeks, the Madrone Channel, the San Pedro and Main Avenue groundwater recharge ponds, and the Uvas-Llagas pipeline, which is capable of diverting water from Uvas Reservoir to Llagas Creek. The project site is not located adjacent to any of the aforementioned waterways.

The project site is already partially developed with impervious surfaces. While the proposed project would include the development of new impervious surfaces on the project site, stormwater from the site would be routed to landscaped areas and the proposed underground perforated storage pipe, which would allow for captured runoff to infiltrate underlying soils in a manner that would allow groundwater recharge.

Given that groundwater levels within the subbasin underlying the project site are currently stable, and that the proposed project would provide for opportunities for on-site recharge,

[38] City of Morgan Hill. *Morgan Hill 2035 Environmental Impact Report* [pg. 4.9-18]. Adopted July 2016.
[39] Santa Clara Valley Water District. *2016 Groundwater Management Plan, Santa Clara and Llagas Subbasins* [pg. ES-1]. November 2016.

the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the Llagas Subbasin. In addition, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Thus, ***no impact*** would occur.

ci-iii. The project site is currently used for vehicle storage and is developed with two on-site storage buildings. Development of the proposed project would include approximately 38,546 square feet of impervious surfaces, which could alter the existing drainage pattern of the site.

A Drainage Analysis was prepared for the proposed project by MH Engineering.[40] As noted therein, stormwater associated with the project site would be controlled through the use of an underground 24-inch diameter perforated pipe at invert elevation of 349.43 feet, to be located along the southerly project boundary. The perforated pipe would be wrapped with one foot of one to two inches of clean drainrock, which would retain and detain the increased runoff from the proposed project allowing for underground storage of stormwater. All runoff generated from the roof, parking areas, and driveway would be treated through green roof construction, permeable pavers at parking stalls, and bio-swales prior to entering the underground storage system. The underground storage system would be designed sufficient to capture the entire runoff from the 95th percentile event without release, and limiting the outflow to less than pre-development level for events up to the 100-year storm. The system would be designed to fill until the water surface elevation reaches the invert elevation of 352.50 feet of the 12-inch diameter storm drain pipe that drains into the catch basin along Monterey Road. The underground storage system is intended to mimic pre-development conditions by promoting infiltration through native soils, as well as detaining higher frequency storms to release at, or below, pre-development levels. According to the Drainage Analysis, the preliminary design of the proposed green roof, permeable pavers, bio-swales, and underground storage system would be capable of handling runoff volumes in excess of the minimum required amount. Thus, the proposed drainage system would be sufficient to handle the increase in stormwater runoff associated with the proposed project.

Furthermore, the proposed project would be consistent with the City's General Plan and has already been accounted for in regional planning efforts related to stormwater infrastructure. The volume of stormwater runoff associated with the site would be required to comply with the City's standards for stormwater management. The final drainage system design for the project would be subject to review and approval by the City Engineer, who would confirm that the proposed drainage system for the project is consistent with the City's Storm Drainage Master Plan and standard stormwater-related conditions of approval and would not significantly increase stormwater flows into the existing system. Therefore, the proposed project would not substantially alter the existing drainage pattern of the site or area in a manner that would result in substantial erosion, siltation, or flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff. Thus, ***no impact*** would occur.

[40] MH Engineering Co. *Drainage Analysis & Storm Water Management Calculations for: The Magnolia APN 764-12-006*. June 7, 2021.

civ. According to FEMA Flood Insurance Rate Map (FIRM) number 06085C0443H, a portion of the project site is located within Zone AE, which is considered a Special Flood Hazard Area and is within the West Little Llagas Creek watershed.[41] Zone AE is defined by FEMA as areas subject to flood by the one percent annual chance flood event.

Section 15.80.160 of the Municipal Code establishes construction standards for all areas of special flood hazards to be fulfilled. For Zone AE, the required elevation for ground level is at least one foot above the base flood elevation. According to the Flood Plain Study, the effective base flood elevation at the project site is 355.0 feet. The proposed finished building floor would be 356.2 feet, which is over one foot above the base flood elevation; the City will condition the project accordingly. Upon the completion of the proposed building, the elevation of the lowest floor shall be certified by a registered civil engineer or surveyor, then verified by the floodplain administrator or inspector to ensure that the structure is properly elevated.

A Flood Plain Study was prepared for the proposed project by MH Engineering to evaluate the potential impacts additional fill would have on base flood elevation.[42] The hydraulics analysis was performed using a model of the project area that was approved by FEMA and the Hydrologic Engineering Center's River Analysis System (HEC-RAS) software. According to the Flood Plain Study, the effective model had already considered the project site to be an obstructed area and, thus, a change in base flood elevation would not occur as a result of this project. Overall, the Flood Plain Study concluded the proposed project would not result in any change to base flood elevations upstream or downstream, as the model already assumes that the project site is obstructed due to development. Additionally, the Santa Clara Valley Water District (Valley Water) reviewed the project-specific Flood Plain Study and determined that the analysis sufficiently demonstrates that the proposed project would not result in any increases in the lateral extent of flooding along the creek, or any foreseeable impacts to the floodplain due to the proposed development.

Therefore, ***no impact*** would occur related to substantially altering the existing drainage pattern of the site or area in a manner which would impede or redirect flood flows.

d. Impacts related to flooding were discussed under question “civ” above. A seiche is defined as a wave generated by rapid displacement of water within a reservoir or lake, due to an earthquake that triggers land movement within the water body or land sliding into or beneath the water body. The project site is not located near a water body that is susceptible to seiche hazard. In addition, the distance to the nearest coastline does not subject the site to tsunami hazards.

Based on the above, the proposed project would not be exposed to substantial risks related to flooding as a result of tsunamis or seiches. Therefore, the project would not result in the release of pollutants due to project inundation, and ***no impact*** would occur.

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41 Federal Emergency Management Agency. *National Flood Map Service.* May 18, 2009. Available at: https://msc.fema.gov/portal/search?AddressQuery=17965%20Monterey%20Road%20Morgan%20Hill%20CA#searchresultsanchor. Accessed August 2021.

42 MH Engineering. *Flood Plain Study for APN 764-12-006 Morgan Hill, CA.* June 4, 2021.

XI. LAND USE AND PLANNING. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	☐	✖
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	✖

Discussion

a. A project risks dividing an established community if the project would introduce infrastructure or alter land use so as to change the land use conditions in the surrounding community, or isolate an existing land use. The project site is currently developed with two storage buildings, and is otherwise used for vehicle storage. In addition, the project site is surrounded by development on all sides and, therefore, is an infill location. Because the project site is located within an infill site, implementation of the proposed project would not divide an established community. Therefore, the proposed project would not physically divide an established community and ***no impact*** would occur.

b. According to the City's General Plan, the project site is designated MU-F and zoned MU-F. The MU-F designation, which is primarily applied to properties along the Monterey Road corridor north and south of downtown, allows for a mix of residential, commercial, and office use applied either vertically or horizontally. The proposed project would adhere to the General Plan designation by expanding the range of residential development within the project area. As such, the type and intensity of growth that would be induced by the proposed project has been generally anticipated by the General Plan and associated environmental effects have been analyzed in the General Plan EIR. As discussed throughout this Initial Study, the proposed project would not result in any significant environmental effects that would not be mitigated to a less-than-significant level.

In addition, the proposed project would be consistent with other applicable policies and regulations adopted for the purpose of avoiding or mitigating environmental effects. For example, as discussed in Section IV, Biological Resources, of this Initial Study, the project would not conflict with any applicable policies, regulations, or ordinances related to the protection of rare, threatened or endangered biological resources. As discussed under Section XIII, Noise, of this Initial Study, the project would comply with the noise level thresholds established in the City's General Plan and Municipal Code during construction and operation. The proposed project would comply with Section 12.32.030 of the City's Municipal Code regarding the removal of Ordinance Sized Trees.

Therefore, the proposed project would not cause a significant adverse environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and ***no impact*** would occur.

XII. MINERAL RESOURCES. *Would the project:*		Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?	☐	☐	☐	✖
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?	☐	☐	☐	✖

Discussion

a,b. The City's General Plan does not identify any regionally or locally important mineral resources within the City of Morgan Hill. The Santa Clara County General Plan does identify mineral resources of importance; however, the project site is not in proximity to the quarries currently in operation. Consequently, the proposed project would not result in the loss of a known mineral resource that would be of value to the region nor would the project result in the loss of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Therefore, ***no impact*** to mineral resources would occur as a result of the proposed project.

XIII. NOISE. *Would the project result in:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	✖
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	✖
c. For a project located within the vicinity of a private airstrip or 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?	☐	☐	☐	✖

Discussion

a. The following discussion of noise standards and criteria applicable to various land uses, as well as potential traffic noise and non-transportation noise sources associated with the proposed project, is based on the Environmental Noise and Vibration Assessment prepared for the proposed project by Bollard Acoustical Consultants, Inc. (BAC).[43]

Sensitive Receptors

Noise-sensitive land uses are generally defined as locations where people reside or where the presence of unwanted sound could adversely affect the primary intended use of the land. Places where people live, sleep, work, and study are considered to be sensitive to noise because intrusive noise can be disruptive to such activities. Within the project vicinity, the nearest sensitive receptors include the nearby residences and an adult school. The property line and the edge of the structure of the closest receptors to the project site are located approximately 15 and 25 feet away, respectively, from where construction activities would occur.

Existing Noise Environment

The existing ambient noise environment within the project vicinity is defined primarily by noise from traffic on Monterey Road, activities at nearby commercial uses to the south (automotive and small engine repair businesses), and, to a lesser extent, by intermittent railroad operations on the railroad track located approximately 500 feet to the east.

In order to define the existing noise environment, long-term noise measurements were conducted at three sites selected to be representative of the ambient noise level environment within the project vicinity, including contributions from adjacent Monterey Road traffic, railroad operations to the east, and nearby commercial activities. As shown in Table 5, measured daytime hourly average noise levels in the project vicinity ranged from 54 to 62 dB L_{eq}.

[43] Bollard Acoustical Consultants, Inc. *Environmental Noise and Vibration Assessment: Magnolias Apartments, Morgan Hill, California.* August 17, 2021.

Table 5
Summary of Long-Term Noise Survey Measurement Results

Site Description	Date	DNL	Average Measured Hourly Noise Levels (dBA)			
			Daytime		Nighttime	
			L_{eq}	L_{max}	L_{eq}	L_{max}
LT-1: Southwest end of the project area adjacent to commercial uses	7/15-7/16	63	62	78	55	70
	7/16-7/17	60	60	77	51	68
	7/17-7/18	60	59	77	51	66
LT-2: Along southern project property line adjacent to commercial uses	7/15-7/16	56	57	76	44	62
	7/16-7/17	54	54	73	44	60
	7/17-7/18	56	54	72	47	62
LT-3: Adjacent to commercial uses, approximately 120 feet from centerline of Monterey Road	7/15-7/16	59	56	74	51	70
	7/16-7/17	57	56	74	48	66
	7/17-7/18	56	56	74	48	66

1. Daytime hours: 7:00 AM to 10:00 PM
2. Nighttime hours: 10:00 PM to 7:00 AM

Source: Bollard Acoustical Consultants, Inc. (2021).

City Noise Standards and Criteria

Chapter 9, Safety, Service, and Infrastructure, of the City's General Plan contains the following policies that would be applicable to the proposed project:

- **SSI-8.1, Exterior Noise Level Standards**. Require new development projects to be designed and constructed to meet acceptable exterior noise level standards, as follows:
  - Apply a maximum exterior noise level of 60 dBA DNL in residential areas where outdoor use is a major consideration (e.g., backyards in single-family housing developments and recreation areas in multi-family housing projects). Where the City determines that providing a DNL of 60 dBA or lower cannot be achieved after the application of reasonable and feasible mitigation, a DNL of 65 dBA may be permitted.
  - Indoor noise levels should not exceed a DNL of 45 dBA in new residential housing units.
  - Noise levels in new residential development exposed to an exterior DNL of 60 dBA or greater should be limited to a maximum instantaneous noise level (e.g., trucks on busy streets, train warning whistles) in bedrooms of 50 dBA. Maximum instantaneous noise levels in all other habitable rooms should not exceed 55 dBA. The maximum outdoor noise level for new residences near the railroad shall be 70 dBA DNL, recognizing that train noise is characterized by relatively few loud events.
- **SSI-8.2, Impact Evaluation.** The impact of a proposed development project on existing land uses should be evaluated in terms of the potential for adverse community response based on significant increase in existing noise levels, regardless of compatibility guidelines.
- **SSI-8.5, Traffic Noise Level Standards.** Consider noise level increases resulting from traffic associated with new projects significant if: a) the noise level increase is 5 dBA DNL or greater, with a future noise level of less than 60 dBA DNL, or b)

the noise level increase is 3 dBA DNL or greater, with a future noise level of 60 dBA DNL or greater.

- **SSI-8.6, Stationary Noise Level Standards.** Consider noise levels produced by stationary noise sources associated with new projects significant if they substantially exceed existing ambient noise levels.
- **SSI-8.7, Other Noise Sources.** Consider noise levels produced by other noise sources (such as ballfields) significant if an acoustical study demonstrates they would substantially exceed ambient noise levels.
- **SSI-8.9, Site Planning and Design**. Require attention to site planning and design techniques other than sound walls to reduce noise impacts, including: a) installing earth berms, b) increasing the distance between the noise source and the receiver, c) using non-sensitive structures such as parking lots, utility areas, and garages to shield noise-sensitive areas, d) orienting buildings to shield outdoor spaces from the noise source, and e) minimizing the noise at its source.

The General Plan does not provide guidelines for determining a substantial noise increase relative to ambient conditions. As a result, for noise generated by on-site activities and the determination of a substantial noise increase relative to ambient conditions, the Federal Interagency Committee on Noise (FICON) criteria presented in Table 6 were used in this analysis.

Table 6
Significance of Changes in Cumulative Noise Exposure

Ambient Noise Level Without Project (DNL)	Change in Ambient Noise Level Due to Project
<60 dB	+5.0 dB or more
60 to 65 dB	+3.0 dB or more
>65 dB	+1.5 dB or more

Source: FICON.

Chapter 8.28 of the Municipal Code provides a standard for unlawful noise sources (i.e., animals, birds, auto body repairs, blowers, fans, combustion engines, construction activities, exhausts, loudspeakers) but does not provide quantitative performance standards. Section 8.28.040.D of the Morgan Hill Municipal Code sets a specific time frame for construction noise as stated below:

> "Construction activities" are defined as including but not limited to excavation, grading, paving, demolition, construction, alteration or repair of any building, site, street or highway, delivery or removal of construction material to a site, or movement of construction materials on a site. Construction activities are prohibited other than between the hours of seven a.m. and eight p.m., Monday through Friday and between the hours of nine a.m. to six p.m. on Saturday. Construction activities may not occur on Sundays or federal holidays. No third person, including but not limited to landowners, construction company owners, contractors, subcontractors, or employers, shall permit or allow any person working on construction activities which are under their ownership, control or direction to violate this provision.

In addition, Section 18.46.090 of the City's Municipal Code contains maximum noise levels for non-transportation noise sources, which would include activities associated with the project's on-site operations. The City's quantitative exterior noise standards are reproduced in Table 7. Based upon feedback from Morgan Hill Planning staff on previous

projects, BAC interprets the noise standards as being hourly average (L_{eq}) noise level standards.

Table 7
Noise Level Standards for Non-Transportation Noise

Receiving Land Use	Maximum Noise Level at Lot Line of Receiving Use
Industrial and Wholesale	70 dBA
Commercial	65 dBA
Residential or Public/Quasi Public	60 dBA

Notes:
- The planning commission may allow an additional 5 dBA noise level at the lot line if the maximum noise level shown above cannot be achieved with reasonable and feasible mitigation.
- Noise standards shown above do not apply to noise generated by vehicle traffic in the public right-of-way or from temporary construction, demolition, and vehicles that enter or leave the site of the noise-generating use (e.g., construction equipment, trains, trucks).

Source: City of Morgan Hill Municipal Code.

Project Construction Noise

During project construction, heavy equipment would be used for grading excavation, paving, and building construction, which would increase ambient noise levels when in use. Noise levels would vary depending on the type of equipment used, how the equipment is operated, and how well the equipment is maintained. Noise exposure at any single point outside the project work area would also vary depending upon the proximity of equipment activities to that point. Table 8 presents the range of maximum noise levels for equipment used at full-power operation at a reference distance of 50 feet, as well as at the distance to the property line of the closest sensitive receptor (15 feet).

As shown in the table, construction noise levels at the nearest receptor would range from 86 to 95 dB, though not all of these construction activities would be required for the project.

As noted above, Chapter 8.28 of the Morgan Hill Municipal Code prohibits construction activities on certain hours and days. Provided project construction activities occur during allowed hours and days, construction noise levels would be exempt from the City's noise standards. Given the restrictions on construction hours and the City's standard conditions of approval requiring the use of best available technology by construction contractors to minimize excessive noise from construction equipment, the project would result in no impact related to a substantial temporary increase in noise generation during construction activities.

Project Operational Noise

Project operational noise from both transportation and non-transportation sources is discussed below.

Transportation Noise

The effects of increased traffic noise levels due to the proposed project were evaluated in the Environmental Noise and Vibration Assessment. Traffic data in the form of AM and PM peak hour movements for Existing and Existing Plus Project conditions in the project area roadway network were obtained from Hexagon Transportation Consultants.

Table 8
Construction Equipment Reference and Project Noise Levels

Equipment Description	Maximum Noise Level at 50 Feet (dB)	Maximum Noise Level at 15 Feet (dB)
Air Compressor	80	90
Backhoe	80	90
Ballast Equalizer	82	92
Ballast Tamper	83	93
Compactor	82	92
Concrete Mixer	85	95
Concrete Pump	82	92
Concrete Vibrator	76	86
Crane, Mobile	83	93
Dozer	85	95
Generator	82	95
Grader	85	92
Impact wrench	85	95
Loader	80	95
Paver	85	90
Pneumatic tool	85	95
Pump	77	95
Saw	76	87
Scarifier	83	86
Scraper	85	93
Shovel	82	95
Spike driver	77	92
Tie cutter	84	87
Tie handler	80	94
Tie inserter	85	90
Truck	84	95
Pneumatic tool	85	95
Pump	77	95
Saw	76	87
Scarifier	83	86
Scraper	85	93
Shovel	82	95
Spike driver	77	92
Tie cutter	84	87
Tie handler	80	94
Tie inserter	85	90
Truck	84	95

Source: Federal Transit Administration Noise and Vibration Impact Assessment Manual, Table 7-1 (2018)

Traffic noise levels under Existing and Existing Plus Project conditions are presented in Table 9. The associated increase in noise levels was compared to the significance criteria contained in General Plan Policy SSI-8.5. As demonstrated in the table, the proposed project's contribution to traffic noise level increases is predicted to satisfy the applicable General Plan Policy SSI-8.5 increase significance criteria along all the roadway segments evaluated.

Table 9
Traffic Noise Modeling Results:
Existing and Existing Plus Project Conditions

Segment	Intersection	Direction	Traffic Noise Level at 100 Feet, DNL (dB)			Substantial Increase?
			E	E +P	Increase	
1	Monterey Rd / Cochrane Rd	North	66.7	66.7	0.0	No
2		South	62.4	62.5	0.1	No
3		East	65.6	65.7	0.1	No
4		West	49.6	49.6	0.0	No
5	Monterey Rd / Old Monterey Rd	North	62.5	62.6	0.1	No
6		South	62.5	62.5	0.0	No
7		East	-	-	-	-
8		West	57.1	57.1	0.0	No
9	Monterey Rd / Wright Ave	North	62.7	62.7	0.0	No
10		South	61.5	61.5	0.0	No
11		East	39.1	40.2	1.1	No
12		West	56.5	56.5	0.0	No

Blank Cell = no traffic data provided.
E = Existing
E+P = Existing Plus Project

Source: FHWA-RD-77-108 with Inputs from Hexagon Transportation Consultants, Inc.

In order to address impacts related to cumulative traffic noise, traffic data in the form of AM and PM peak hour movements for Cumulative and Cumulative Plus Project conditions in the project area roadway network were obtained from the traffic memorandum prepared by Hexagon Transportation Consultants. Traffic noise levels under Cumulative and Cumulative Plus Project conditions are presented in Table 10.

Table 10
Traffic Noise Modeling Results:
Cumulative and Cumulative Plus Project Conditions

Segment	Intersection	Direction	Traffic Noise Level at 100 Feet, DNL (dB)			Substantial Increase?
			C	C+P	Increase	
1	Monterey Rd / Cochrane Rd	North	67.7	67.7	0.0	No
2		South	63.2	63.2	0.0	No
3		East	66.5	66.5	0.0	No
4		West	49.6	49.6	0.0	No
5	Monterey Rd / Old Monterey Rd	North	63.3	63.4	0.1	No
6		South	63.3	63.3	0.0	No
7		East	--	--	--	-
8		West	58.0	58.0	0.0	No
9	Monterey Rd / Wright Ave	North	63.5	63.5	0.0	No
10		South	62.2	62.2	0.0	No
11		East	39.1	40.2	1.1	No
12		West	56.9	56.9	0.0	No

Blank Cell = no traffic data provided.
C = Cumulative
C+P = Cumulative Plus Project

Source: FHWA-RD-77-108 with Inputs from Hexagon Transportation Consultants, Inc.

As shown in the table, the proposed project's contribution to cumulative traffic noise level increases is predicted to satisfy the applicable General Plan Policy SSI-8.5 increase significance criteria along all the roadway segments evaluated.

Based on the above, off-site traffic noise impacts related to increases in traffic resulting from the implementation of the project would not be significant.

Non-Transportation Noise

Existing residential, commercial, and school land uses are located within the immediate project vicinity. For noise generated by project on-site activities, the Municipal Code establishes exterior noise level limits of 60 and 65 dB L_{eq} for residential/public and commercial land uses (refer to Table 7). In addition, General Plan Policy SSI-8.6 considers noise levels produced by stationary noise sources associated with new projects significant if they substantially exceed existing ambient noise levels.

The primary non-transportation noise sources associated with proposed on-site activities have been identified as activities within the proposed outdoor garden/recreation area (i.e., playing court and playground), parking area movements, on-site vehicle circulation (through parking aisles), HVAC, and an emergency standby generator. It is noted that the project would include two common space roof decks on the 5th floor of the proposed building. However, according to BAC, based on the roof deck capacities, elevated locations, and shielding that would be provided by proposed intervening features (i.e., solid roof deck walls and building envelope), noise impacts associated with people conversating within the proposed roof decks are not expected at nearby existing off-site land uses. Therefore, the following discussion does not further address noise associated with the proposed roof deck.

Because it is reasonably assumed that activities within the playing court and playground would occur during daytime hours only (7:00 AM to 10:00 PM), the daytime ambient noise level data presented in Table 5 would serve as the baseline ambient noise level environment in the project vicinity for those noise sources. The remaining identified on-site activities were assessed relative to the daytime and nighttime ambient noise level data in Table 5. As noted previously, the FICON substantial noise increase criteria presented in Table 6 were used in this analysis.

It is noted that the proposed project includes a continuous concrete masonry unit (CMU) wall along the north, south, and west project boundaries. Thus, the following analyses of project-related noise levels includes consideration of the noise attenuation that would be provided by the proposed wall. For the purposes of this assessment, the noise attenuation achieved from the six-foot-tall solid CMU wall was estimated to be approximately 6 dB.

The following discussion addresses each source of non-transportation noise.

a) **Basketball Playing Court:** Use of the proposed basketball half-court would generate noise during project operations. According to BAC, the average noise level of similarly-sized outdoor courts is approximately 55 dB L_{eq} at a distance of 50 feet from the focal point of the court area. Based on the evaluation conducted by BAC, and accounting for sound attenuation of the CMU wall, the increase in ambient daytime noise levels resulting from project playing court activities is calculated to be 0.1 dB L_{eq} at the nearest residential uses to the north and west. In

addition, the project-generated increase in ambient daytime noise levels is calculated to be 1.9 dB L_{eq} at the nearest commercial use to the south, and the project-generated increase in ambient daytime noise levels is calculated to be 0.1 dB L_{eq} at the school use to the east. Additionally, the highest predicted exterior noise level at property lines of existing off-site uses would be 53 dB, which does not exceed the City's noise level standards of 60 and 65 dB for residential/public and commercial uses. Because the noise exposure from project playing court activities is predicted to satisfy applicable Morgan Hill Municipal Code noise level standards at the nearest existing off-site land uses, and because noise level exposure from playing court activities is not expected to significantly increase ambient noise levels at those uses relative to the significance criteria, no impact would occur.

b) Children's Playground: The primary noise source associated with the proposed play area would be shouting children. According to BAC, the average noise levels of similar-sized outdoor play areas range from approximately 50 to 55 dB L_{eq} at a distance of 50 feet from the playground area. Based on the evaluation conducted by BAC, and accounting for sound attenuation of the CMU wall, the increase in ambient daytime noise levels resulting from project playground activities is calculated to be less than 0.1 dB L_{eq} at the nearest residential uses to the north and west, 1.6 dB L_{eq} at the nearest commercial use to the south, and less than 0.1 dB L_{eq} at the school use to the east. Additionally, the highest predicted exterior noise level at property lines of existing off-site uses would be 53 dB, which does not exceed the City's noise level standards of 60 and 65 dB for residential/public and commercial uses. Because the noise exposure from the proposed playground activities is predicted to satisfy applicable Morgan Hill Municipal Code noise level standards at the nearest existing off-site land uses, and because noise level exposure from playground activities is not expected to significantly increase ambient noise levels at those uses relative to the significance criteria, no impact would occur.

c) Parking Lot Movement: Parking lot noise is defined as the noise generated from multiple vehicle types arriving and departing a parking area, including engines starting and stopping, car doors opening and closing, and persons conversing as they enter and exit the vehicles. As a means of determining potential noise exposure due to project parking lot activities, BAC utilized specific parking lot noise level measurements conducted by BAC. The results of BAC's measurements revealed that individual parking lot movements generated mean noise levels of approximately 70 dB at a reference distance of 50 feet. BAC's evaluation included consideration of noise attenuation that would be provided by the proposed continuous CMU wall along the property line, and focused on the closest parking stalls to adjacent land uses. It was conservatively assumed for purposes of this analysis that those nearest parking stalls could either fill or empty during a given peak hour (although it is likely that parking area activity would be more spread out). The increase in ambient daytime noise levels resulting from project parking activities is calculated to range from less than 0.1 dB to 2.1 dB L_{eq} at the nearest residential, commercial, and school uses. For nighttime operations, it was assumed that on-site parking movements during nighttime hours (10:00 PM to 7:00 AM) would be approximately 50 percent less than those occurring during daytime hours. Based on this assumption, the increase in ambient nighttime noise levels resulting from project on-site vehicle circulation is calculated to range from less

than 0.1 dB to 4.8 dB L_{eq} at the nearest residential, commercial, and school uses. Additionally, the highest predicted exterior noise level at property lines of existing off-site uses would be 56 dB, which does not exceed the City's noise level standards of 60 and 65 dB for residential/public and commercial uses. Therefore, because the noise exposure from the proposed parking lot movement activities is predicted to satisfy applicable Morgan Hill Municipal Code noise level standards at the nearest existing off-site land uses, and because noise level exposure from the parking lot is not expected to significantly increase ambient noise levels at those uses relative to the significance criteria, no impact would occur.

d) On-Site Vehicle Circulation: The FHWA Model was utilized with daily trip generation data obtained from the traffic memorandum prepared by Hexagon Transportation Consultants, Inc. to quantify noise associated with on-site traffic circulation generated by the interior roadway of the project site. According to BAC, and accounting for the sound attenuation of the proposed CMU wall, the increase in ambient daytime noise levels resulting from project on-site vehicle circulation is calculated to range from less than 0.1 dB to 0.2 dB L_{eq} at the nearest residential, commercial, and school uses, and the increase in ambient nighttime (10:00 PM to 7:00 AM) noise levels resulting from project on-site vehicle circulation is calculated to range from less than 0.1 dB to 0.8 dB L_{eq} at the nearest residential, commercial, and school uses, assuming 50 percent less activity during nighttime hours. Additionally, the highest predicted exterior noise level at property lines of existing off-site uses would be 43 dB, which does not exceed the City's noise level standards of 60 and 65 dB for residential/public and commercial uses. Therefore, because the noise exposure from the proposed on-site vehicle circulation is predicted to satisfy applicable Morgan Hill Municipal Code noise level standards at the nearest existing off-site land uses, and because noise level exposure from on-site vehicle circulation is not expected to significantly increase ambient noise levels at those uses relative to the significance criteria, no impact would occur.

e) HVAC: The project proposes locating air-conditioning equipment (condensers) on the roof of the apartment building (above the 5th floor). HVAC equipment at the rooftop locations would be completely shielded from view of existing adjacent off-site uses by the building structure and rooftop parapets. According to BAC, the increase in ambient daytime noise levels resulting from the proposed HVAC is calculated to be less than 0.1 to 0.4 dB L_{eq} at the nearest residential uses to the north and west; 0.1 to 0.6 dB L_{eq} at the nearest commercial use to the south, and less than 0.1 dB L_{eq} at the school use to the east. Additionally, the highest predicted exterior noise level at the property lines of existing off-site uses would be 41 dB, which does not exceed the City's noise level standards of 60 and 65 dB for residential/public and commercial uses. Because the noise exposure from operations of the HVAC system is predicted to satisfy applicable Morgan Hill Municipal Code noise level standards at the nearest existing off-site land uses, and because noise level exposure from the HVAC equipment is not expected to significantly increase ambient noise levels at those uses relative to the significance criteria, no impact would occur.

f) Emergency Generator: The proposed project would include the installation of an emergency standby generator to provide power during emergencies/power outages. The specific generator type was not available during preparation of the noise study. Thus, BAC made assumptions based on other similar projects

regarding generator type. The generator would be located within an outdoor fenced enclosure on the southwest end of the project site. Based on the evaluation prepared by BAC, and accounting for the sound attenuation of the proposed CMU wall, the increase in ambient daytime and nighttime noise levels resulting from the project emergency generator is calculated to range from 12.2 to 42.5 dB L_{eq} at the nearest residential uses to the north and west; 28.2 to 36.4 dB L_{eq} at the nearest commercial use to the south, and 7.6 to 13.6 dB L_{eq} at the school use to the east. Therefore, depending upon the type of generator selected by the applicant, noise from the generator could exceed the significance criteria. It is important to note that the generator would not be run on a routine basis; rather, it would only be run during emergency power outages and periodically (i.e., once per month) for routine testing and maintenance. In order to reduce noise generated from the emergency generator to a level of insignificance, the City will require the following condition of approval.

- The emergency standby generator model ultimately selected for installation within the proposed fenced enclosure shall not exceed an overall sound level of 50 dB at a distance of 23 feet. Due to the power requirements of the development and the proximity of adjacent property lines, the selected generator may need to be equipped with a custom engineered acoustical enclosure to reduce equipment sound levels to 50 dB (or less) at a distance of 23 feet.

The calculated cumulative (combined) noise level exposure from on-site activities at the nearest existing off-site land uses is presented in Table 11.

As noted previously, for noise generated by on-site activities, the Municipal Code establishes exterior noise level standards of 60 and 65 dB L_{eq} for residential/public and commercial uses, respectively. Therefore, as indicated in Table 11, cumulative (combined) project-generated on-site activity noise levels are predicted to comply with the applicable Morgan Hill Municipal Code exterior noise level standards at the nearest existing residential, commercial, and school land uses. Additionally, the increase in ambient daytime noise levels resulting from combined on-site noise sources is calculated to range from 0.2 to 3.2 dB L_{eq} at the nearest existing off-site uses, and the combined project-related increase in ambient nighttime noise levels is calculated to range from less than 0.1 to 1.3 dB L_{eq} at the nearest existing off-site uses. Noise exposure from cumulative (combined) on-site activities is predicted to satisfy applicable Morgan Hill Municipal Code noise level standards at the nearest existing off-site land uses, and noise level exposure from combined on-site activities is not expected to significantly increase ambient noise levels at those uses relative to the FICON criteria.

In conclusion, operation of the proposed project would not generate a substantial increase in noise levels and, thus, no impact would occur related to operational noise.

Conclusion

Based on the above, construction and operation of the proposed project would not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the City's General Plan and the Municipal Code. Therefore, ***no impact*** would occur as a result of the proposed project.

Table 11
Predicted Cumulative Project On-Site Noise Levels at Existing Off-Site Uses

Receiver	Predicted Exterior Noise Levels, L_{eq} (dB)						
	Playing Court	Playground	Parking	Vehicle Circulation	HVAC	Generator[1]	Cumulative
Residential – West	39	34	49	43	28	51	54
Residential – North	41	31	55	43	39	29	55
Commercial – South	53	53	44	43	41	45	57
School – East	37	39	32	34	29	22	43

[1] Generator noise levels include implementation of the aforementioned condition of approval.

Source: Bollard Acoustical Consultants, Inc. (2021).

b. Similar to noise, vibration involves a source, a transmission path, and a receiver. However, noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person's perception to the vibration depends on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating.

Vibration is measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration in terms of peak particle velocities (PPV) in inches per second (in/sec). Standards pertaining to perception as well as damage to structures have been developed for vibration levels defined in terms of PPV.

Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. Table 12, which was developed by Caltrans, shows the vibration levels that would normally be required to result in damage to structures.

Table 12
Effects of Vibration on People and Buildings

PPV		Human Reaction	Effect on Buildings
mm/sec	in/sec		
0.15 to 0.30	0.006 to 0.019	Threshold of perception; possibility of intrusion	Vibrations unlikely to cause damage of any type
2.0	0.08	Vibrations readily perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
2.5	0.10	Level at which continuous vibrations begin to annoy people	Virtually no risk of "architectural" damage to normal buildings
5.0	0.20	Vibrations annoying to people in buildings (this agrees with the levels established for people standing on bridges and subjected to relative short periods of vibrations)	Threshold at which there is a risk of "architectural" damage to normal dwelling - houses with plastered walls and ceilings. Special types of finish such as lining of walls, flexible ceiling treatment, etc., would minimize "architectural" damage
10 to 15	0.4 to 0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage

Source: Caltrans. Transportation Related Earthborne Vibrations. TAV-02-01-R9601. February 20, 2002.

As shown in the table, the threshold for architectural damage to structures is 0.20 in/sec PPV and continuous vibrations of 0.10 in/sec PPV, or greater, would likely cause annoyance to sensitive receptors.

The proposed project would only cause elevated vibration levels during construction, as the proposed project would not involve any uses or operations that would generate substantial groundborne vibration.

The primary vibration-generating activities associated with the proposed project would occur during grading, paving, placement of utilities, and construction of foundations. Table 13 below shows the vibration levels generated from on-site construction activities at the nearest existing sensitive structures.

Table 13
Vibration Source Levels for Construction Equipment at 25 Feet

Equipment	Maximum Vibration Level at 25 Feet (PPV)[1]
Hoe Ram	0.089
Large Bulldozer	0.089
Caisson Drilling	0.089
Loaded Trucks	0.076
Jackhammer	0.035
Vibratory Hammer	0.003

[1] PPV= Peak Particle Velocity
Source: 2018 FTA Transit Noise and Vibration Impact Assessment Manual and BAC Calculations

As demonstrated in the table, the maximum vibration level experienced by nearby receptors would be 0.089 PPV, which falls below both Caltrans' thresholds of 0.20 PPV for architectural damage and 0.10 PPV for annoyance. Therefore, the proposed project would not expose people to or generate excessive groundborne vibration or groundborne noise levels, and ***no impact*** would occur.

c. The public airport nearest to the project site is the San Martin Airport, which is located approximately 4.8 miles away. Because the project site is not located within two miles of a public use airport or in the vicinity of a private airstrip or airport land use plan, ***no impact*** would occur.

XIV. POPULATION AND HOUSING. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	☐	✖
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	✖

Discussion

a. The proposed project would include the development of a five-story, 66-unit, affordable housing development. The proposed project would consist of 16 studio units, 16 one-bedroom units, 17 two-bedroom units, and 17 three-bedroom units. Based on the City of Morgan Hill's average of 2.98 people per unit, this Initial Study assumes that the project would house approximately 200 residents.[44] This assumption is considered conservative because 32 of the proposed units would be either studio or one-bedroom layouts and, thus, are anticipated to house fewer than 2.98 people. Based on the Department of Finance E-5 City/County Housing Population Estimates, published May 2021, the population of Morgan Hill is approximately 47,374.[45] Therefore, the increase in population associated with the proposed project would represent a 0.4 percent increase for the overall population and, thus, would not be considered substantial growth. Furthermore, under CEQA, the primary consideration regarding increased growth is not the growth itself, but the effects of such growth on the City's infrastructure systems, with the key inquiry being whether the systems would become overburdened as a result of the additional demand created by the project. As demonstrated throughout this Initial Study, the proposed project would not generate population growth sufficient to require new or expanded infrastructure systems. Thus, the proposed project would not induce substantial unplanned population growth in an area, either directly or indirectly, and ***no impact*** would occur.

b. The proposed project would require demolition of the two existing on-site storage buildings. Because the existing structures are not residential, the removal of the structures would not result in the displacement of any people or housing. As such, the proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, and ***no impact*** would occur.

[44] United States Census Bureau. *QuickFacts: Morgan Hill City, CA.* Available at: https://www.census.gov/quickfacts/morganhillcitycalifornia. Accessed July 2021.

[45] California Department of Finance. *E-5 City/County Population and Housing Estimates.* Available at: https://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/. Accessed July 2021.

XV. PUBLIC SERVICES. *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:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	☐	☐	☐	✖
b. Police protection?	☐	☐	☐	✖
c. Schools?	☐	☐	☐	✖
d. Parks?	☐	☐	☐	✖
e. Other Public Facilities?	☐	☐	☐	✖

Discussion

a-e. The City of Morgan Hill contracts with CAL FIRE for fire protection services. The nearest fire station is located approximately 0.4-mile to the north of the site. Although the City has not adopted response time standards or goals related to fire suppression, CAL FIRE is held to a seven minute, 59 second response time standard based on the 911 Emergency Medical Services Provider Agreement between the City of Morgan Hill and the County of Santa Clara Emergency Medical Services Agency.[46] The project site is already largely developed, and has been previously anticipated by the General Plan for mixed use development. Given the project site proximity to the nearest fire station, the response time standard of seven minutes, 59 seconds could reasonably be maintained. In addition, the proposed structures would be equipped with fire sprinklers and fire alarm systems. Such features would help to address fire situations within the site, which would reduce the demand for fire protection services from the project site.

The project site is located in close proximity to the Morgan Hill Police Department, which is located at 16200 Vineyard Boulevard, approximately 1.6 miles south of the site. The project site is located within the Morgan Hill Police Department's normal patrol route, and, thus, police response times would be comparable to nearby existing developments. Furthermore, given that the project is an allowable use under the site's land use and zoning designations, impacts related to the provision of new or physically altered fire and police protection facilities have been previously analyzed in the General Plan EIR. The General Plan EIR concluded that buildout of the City would have a less-than-significant impact related to the provision of such public services.

The Morgan Hill Unified School District (MHUSD) operates public education facilities that serve the project site and surrounding area. The MHUSD has 10 elementary schools, two middle schools, and three high schools serving more than 8,000 students within and in the vicinity of Morgan Hill. Using the MHUSD student yield rate of 0.465 students per household, the total anticipated development potential for the project site could add approximately 31 new students to MHUSD schools. The City collects development impact fees to help pay for public services that include public schools. Proposition 1A/SB 50 prohibits local agencies from using the inadequacy of school facilities as a basis for denying or conditioning approvals of any "legislative or adjudicative act involving the planning, use, or development of real property" (Government Code 65996[b]). Satisfaction of the Proposition 1A/SB 50 statutory requirements by a developer are deemed to be "full

[46] Dwight Good, Assistant Chief Cooperative Fire Protection, Morgan Hill Fire Department. Personal communication [phone] with Nick Pappani, Vice President, Raney Planning and Management, Inc. June 1, 2021.

and complete mitigation." Therefore, according to SB 50, the payment of the necessary school impact fees for the project would be full and satisfactory CEQA mitigation.

As noted previously, the proposed project would include the provision of recreational facilities on-site, which would reduce the demand for existing parks. Additionally, the proposed project would be subject to payment of development fees, including the park and recreation facilities development impact fee, as required by Chapter 3.56 of the City's Municipal Code. Overall, the demand for recreation attributable to the proposed multi-family affordable residential project would not be substantial enough to necessitate the construction of new parks or alteration of existing parks, the construction of which could have environmental impacts.

With regard to other public facilities, such as libraries, given the relatively small number of units included in the proposed project, the project would not be anticipated to result in a substantial increase in demand for library services, or other public facilities, such that expanded facilities would be required. Future residents of the proposed project would have access to the Morgan Hill Library, which is operated by the Santa Clara County Library District. In addition, the General Plan EIR concluded that buildout of the City, including the project site, would have a less-than-significant impact related to libraries.

Based on the above, the proposed project would have ***no impact*** with respect to creating adverse physical environmental impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection, police protection, schools, and other public facilities.

XVI. RECREATION. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?	☐	☐	☐	✖
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?	☐	☐	☐	✖

Discussion

a,b. The proposed 66-unit housing development would be expected to generate approximately 200 residents. Due to the increase in population associated with the project, the proposed project could increase demand on existing recreational facilities. However, the proposed project would provide on-site recreational facilities, including an on-site garden area as well as a half-court basketball court and playground area for residents to use. The provision of on-site recreational facilities would reduce the demand and/or use of existing, off-site recreational facilities. Additionally, the proposed project would be subject to payment of a park and recreation facilities development impact fee, as required by Chapter 3.56 of the City's Municipal Code.

Because the proposed project would include on-site recreation opportunities and would not substantially increase the demand for recreation facilities within the City, the proposed project would not increase use of neighborhood and regional recreational parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated. Thus, ***no impact*** would occur related to recreational resources.

XVII. TRANSPORTATION. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☐	✖
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☐	✖
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	✖
d. Result in inadequate emergency access?	☐	☐	☐	✖

Discussion

a. The law has changed with respect to how transportation-related impacts may be addressed under CEQA. Traditionally, lead agencies used LOS to assess the significance of such impacts, with greater levels of congestion considered to be more significant than lesser levels. Mitigation measures typically took the form of capacity-increasing improvements, which often had their own environmental impacts (e.g., to biological resources). Depending on circumstances, and an agency's tolerance for congestion (e.g., as reflected in its general plan), LOS D, E, or F often represented significant environmental effects. In 2013, however, the Legislature passed legislation with the intention of ultimately doing away with LOS in most instances as a basis for environmental analysis under CEQA. Enacted as part of SB 743 (2013), PRC Section 21099, subdivision (b)(1), directed the Governor's OPR to prepare, develop, and transmit to the Secretary of the Natural Resources Agency for certification and adoption proposed CEQA Guidelines addressing "criteria for determining the significance of transportation impacts of projects within transit priority areas. Those criteria shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. In developing the criteria, [OPR] shall recommend potential metrics to measure transportation impacts that may include, but are not limited to, vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated. The office may also establish criteria for models used to analyze transportation impacts to ensure the models are accurate, reliable, and consistent with the intent of this section."

Subdivision (b)(2) of Section 21099 further provides that "[u]pon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion *shall not be considered a significant impact on the environment* pursuant to [CEQA], except in locations specifically identified in the guidelines, if any." (Italics added.)

Pursuant to SB 743, the Natural Resources Agency promulgated CEQA Guidelines Section 15064.3 in late 2018. It became effective in early 2019. Subdivision (a) of that section provides that "[g]enerally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, 'vehicle miles traveled' refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel.

Except as provided in subdivision (b)(2) below (regarding roadway capacity), a project's effect on automobile delay shall not constitute a significant environmental impact."[47]

A Trip Generation and Operations Analysis was prepared for the proposed project to estimate traffic magnitude added to the roadway system due to the proposed project and to determine whether a comprehensive traffic study is required.[48] While an LOS evaluation was also included in the Trip Generation and Operations Analysis, the inclusion of such information is no longer required as part of the CEQA review process. The LOS analysis will be reviewed by the City to determine if the project should be conditioned to implement any operation transportation enhancements. Please refer to Question 'b' for a discussion of VMT.

Transit, Bicycle, and Pedestrian Facilities

Bus service in the City of Morgan Hill is provided by the Santa Clara VTA, which operates local bus service with regional connections to destinations north and south of Morgan Hill. Bus stops are located in close proximity to the project site along Hale Avenue. Route 68 serves bus stops at the intersection of Hale Avenue and Wright Avenue, approximately 1.3 miles from project site. Route 87 serves a bus stop at Main Avenue and Monterey Road, approximately 0.5-mile away from project site. According to the Trip Generation and Operations Analysis, a typical mode split in Morgan Hill would be a three percent transit share. Assuming up to three percent transit mode share for the project equates to less than one transit rider during the AM and PM peak hours. Because the proposed project would only slightly increase transit riders, the demand of the proposed project could be accommodated by the existing transit facilities. Therefore, the proposed project would not conflict with a program, plan, ordinance, or policy related to the City's transit facilities.

In the project vicinity, bike lanes are located along Monterey Road, Main Avenue, and Cochrane Road. The project is not expected to generate a significant amount of bicycle trips. Therefore, the demand generated by the proposed project could be accommodated by the existing bicycle facilities in the vicinity of the project site. Thus, the proposed project would not conflict with a program, plan, ordinance, or policy related to the City's bicycle facilities.

Pedestrian-generating land uses in close proximity to the project on Monterey Road include Morgan Hill Community Adult School and bus service stops. Currently, sidewalks are located along each side of Monterey Road and pedestrian crosswalk facilities are provided at nearby intersections of Old Monterey Road and Wright Avenue. The Morgan Hill Adult School has continuous sidewalks provided along both sides of Monterey Road and an east-west crossing across Monterey Road and Wright Avenue. Both Route 68 and 87 bus stops have continuous sidewalks provided as well. Therefore, the proposed project would not conflict with existing pedestrian facilities.

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47 Subdivision (b)(2) of Section 15064.3 ("transportation projects") provides that "[t]ransportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, such as in a regional transportation plan EIR, a lead agency may tier from that analysis as provided in Section 15152.

48 Hexagon Transportation Consultants, Inc. *Subject: Trip Generation and Operations Analysis for the Proposed Magnolias Affordable Housing Development in Morgan Hill, California.* July 30, 2021.

Conclusion

Based on the above, ***no impact*** would occur related to conflicting with a program, plan, ordinance, or policy addressing the circulation system, including transit, bicycle, and pedestrian facilities.

b. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Pursuant to Section 15064.3, analysis of VMT attributable to a project is the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel. The City of Morgan Hill is undertaking a process of updating General Plan policies to incorporate VMT methodologies and significance thresholds to be consistent with SB 743. In the absence of an adopted or draft City policy with numeric thresholds, this VMT assessment relies on OPR guidelines in analyzing the project's effects on VMT. In order to assess project VMT, Hexagon Transportation Consultants, Inc. prepared a VMT Assessment, dated July 30, 2021 (see Appendix F).[49]

VMT is the total miles of travel by personal motorized vehicles a project is expected to generate in a day and the full distance of personal motorized vehicle-trips to and from the project site. Typically, development projects that are farther from other, complementary land uses (such as a business park far from housing) and in areas without transit or active transportation infrastructure (bike lanes, sidewalks, etc.) generate more driving than development near complementary land uses with more robust transportation options. Therefore, developments located in a central business district with high density and diversity of complementary land uses and frequent transit services are expected to internalize trips and generate shorter and fewer vehicle trips than developments located in a suburban area with low density of residential developments and lack of transit services in the project vicinity.

The *Technical Advisory on Evaluating Transportation Impacts in CEQA* published by the Governor's OPR in December 2018 provides recommendations regarding VMT evaluation methodology, significance thresholds, and screening thresholds for land use projects. The OPR screening thresholds recommendations are intended to identify when a project should be expected to cause a less-than-significant impact without conducting a detailed VMT evaluation. The OPR screening thresholds recommendations are based on project size, maps, transit availability, and provision of affordable housing. Specifically, OPR recommends the following screening thresholds criteria:

- OPR recommends that office or residential projects exceeding a level of 15 percent below existing VMT per capita may indicate a less-than-significant impact on VMT.
- OPR recommends that projects (including office, residential, retail, and mixed-use developments) proposed within 0.5-mile of an existing major transit stop or within 0.25-mile of an existing stop along a high-quality transit corridor may be presumed to have a less-than-significant impact.
- OPR recommends that 100 percent affordable residential development in infill locations be presumed to have a less-than-significant impact on VMT.
- OPR recommends that projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant impact on VMT.

[49] Hexagon Transportation Consultants, Inc. *Subject: VMT Assessment for the Proposed 16685 Church Street Senior Housing Project in Morgan Hill, California.* July 30, 2021.

The proposed project would include the development of a 66-unit affordable housing facility. Because the proposed project would be a 100 percent affordable residential development, pursuant to the above OPR recommendations, the proposed project would be presumed to have a less-than-significant impact related to VMT. The OPR guidelines state that adding affordable housing to infill locations generally improves jobs to housing match, in turn shortening commutes and reducing VMT. In addition, the OPR guidelines state that in areas where existing jobs-housing match is closer to optimal, low-income housing generates less VMT than market-rate housing. Furthermore, the pedestrian supportive facilities and uses in the project vicinity would help support a reduced project VMT. Pedestrian supportive facilities and uses in the project vicinity include transit bus stops along Hale Avenue and Main Avenue, commercial uses (restaurant, retail, etc.) along Monterey Road, and downtown Morgan Hill. In addition, existing employment uses are located within walking distance of the project site. As a result of the project proposing 100 percent affordable units and due to the listed pedestrian generators, the project would have a less-than-significant impact on VMT.

Based on the above, the proposed project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b), and ***no impact*** would occur.

c,d. As part of the Trip Generation and Operations Analysis prepared for the proposed project, site access was evaluated with regard to traffic volume, geometric design, and sight distance.

Access to the project site would be provided by a 26-foot-wide right-in and right-out access only driveway along the southbound side of Monterey Road, as well as a secondary 18-foot-wide EVA access only driveway along Monterey Road.

Based on the project trip generation and trip assignment, the proposed project is estimated to generate a maximum of 18 inbound trips and 17 outbound trips during peak hours. An existing median located within Monterey Road is proposed to be extended by the project past the proposed northerly project driveway to Manresa Lane. Therefore, all project traffic would make inbound and outbound right-turns at the driveway. Outbound project trips onto northbound Monterey Road would utilize the southbound left-turn pocket at Monterey Road and Wright Avenue to make a U-turn from the median turn lane north of the extended median island. Potential issues related to traffic volumes and geometric design were not identified in the Trip Generation and Operations Analysis.

The project driveway would be free and clear of any obstructions to provide adequate sight distance, thereby ensuring that vehicles would be able to see pedestrians on the sidewalk and other vehicles traveling on Monterey Road. Landscaping and signage would be required to be located in a way to ensure that drivers have an unobstructed view. Monterey Road has a posted speed limit of 35 miles per hour (mph). For a design speed of 35 mph, the recommended Caltrans stopping sight distance is 250 feet. According to the Trip Generation and Operations Analysis, vehicles exiting the project site driveway would have a sight distance of more than 250 feet to the north along the southbound of Monterey Road. Thus, the proposed site driveway would have an adequate sight distance along Monterey Road.

Implementation of the proposed project would not result in any substantial modifications to the City's existing roadway system. The proposed project involves minor modifications to Monterey Road (i.e., extension of existing median), which would reduce hazardous

traffic conditions. The proposed project would provide adequate access to the site for emergency vehicles with a proposed secondary emergency access only driveway along Monterey Road, approximately 500 feet north of Wright Avenue.

Based on the above, the proposed project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), and would not result in inadequate emergency access. Therefore, ***no impact*** would occur.

XVIII. TRIBAL CULTURAL RESOURCES. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	☐	☐	☐	✖
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	✖

Discussion

a,b. As discussed in Section V, Cultural Resources, of this Initial Study, the existing structures do not meet the criteria to be eligible for listing in the CRHR, or a local register of historical resources as defined in PRC Section 5020.1(k), and do not contain known resources that could be considered historic pursuant to the criteria set forth in subdivision (c) of PRC Section 5024.1. The NAHC Sacred Lands File search indicated that known sacred lands or cultural resources do not exist on-site.[50] However, the record search of the CHRIS database indicated that a moderate to high potential exists for unrecorded tribal cultural resources to occur within the project site.[51] The City held an AB 52 consultation with the Tamien Nation on October 11, 2021, and, although not anticipated, the potential exists for subsurface tribal cultural resources to be discovered during ground-disturbing activities. Compliance with Section 18.60.090 of the City's Municipal Code would ensure that the proper measures are taken should tribal cultural resources be discovered within the project site. Additionally, given compliance with the City's standard conditions of approval related to cultural resource discovery (refer to Section V of this Initial Study), ***no impact*** to tribal cultural resources would occur.

[50] Native American Heritage Commission. *Re: The Magnolias Affordable Housing Project, Santa Clara County. August 30, 2021.*

[51] California Historical Resources Information System. *Re: Record Search Results for the Proposed The Magnolias Affordable Housing Project.* August 11, 2021.

XIX. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	✖
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☐	✖
c. 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?	☐	☐	☐	✖
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	✖
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	✖

Discussion

a-c. Brief discussions of the water, wastewater, stormwater drainage, electrical, and telecommunications facilities that would serve the proposed project are included below.

Water

The City of Morgan Hill provides potable water service to its residential, commercial, industrial, and institutional customers within the City limits. The City's water system facilities include 14 groundwater wells, 10 potable water storage tanks, 10 booster stations, and over 160 miles of pressured pipes ranging from two to 14 inches in diameter. The City's water distribution system meets the needs of existing customers. The City has planned and constructed water projects in conjunction with new street construction in anticipation of future growth and water needs. It is noted that the City of Morgan Hill is in the process of public review for their 2020 Urban Water Management Plan (UWMP) and, to date, has not adopted and/or finalized the document. Therefore, this Initial Study refers to the adopted 2015 UWMP.

Table 14 presents the potable water supply and demand for a single dry year and multiple dry years for the City of Morgan Hill. Even after a three-year drought period, it is estimated that a surplus of 30,563 acre-feet of water would be available. Thus, according to the City's UWMP, the projected water supply exceeds the water demand for normal, single-dry, and multiple-dry years until at least 2040.[52]

[52] City of Morgan Hill. *2015 Urban Water Management Plan* [pg. 7-4 to 7-7]. 2016.

Table 14
Multiple Dry Years Supply and Demand Comparison (AFY)

		2020	2025	2030	2035	2040
First Year (2013)	Supply	60,705	60,705	60,705	60,705	60,705
	Demand	8,549	9,155	9,760	10,366	10,972
	Difference	52,156	51,550	50,945	50,339	49,733
Second Year (2014)	Supply	54,315	54,315	54,315	54,315	54,315
	Demand	8,549	9,155	9,760	10,366	10,972
	Difference	45,766	45,160	44,555	43,949	43,343
Third Year (2015)	Supply	41,535	41,535	41,535	41,535	41,535
	Demand	9,155	9,760	10,366	10,972	9,155
	Difference	32,986	32,380	31,775	31,169	30,563

Source: City of Morgan Hill 2015 UWMP, 2016.

According to the City's UWMP, the water consumption rate during 2015 was approximately 123 gallons per day (GPD) per person. Using the aforementioned rate, the anticipated project demand would total approximately 24,600 GPD, or 27.6 AFY. The 2015 UWMP water consumption rate is now considered a conservative estimate, as the 2019 CALGreen Code requires a number of water efficiency measures. Furthermore, as noted in Section XIV, Population and Housing, of this Initial Study, this analysis assumes that the proposed project would support approximately 200 new residents, while, in reality, the project is anticipated to support fewer residents. Nonetheless, even when using the conservative water consumption rate, given the minimum surplus of 30,563 AFY, the proposed project's increase in water demand could be accommodated by the City. Therefore, the proposed project would not require or result in the construction of new water treatment facilities or expansion of existing facilities, and sufficient water supplies would be available to serve the project from existing entitlements and resources.

Wastewater

The City of Morgan Hill sewer collection system consists of approximately 157.9 miles of gravity sewers, 3,284 manholes, 2.92 miles of force mains, and 14 lift stations.[53] The Morgan Hill-Gilroy Joint Sewer Trunk conveys flows towards the South County Regional Wastewater Authority (SCRWA) Wastewater Treatment Plant (WWTP), located southeast of Gilroy.[54] The SCRWA WWTP is permitted to treat up to 8.5 million gallons per day (MGD) of wastewater.[55] The City of Morgan Hill has an allocation of 3.56 MGD from the WWTP. In 2015, the average dry weather flow from the City of Morgan Hill was approximately 2.7 MGD.[56]

The proposed project would connect to existing sewer lines along Monterey Road and remove existing sewer laterals on-site. Based on an average wastewater generation rate of 56 GPD per person, the proposed project would generate approximately 11,200 GPD, or 0.0112 MGD.[57] As noted previously, the assumed number of residents evaluated in this Initial Study is conservative; therefore, the actual volume of wastewater generated by the proposed project would likely be less than the volume presented above. Thus, considering the WWTP receives approximately 2.7 MGD of wastewater from Morgan Hill and has an allocated capacity to treat up to 3.56 MGD, the WWTP has adequate capacity to

53 City of Morgan Hill. *Sanitary Sewer Management Plan Revisions.* February 2018.
54 City of Morgan Hill. *Sewer System Master Plan Final.* October 2017.
55 City of Morgan Hill. *2035 General Plan Draft EIR*. January 2016.
56 *Ibid*.
57 City of Morgan Hill. *Sewer System Master Plan Final.* October 2017.

accommodate the 0.0112 MGD of wastewater generated by the proposed project. Therefore, the proposed project would not generate wastewater flows beyond the allocated capacity of existing wastewater treatment facilities or planned future improvements to such facilities.

Stormwater

Issues related to stormwater infrastructure are discussed in Section X, Hydrology and Water Quality, of this Initial Study. As noted therein, the proposed project would not significantly increase stormwater flows into the City's existing system. Therefore, the proposed project would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Electricity, Natural Gas, and Telecommunications

Electricity would be provided by PG&E by way of existing electrical infrastructure in the project vicinity. It should be noted that the proposed project would not use natural gas, as natural gas is prohibited in all new construction effective March 1, 2020, pursuant to City Ordinance No. 2306.

The proposed project would not require major upgrades to, or extension of, existing infrastructure. Thus, impacts to electricity and telecommunications infrastructure would be less than significant.

Conclusion

Based on the above, the increase in water demand and wastewater generation associated with the proposed project could be accommodated by existing facilities. In addition, the project is located within a developed area and would not require major expansion or extension of existing electrical or telecommunications facilities in the project area. Therefore, the proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater, electric power, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Sufficient water supplies would be available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Furthermore, adequate wastewater capacity would be available to serve the project's projected demand. Thus, ***no impact*** would occur.

d,e. Recology South Valley provides solid waste and recycling services to the businesses and residents of the cities of Morgan Hill and Gilroy. Upon arrival at the San Martin Transfer Station, solid waste is sorted for compost, recycle and waste purposes. Clean yard waste is transported to South Valley Organics for composting in Gilroy. Recology South Valley has contracted with the Salinas Valley Solid Waste Authority to dispose of municipal solid waste at Johnson Canyon Sanitary Landfill. The Johnson Canyon Sanitary Landfill has a maximum permitted tonnage limit of 1,574 tons per day, a design capacity of 13,834,328 cubic yards, and an estimated closure date of 2055.[58] Over the course of the 2019/2020 fiscal year, 224,979 tons of waste were disposed of at the Johnson Canyon Sanitary

[58] California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary Details: Johnson Canyon Sanitary Landfill (27-AA-0005).* Available at: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2636?siteID=1971. Accessed July 2021.

Landfill.[59] This annual rate equates to approximately 606 tons of waste per day, which is less than the permitted limit of 1,574 tons per day.

According to the USEPA, the average solid waste generation rate is 4.9 pounds per person.[60] Based on the anticipated number of residents, the proposed project would result in approximately 980 pounds, or 4.9 tons, of solid waste per day. Because the maximum permitted tonnage is 1,574 tons per day, and the facility currently operates at approximately 606 tons per day, the Johnson Canyon Sanitary Landfill has sufficient capacity to accommodate solid waste generated by the proposed project.

During project construction, as required by CBSC Section 4.408, the proposed project would be required to submit a Waste Management Plan to the City detailing on-site sorting of construction debris. Implementation of the Waste Management Plan would ensure that the proposed project meets established diversion requirements for reused or recycled construction waste.

Based on the above, the proposed project would comply with applicable federal, State, and local statutes and regulations related to solid waste, and ***no impact*** would occur related to solid waste.

[59] Salinas Valley Solid Waste Authority. *2019-20 Annual Report.* 2021.

[60] United State Environmental Protection Agency. *National Overview: Facts and Figures on Material, Wastes and Recycling*. Available at: https://www.epa.gov/facts-and-figures-about-materials-waste-and-recycling/national-overview-facts-and-figures-materials. Accessed on September 2021.

XX. WILDFIRE. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	✖
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	✖
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	✖
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	✖

Discussion

a-d. The City's Wildland Urban Interface map indicates that the project site is not located in a High or Very High FHSZ.[61] Furthermore, CAL FIRE's Fire and Resource Assessment Program indicates that the project site is not located within a State Responsibility Area and, based on the Local Responsibility Area map of the City, the project site is not located in a High or Very High FHSZ.[62] Given that the project site is not located in a High or Very High FHSZ, ***no impact*** would occur related to such.

[61] City of Morgan Hill. *City of Morgan Hill Wildland Urban Interface Map.* March 2009.
[62] California Department of Forestry and Fire Protection. *Morgan Hill, Very High Fire Hazard Severity Zones in LRA.* October 9, 2008.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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)?	☐	☐	☐	✖
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	✖

Discussion

a. As discussed in Section IV, Biological Resources, of this Initial Study, the proposed project would not result in any significant impacts to rare, threatened or endangered species. In addition, the site does not contain known historical or cultural resources. Although unlikely, the possibility exists that grading and other construction activities associated with the site could unearth deposits of cultural significance. However, this Initial Study explains how the City's Municipal Code requires standard measures for development projects that would ensure no impacts to such resources would occur. Therefore, the proposed project would result in ***no impact*** related to degradation of the quality of the environment, substantial reduction of habitat or plant and wildlife species, and elimination of important examples of the major periods of California history or prehistory.

b. As demonstrated in this Initial Study, through compliance with applicable General Plan policies and Municipal Code standards, as well as other applicable local and State regulations, the proposed project would not result in any significant environmental impacts. For this reason, the project's incremental contribution towards cumulative impacts in the area would not be cumulatively considerable. In addition, development of the project site and cumulative impacts associated with such have been generally evaluated in the General Plan EIR. Therefore, when viewed in conjunction with other closely related past, present, or reasonably foreseeable future projects, development of the proposed project would not substantially contribute to cumulative impacts in the City of Morgan Hill, and ***no impact*** would occur.

c. As discussed throughout this Initial Study, development of the proposed project would not result in substantial adverse impacts to human beings, either directly or indirectly. Specifically, as discussed in Section III, Air Quality, Section VIII, Greenhouse Gas Emissions, Section IX, Hazards and Hazardous Materials, Section XIII, Noise, and Section XVII, Transportation, of this Initial Study, the proposed project would not cause substantial adverse effects to human beings, including effects related to exposure to air pollutants, GHG, hazardous materials, noise, and traffic. As such, ***no impact*** would result.

Appendix A

Air Quality and Greenhouse Gas Modeling Results

Magnolias Affordable Housing - Bay Area AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Magnolias Affordable Housing

Bay Area AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	67.00	Space	0.66	28,750.00	0
Apartments Mid Rise	66.00	Dwelling Unit	0.87	89,800.00	189

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	64
Climate Zone	4			**Operational Year**	2025
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	203.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage and sqaure footage based on applicant provided information.

Construction Phase - Construction phasing based on applicant provided information.

Demolition -

Grading - Total site acreage based on applicant provided information.

Vehicle Trips - Trip generation based on rates in ITE Trip Generation Manual 10th Ed, consistent with the traffic report prepared for the proposed project by Hexagon.

Mobile Land Use Mitigation - Increase in transit accessability based on applicant-provided information.

Energy Mitigation - Energy mitigation based on applicant-provided information.

Water Mitigation - Water conservation strategy based on applicant-provided information.

Trips and VMT -

Magnolias Affordable Housing - Bay Area AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	5.00
tblConstructionPhase	NumDays	2.00	5.00
tblConstructionPhase	NumDays	4.00	5.00
tblConstructionPhase	NumDays	200.00	420.00
tblConstructionPhase	NumDays	10.00	420.00
tblGrading	MaterialExported	0.00	1,774.00
tblGrading	MaterialImported	0.00	1,140.00
tblLandUse	LandUseSquareFeet	26,800.00	28,750.00
tblLandUse	LandUseSquareFeet	66,000.00	89,800.00
tblLandUse	LotAcreage	0.60	0.66
tblLandUse	LotAcreage	1.74	0.87
tblVehicleTrips	ST_TR	4.91	4.02
tblVehicleTrips	SU_TR	4.09	4.02
tblVehicleTrips	WD_TR	5.44	4.02

2.0 Emissions Summary

Magnolias Affordable Housing - Bay Area AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.4761	1.4730	1.6768	3.4400e-003	0.1015	0.0629	0.1644	0.0342	0.0607	0.0949	0.0000	295.7753	295.7753	0.0391	6.3700e-003	298.6513
2024	0.5638	1.4736	1.8243	3.6600e-003	0.0740	0.0590	0.1330	0.0199	0.0572	0.0771	0.0000	312.5744	312.5744	0.0379	5.2200e-003	315.0771
Maximum	**0.5638**	**1.4736**	**1.8243**	**3.6600e-003**	**0.1015**	**0.0629**	**0.1644**	**0.0342**	**0.0607**	**0.0949**	**0.0000**	**312.5744**	**312.5744**	**0.0391**	**6.3700e-003**	**315.0771**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.4761	1.4730	1.6768	3.4400e-003	0.1015	0.0629	0.1644	0.0342	0.0607	0.0949	0.0000	295.7750	295.7750	0.0391	6.3700e-003	298.6511
2024	0.5638	1.4736	1.8243	3.6600e-003	0.0740	0.0590	0.1330	0.0199	0.0572	0.0771	0.0000	312.5741	312.5741	0.0379	5.2200e-003	315.0768
Maximum	**0.5638**	**1.4736**	**1.8243**	**3.6600e-003**	**0.1015**	**0.0629**	**0.1644**	**0.0342**	**0.0607**	**0.0949**	**0.0000**	**312.5741**	**312.5741**	**0.0391**	**6.3700e-003**	**315.0768**

Magnolias Affordable Housing - Bay Area AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**3-1-2023**	**5-31-2023**	0.5311	0.5311
2	**6-1-2023**	**8-31-2023**	0.6112	0.6112
3	**9-1-2023**	**11-30-2023**	0.6059	0.6059
4	**12-1-2023**	**2-29-2024**	0.5878	0.5878
5	**3-1-2024**	**5-31-2024**	0.5833	0.5833
6	**6-1-2024**	**8-31-2024**	0.5826	0.5826
7	**9-1-2024**	**9-30-2024**	0.1900	0.1900
		Highest	0.6112	0.6112

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.5834	9.1500e-003	0.6999	4.4000e-004		0.0327	0.0327		0.0327	0.0327	3.0089	2.0376	5.0465	5.6100e-003	2.0000e-004	5.2455
Energy	2.9800e-003	0.0255	0.0109	1.6000e-004		2.0600e-003	2.0600e-003		2.0600e-003	2.0600e-003	0.0000	54.0620	54.0620	4.5400e-003	1.0200e-003	54.4801
Mobile	0.1059	0.1175	0.9837	2.0400e-003	0.2259	1.5100e-003	0.2274	0.0603	1.4100e-003	0.0618	0.0000	193.0446	193.0446	0.0126	9.2300e-003	196.1099
Waste						0.0000	0.0000		0.0000	0.0000	6.1628	0.0000	6.1628	0.3642	0.0000	15.2681
Water						0.0000	0.0000		0.0000	0.0000	1.3642	3.0308	4.3950	0.1406	3.3700e-003	8.9140
Total	**0.6923**	**0.1522**	**1.6944**	**2.6400e-003**	**0.2259**	**0.0363**	**0.2621**	**0.0603**	**0.0362**	**0.0965**	**10.5360**	**252.1750**	**262.7110**	**0.5275**	**0.0138**	**280.0175**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.5834	9.1500e-003	0.6999	4.4000e-004		0.0327	0.0327		0.0327	0.0327	3.0089	2.0376	5.0465	5.6100e-003	2.0000e-004	5.2455
Energy	2.7900e-003	0.0239	0.0102	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003	0.0000	52.1185	52.1185	4.4900e-003	9.9000e-004	52.5248
Mobile	0.1023	0.1109	0.9292	1.8900e-003	0.2088	1.4100e-003	0.2102	0.0558	1.3200e-003	0.0571	0.0000	178.9482	178.9482	0.0120	8.7200e-003	181.8473
Waste						0.0000	0.0000		0.0000	0.0000	6.1628	0.0000	6.1628	0.3642	0.0000	15.2681
Water						0.0000	0.0000		0.0000	0.0000	0.8868	1.9700	2.8568	0.0914	2.1900e-003	5.7941
Total	**0.6885**	**0.1439**	**1.6393**	**2.4800e-003**	**0.2088**	**0.0360**	**0.2449**	**0.0558**	**0.0360**	**0.0917**	**10.0585**	**235.0743**	**245.1328**	**0.4777**	**0.0121**	**260.6796**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.55**	**5.41**	**3.25**	**6.06**	**7.54**	**0.63**	**6.59**	**7.54**	**0.61**	**4.94**	**4.53**	**6.78**	**6.69**	**9.45**	**12.45**	**6.91**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/1/2023	3/7/2023	5	5	
2	Site Preparation	Site Preparation	3/8/2023	3/14/2023	5	5	
3	Grading	Grading	3/15/2023	3/21/2023	5	5	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4	Paving	Paving	3/22/2023	4/4/2023	5	10	
5	Building Construction	Building Construction	4/5/2023	11/12/2024	5	420	
6	Architectural Coating	Architectural Coating	4/19/2023	11/26/2024	5	420	

Acres of Grading (Site Preparation Phase): 4.69

Acres of Grading (Grading Phase): 5

Acres of Paving: 0.66

Residential Indoor: 181,845; Residential Outdoor: 60,615; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 1,725 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	14.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	222.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	143.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	60.00	12.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	12.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.5600e-003	0.0000	1.5600e-003	2.4000e-004	0.0000	2.4000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6800e-003	0.0358	0.0336	6.0000e-005		1.6900e-003	1.6900e-003		1.5800e-003	1.5800e-003	0.0000	5.2716	5.2716	1.3400e-003	0.0000	5.3051
Total	**3.6800e-003**	**0.0358**	**0.0336**	**6.0000e-005**	**1.5600e-003**	**1.6900e-003**	**3.2500e-003**	**2.4000e-004**	**1.5800e-003**	**1.8200e-003**	**0.0000**	**5.2716**	**5.2716**	**1.3400e-003**	**0.0000**	**5.3051**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.0000e-005	9.5000e-004	2.2000e-004	0.0000	1.2000e-004	1.0000e-005	1.3000e-004	3.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.4178	0.4178	1.0000e-005	7.0000e-005	0.4378
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	6.0000e-005	7.2000e-004	0.0000	2.6000e-004	0.0000	2.6000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2013	0.2013	1.0000e-005	1.0000e-005	0.2031
Total	**9.0000e-005**	**1.0100e-003**	**9.4000e-004**	**0.0000**	**3.8000e-004**	**1.0000e-005**	**3.9000e-004**	**1.0000e-004**	**1.0000e-005**	**1.1000e-004**	**0.0000**	**0.6190**	**0.6190**	**2.0000e-005**	**8.0000e-005**	**0.6409**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.5600e-003	0.0000	1.5600e-003	2.4000e-004	0.0000	2.4000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6800e-003	0.0358	0.0336	6.0000e-005		1.6900e-003	1.6900e-003		1.5800e-003	1.5800e-003	0.0000	5.2716	5.2716	1.3400e-003	0.0000	5.3051
Total	**3.6800e-003**	**0.0358**	**0.0336**	**6.0000e-005**	**1.5600e-003**	**1.6900e-003**	**3.2500e-003**	**2.4000e-004**	**1.5800e-003**	**1.8200e-003**	**0.0000**	**5.2716**	**5.2716**	**1.3400e-003**	**0.0000**	**5.3051**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.0000e-005	9.5000e-004	2.2000e-004	0.0000	1.2000e-004	1.0000e-005	1.3000e-004	3.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.4178	0.4178	1.0000e-005	7.0000e-005	0.4378
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	6.0000e-005	7.2000e-004	0.0000	2.6000e-004	0.0000	2.6000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2013	0.2013	1.0000e-005	1.0000e-005	0.2031
Total	**9.0000e-005**	**1.0100e-003**	**9.4000e-004**	**0.0000**	**3.8000e-004**	**1.0000e-005**	**3.9000e-004**	**1.0000e-004**	**1.0000e-005**	**1.1000e-004**	**0.0000**	**0.6190**	**0.6190**	**2.0000e-005**	**8.0000e-005**	**0.6409**

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0158	0.0000	0.0158	7.5200e-003	0.0000	7.5200e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.8300e-003	0.0311	0.0166	4.0000e-005		1.2700e-003	1.2700e-003		1.1700e-003	1.1700e-003	0.0000	3.7786	3.7786	1.2200e-003	0.0000	3.8091
Total	**2.8300e-003**	**0.0311**	**0.0166**	**4.0000e-005**	**0.0158**	**1.2700e-003**	**0.0170**	**7.5200e-003**	**1.1700e-003**	**8.6900e-003**	**0.0000**	**3.7786**	**3.7786**	**1.2200e-003**	**0.0000**	**3.8091**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.3000e-004	0.0151	3.5400e-003	7.0000e-005	1.8800e-003	1.2000e-004	2.0000e-003	5.2000e-004	1.2000e-004	6.3000e-004	0.0000	6.6244	6.6244	2.2000e-004	1.0500e-003	6.9427
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-005	4.0000e-005	4.4000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1239	0.1239	0.0000	0.0000	0.1250
Total	**2.8000e-004**	**0.0151**	**3.9800e-003**	**7.0000e-005**	**2.0400e-003**	**1.2000e-004**	**2.1600e-003**	**5.6000e-004**	**1.2000e-004**	**6.7000e-004**	**0.0000**	**6.7483**	**6.7483**	**2.2000e-004**	**1.0500e-003**	**7.0676**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0158	0.0000	0.0158	7.5200e-003	0.0000	7.5200e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.8300e-003	0.0311	0.0166	4.0000e-005		1.2700e-003	1.2700e-003		1.1700e-003	1.1700e-003	0.0000	3.7786	3.7786	1.2200e-003	0.0000	3.8091
Total	**2.8300e-003**	**0.0311**	**0.0166**	**4.0000e-005**	**0.0158**	**1.2700e-003**	**0.0170**	**7.5200e-003**	**1.1700e-003**	**8.6900e-003**	**0.0000**	**3.7786**	**3.7786**	**1.2200e-003**	**0.0000**	**3.8091**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.3000e-004	0.0151	3.5400e-003	7.0000e-005	1.8800e-003	1.2000e-004	2.0000e-003	5.2000e-004	1.2000e-004	6.3000e-004	0.0000	6.6244	6.6244	2.2000e-004	1.0500e-003	6.9427
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-005	4.0000e-005	4.4000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1239	0.1239	0.0000	0.0000	0.1250
Total	**2.8000e-004**	**0.0151**	**3.9800e-003**	**7.0000e-005**	**2.0400e-003**	**1.2000e-004**	**2.1600e-003**	**5.6000e-004**	**1.2000e-004**	**6.7000e-004**	**0.0000**	**6.7483**	**6.7483**	**2.2000e-004**	**1.0500e-003**	**7.0676**

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0178	0.0000	0.0178	8.5700e-003	0.0000	8.5700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.3300e-003	0.0362	0.0218	5.0000e-005		1.5100e-003	1.5100e-003		1.3900e-003	1.3900e-003	0.0000	4.5260	4.5260	1.4600e-003	0.0000	4.5626
Total	**3.3300e-003**	**0.0362**	**0.0218**	**5.0000e-005**	**0.0178**	**1.5100e-003**	**0.0193**	**8.5700e-003**	**1.3900e-003**	**9.9600e-003**	**0.0000**	**4.5260**	**4.5260**	**1.4600e-003**	**0.0000**	**4.5626**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.5000e-004	9.7000e-003	2.2800e-003	4.0000e-005	1.2100e-003	8.0000e-005	1.2900e-003	3.3000e-004	8.0000e-005	4.1000e-004	0.0000	4.2671	4.2671	1.4000e-004	6.8000e-004	4.4721
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	5.5000e-004	0.0000	2.0000e-004	0.0000	2.0000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1548	0.1548	0.0000	0.0000	0.1562
Total	**2.1000e-004**	**9.7400e-003**	**2.8300e-003**	**4.0000e-005**	**1.4100e-003**	**8.0000e-005**	**1.4900e-003**	**3.8000e-004**	**8.0000e-005**	**4.6000e-004**	**0.0000**	**4.4219**	**4.4219**	**1.4000e-004**	**6.8000e-004**	**4.6283**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0178	0.0000	0.0178	8.5700e-003	0.0000	8.5700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.3300e-003	0.0362	0.0218	5.0000e-005		1.5100e-003	1.5100e-003		1.3900e-003	1.3900e-003	0.0000	4.5260	4.5260	1.4600e-003	0.0000	4.5626
Total	**3.3300e-003**	**0.0362**	**0.0218**	**5.0000e-005**	**0.0178**	**1.5100e-003**	**0.0193**	**8.5700e-003**	**1.3900e-003**	**9.9600e-003**	**0.0000**	**4.5260**	**4.5260**	**1.4600e-003**	**0.0000**	**4.5626**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.5000e-004	9.7000e-003	2.2800e-003	4.0000e-005	1.2100e-003	8.0000e-005	1.2900e-003	3.3000e-004	8.0000e-005	4.1000e-004	0.0000	4.2671	4.2671	1.4000e-004	6.8000e-004	4.4721
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	5.5000e-004	0.0000	2.0000e-004	0.0000	2.0000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1548	0.1548	0.0000	0.0000	0.1562
Total	**2.1000e-004**	**9.7400e-003**	**2.8300e-003**	**4.0000e-005**	**1.4100e-003**	**8.0000e-005**	**1.4900e-003**	**3.8000e-004**	**8.0000e-005**	**4.6000e-004**	**0.0000**	**4.4219**	**4.4219**	**1.4000e-004**	**6.8000e-004**	**4.6283**

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.2200e-003	0.0312	0.0440	7.0000e-005		1.5400e-003	1.5400e-003		1.4200e-003	1.4200e-003	0.0000	5.8862	5.8862	1.8700e-003	0.0000	5.9329
Paving	8.6000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.0800e-003**	**0.0312**	**0.0440**	**7.0000e-005**		**1.5400e-003**	**1.5400e-003**		**1.4200e-003**	**1.4200e-003**	**0.0000**	**5.8862**	**5.8862**	**1.8700e-003**	**0.0000**	**5.9329**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7000e-004	1.1000e-004	1.4400e-003	0.0000	5.1000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4025	0.4025	1.0000e-005	1.0000e-005	0.4061
Total	**1.7000e-004**	**1.1000e-004**	**1.4400e-003**	**0.0000**	**5.1000e-004**	**0.0000**	**5.2000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4025**	**0.4025**	**1.0000e-005**	**1.0000e-005**	**0.4061**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.2200e-003	0.0312	0.0440	7.0000e-005		1.5400e-003	1.5400e-003		1.4200e-003	1.4200e-003	0.0000	5.8862	5.8862	1.8700e-003	0.0000	5.9329
Paving	8.6000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.0800e-003**	**0.0312**	**0.0440**	**7.0000e-005**		**1.5400e-003**	**1.5400e-003**		**1.4200e-003**	**1.4200e-003**	**0.0000**	**5.8862**	**5.8862**	**1.8700e-003**	**0.0000**	**5.9329**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7000e-004	1.1000e-004	1.4400e-003	0.0000	5.1000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4025	0.4025	1.0000e-005	1.0000e-005	0.4061
Total	**1.7000e-004**	**1.1000e-004**	**1.4400e-003**	**0.0000**	**5.1000e-004**	**0.0000**	**5.2000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4025**	**0.4025**	**1.0000e-005**	**1.0000e-005**	**0.4061**

3.6 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1470	1.1301	1.2170	2.1300e-003		0.0497	0.0497		0.0479	0.0479	0.0000	175.2432	175.2432	0.0298	0.0000	175.9871
Total	**0.1470**	**1.1301**	**1.2170**	**2.1300e-003**		**0.0497**	**0.0497**		**0.0479**	**0.0479**	**0.0000**	**175.2432**	**175.2432**	**0.0298**	**0.0000**	**175.9871**

Magnolias Affordable Housing - Bay Area AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2300e-003	0.0515	0.0161	2.3000e-004	7.6000e-003	3.0000e-004	7.9000e-003	2.2000e-003	2.9000e-004	2.4900e-003	0.0000	22.8584	22.8584	4.7000e-004	3.3800e-003	23.8777
Worker	0.0148	0.0101	0.1284	3.9000e-004	0.0458	2.4000e-004	0.0460	0.0122	2.2000e-004	0.0124	0.0000	35.8574	35.8574	1.0300e-003	9.8000e-004	36.1764
Total	**0.0161**	**0.0616**	**0.1445**	**6.2000e-004**	**0.0534**	**5.4000e-004**	**0.0539**	**0.0144**	**5.1000e-004**	**0.0149**	**0.0000**	**58.7158**	**58.7158**	**1.5000e-003**	**4.3600e-003**	**60.0541**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1470	1.1301	1.2170	2.1300e-003		0.0497	0.0497		0.0479	0.0479	0.0000	175.2430	175.2430	0.0298	0.0000	175.9869
Total	**0.1470**	**1.1301**	**1.2170**	**2.1300e-003**		**0.0497**	**0.0497**		**0.0479**	**0.0479**	**0.0000**	**175.2430**	**175.2430**	**0.0298**	**0.0000**	**175.9869**

Magnolias Affordable Housing - Bay Area AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2300e-003	0.0515	0.0161	2.3000e-004	7.6000e-003	3.0000e-004	7.9000e-003	2.2000e-003	2.9000e-004	2.4900e-003	0.0000	22.8584	22.8584	4.7000e-004	3.3800e-003	23.8777
Worker	0.0148	0.0101	0.1284	3.9000e-004	0.0458	2.4000e-004	0.0460	0.0122	2.2000e-004	0.0124	0.0000	35.8574	35.8574	1.0300e-003	9.8000e-004	36.1764
Total	**0.0161**	**0.0616**	**0.1445**	**6.2000e-004**	**0.0534**	**5.4000e-004**	**0.0539**	**0.0144**	**5.1000e-004**	**0.0149**	**0.0000**	**58.7158**	**58.7158**	**1.5000e-003**	**4.3600e-003**	**60.0541**

3.6 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1612	1.2558	1.4207	2.5000e-003		0.0511	0.0511		0.0494	0.0494	0.0000	206.1288	206.1288	0.0343	0.0000	206.9870
Total	**0.1612**	**1.2558**	**1.4207**	**2.5000e-003**		**0.0511**	**0.0511**		**0.0494**	**0.0494**	**0.0000**	**206.1288**	**206.1288**	**0.0343**	**0.0000**	**206.9870**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.4100e-003	0.0606	0.0186	2.7000e-004	8.9400e-003	3.6000e-004	9.2900e-003	2.5800e-003	3.4000e-004	2.9300e-003	0.0000	26.4663	26.4663	5.5000e-004	3.9100e-003	27.6465
Worker	0.0163	0.0107	0.1411	4.4000e-004	0.0538	2.6000e-004	0.0541	0.0143	2.4000e-004	0.0146	0.0000	41.1340	41.1340	1.1000e-003	1.0800e-003	41.4829
Total	**0.0177**	**0.0712**	**0.1596**	**7.1000e-004**	**0.0628**	**6.2000e-004**	**0.0634**	**0.0169**	**5.8000e-004**	**0.0175**	**0.0000**	**67.6004**	**67.6004**	**1.6500e-003**	**4.9900e-003**	**69.1294**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1612	1.2558	1.4207	2.5000e-003		0.0511	0.0511		0.0494	0.0494	0.0000	206.1285	206.1285	0.0343	0.0000	206.9867
Total	**0.1612**	**1.2558**	**1.4207**	**2.5000e-003**		**0.0511**	**0.0511**		**0.0494**	**0.0494**	**0.0000**	**206.1285**	**206.1285**	**0.0343**	**0.0000**	**206.9867**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.4100e-003	0.0606	0.0186	2.7000e-004	8.9400e-003	3.6000e-004	9.2900e-003	2.5800e-003	3.4000e-004	2.9300e-003	0.0000	26.4663	26.4663	5.5000e-004	3.9100e-003	27.6465
Worker	0.0163	0.0107	0.1411	4.4000e-004	0.0538	2.6000e-004	0.0541	0.0143	2.4000e-004	0.0146	0.0000	41.1340	41.1340	1.1000e-003	1.0800e-003	41.4829
Total	**0.0177**	**0.0712**	**0.1596**	**7.1000e-004**	**0.0628**	**6.2000e-004**	**0.0634**	**0.0169**	**5.8000e-004**	**0.0175**	**0.0000**	**67.6004**	**67.6004**	**1.6500e-003**	**4.9900e-003**	**69.1294**

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2780					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0175	0.1192	0.1657	2.7000e-004		6.4800e-003	6.4800e-003		6.4800e-003	6.4800e-003	0.0000	23.3623	23.3623	1.4000e-003	0.0000	23.3972
Total	**0.2956**	**0.1192**	**0.1657**	**2.7000e-004**		**6.4800e-003**	**6.4800e-003**		**6.4800e-003**	**6.4800e-003**	**0.0000**	**23.3623**	**23.3623**	**1.4000e-003**	**0.0000**	**23.3972**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8100e-003	1.9200e-003	0.0244	7.0000e-005	8.6800e-003	4.0000e-005	8.7200e-003	2.3100e-003	4.0000e-005	2.3500e-003	0.0000	6.7999	6.7999	2.0000e-004	1.9000e-004	6.8604
Total	**2.8100e-003**	**1.9200e-003**	**0.0244**	**7.0000e-005**	**8.6800e-003**	**4.0000e-005**	**8.7200e-003**	**2.3100e-003**	**4.0000e-005**	**2.3500e-003**	**0.0000**	**6.7999**	**6.7999**	**2.0000e-004**	**1.9000e-004**	**6.8604**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2780					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0175	0.1192	0.1657	2.7000e-004		6.4800e-003	6.4800e-003		6.4800e-003	6.4800e-003	0.0000	23.3622	23.3622	1.4000e-003	0.0000	23.3972
Total	**0.2956**	**0.1192**	**0.1657**	**2.7000e-004**		**6.4800e-003**	**6.4800e-003**		**6.4800e-003**	**6.4800e-003**	**0.0000**	**23.3622**	**23.3622**	**1.4000e-003**	**0.0000**	**23.3972**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8100e-003	1.9200e-003	0.0244	7.0000e-005	8.6800e-003	4.0000e-005	8.7200e-003	2.3100e-003	4.0000e-005	2.3500e-003	0.0000	6.7999	6.7999	2.0000e-004	1.9000e-004	6.8604
Total	**2.8100e-003**	**1.9200e-003**	**0.0244**	**7.0000e-005**	**8.6800e-003**	**4.0000e-005**	**8.7200e-003**	**2.3100e-003**	**4.0000e-005**	**2.3500e-003**	**0.0000**	**6.7999**	**6.7999**	**2.0000e-004**	**1.9000e-004**	**6.8604**

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3601					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0214	0.1444	0.2145	3.5000e-004		7.2200e-003	7.2200e-003		7.2200e-003	7.2200e-003	0.0000	30.2561	30.2561	1.7000e-003	0.0000	30.2987
Total	**0.3815**	**0.1444**	**0.2145**	**3.5000e-004**		**7.2200e-003**	**7.2200e-003**		**7.2200e-003**	**7.2200e-003**	**0.0000**	**30.2561**	**30.2561**	**1.7000e-003**	**0.0000**	**30.2987**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4100e-003	2.2200e-003	0.0295	9.0000e-005	0.0112	6.0000e-005	0.0113	2.9900e-003	5.0000e-005	3.0400e-003	0.0000	8.5892	8.5892	2.3000e-004	2.3000e-004	8.6621
Total	**3.4100e-003**	**2.2200e-003**	**0.0295**	**9.0000e-005**	**0.0112**	**6.0000e-005**	**0.0113**	**2.9900e-003**	**5.0000e-005**	**3.0400e-003**	**0.0000**	**8.5892**	**8.5892**	**2.3000e-004**	**2.3000e-004**	**8.6621**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3601					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0214	0.1444	0.2145	3.5000e-004		7.2200e-003	7.2200e-003		7.2200e-003	7.2200e-003	0.0000	30.2560	30.2560	1.7000e-003	0.0000	30.2986
Total	**0.3815**	**0.1444**	**0.2145**	**3.5000e-004**		**7.2200e-003**	**7.2200e-003**		**7.2200e-003**	**7.2200e-003**	**0.0000**	**30.2560**	**30.2560**	**1.7000e-003**	**0.0000**	**30.2986**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4100e-003	2.2200e-003	0.0295	9.0000e-005	0.0112	6.0000e-005	0.0113	2.9900e-003	5.0000e-005	3.0400e-003	0.0000	8.5892	8.5892	2.3000e-004	2.3000e-004	8.6621
Total	**3.4100e-003**	**2.2200e-003**	**0.0295**	**9.0000e-005**	**0.0112**	**6.0000e-005**	**0.0113**	**2.9900e-003**	**5.0000e-005**	**3.0400e-003**	**0.0000**	**8.5892**	**8.5892**	**2.3000e-004**	**2.3000e-004**	**8.6621**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Magnolias Affordable Housing - Bay Area AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1023	0.1109	0.9292	1.8900e-003	0.2088	1.4100e-003	0.2102	0.0558	1.3200e-003	0.0571	0.0000	178.9482	178.9482	0.0120	8.7200e-003	181.8473
Unmitigated	0.1059	0.1175	0.9837	2.0400e-003	0.2259	1.5100e-003	0.2274	0.0603	1.4100e-003	0.0618	0.0000	193.0446	193.0446	0.0126	9.2300e-003	196.1099

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	265.32	265.32	265.32	612,785	566,555
Parking Lot	0.00	0.00	0.00		
Total	265.32	265.32	265.32	612,785	566,555

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	10.80	4.80	5.70	31.00	15.00	54.00	86	11	3
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.553839	0.058700	0.188468	0.120786	0.022796	0.005663	0.010629	0.007566	0.000983	0.000556	0.026354	0.000841	0.002820
Parking Lot	0.553839	0.058700	0.188468	0.120786	0.022796	0.005663	0.010629	0.007566	0.000983	0.000556	0.026354	0.000841	0.002820

5.0 Energy Detail

Magnolias Affordable Housing - Bay Area AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Kilowatt Hours of Renewable Electricity Generated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	24.4758	24.4758	3.9600e-003	4.8000e-004	24.7178
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	24.5416	24.5416	3.9700e-003	4.8000e-004	24.7843
NaturalGas Mitigated	2.7900e-003	0.0239	0.0102	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003	0.0000	27.6427	27.6427	5.3000e-004	5.1000e-004	27.8070
NaturalGas Unmitigated	2.9800e-003	0.0255	0.0109	1.6000e-004		2.0600e-003	2.0600e-003		2.0600e-003	2.0600e-003	0.0000	29.5204	29.5204	5.7000e-004	5.4000e-004	29.6958

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	553191	2.9800e-003	0.0255	0.0109	1.6000e-004		2.0600e-003	2.0600e-003		2.0600e-003	2.0600e-003	0.0000	29.5204	29.5204	5.7000e-004	5.4000e-004	29.6958
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**2.9800e-003**	**0.0255**	**0.0109**	**1.6000e-004**		**2.0600e-003**	**2.0600e-003**		**2.0600e-003**	**2.0600e-003**	**0.0000**	**29.5204**	**29.5204**	**5.7000e-004**	**5.4000e-004**	**29.6958**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	518005	2.7900e-003	0.0239	0.0102	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003	0.0000	27.6427	27.6427	5.3000e-004	5.1000e-004	27.8070
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**2.7900e-003**	**0.0239**	**0.0102**	**1.5000e-004**		**1.9300e-003**	**1.9300e-003**		**1.9300e-003**	**1.9300e-003**	**0.0000**	**27.6427**	**27.6427**	**5.3000e-004**	**5.1000e-004**	**27.8070**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	255184	23.6106	3.8200e-003	4.6000e-004	23.8441
Parking Lot	10062.5	0.9310	1.5000e-004	2.0000e-005	0.9402
Total		**24.5416**	**3.9700e-003**	**4.8000e-004**	**24.7843**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	254590	23.5556	3.8100e-003	4.6000e-004	23.7885
Parking Lot	9945.05	0.9202	1.5000e-004	2.0000e-005	0.9293
Total		**24.4758**	**3.9600e-003**	**4.8000e-004**	**24.7178**

6.0 Area Detail

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.5834	9.1500e-003	0.6999	4.4000e-004		0.0327	0.0327		0.0327	0.0327	3.0089	2.0376	5.0465	5.6100e-003	2.0000e-004	5.2455
Unmitigated	0.5834	9.1500e-003	0.6999	4.4000e-004		0.0327	0.0327		0.0327	0.0327	3.0089	2.0376	5.0465	5.6100e-003	2.0000e-004	5.2455

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0638					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3526					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.1523	3.5000e-003	0.2097	4.2000e-004		0.0300	0.0300		0.0300	0.0300	3.0089	1.2359	4.2448	4.8400e-003	2.0000e-004	4.4245
Landscaping	0.0148	5.6500e-003	0.4902	3.0000e-005		2.7200e-003	2.7200e-003		2.7200e-003	2.7200e-003	0.0000	0.8017	0.8017	7.7000e-004	0.0000	0.8209
Total	**0.5834**	**9.1500e-003**	**0.6999**	**4.5000e-004**		**0.0327**	**0.0327**		**0.0327**	**0.0327**	**3.0089**	**2.0376**	**5.0465**	**5.6100e-003**	**2.0000e-004**	**5.2455**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0638					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3526					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.1523	3.5000e-003	0.2097	4.2000e-004		0.0300	0.0300		0.0300	0.0300	3.0089	1.2359	4.2448	4.8400e-003	2.0000e-004	4.4245
Landscaping	0.0148	5.6500e-003	0.4902	3.0000e-005		2.7200e-003	2.7200e-003		2.7200e-003	2.7200e-003	0.0000	0.8017	0.8017	7.7000e-004	0.0000	0.8209
Total	**0.5834**	**9.1500e-003**	**0.6999**	**4.5000e-004**		**0.0327**	**0.0327**		**0.0327**	**0.0327**	**3.0089**	**2.0376**	**5.0465**	**5.6100e-003**	**2.0000e-004**	**5.2455**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	2.8568	0.0914	2.1900e-003	5.7941
Unmitigated	4.3950	0.1406	3.3700e-003	8.9140

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	4.30017 / 2.71097	4.3950	0.1406	3.3700e-003	8.9140
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**4.3950**	**0.1406**	**3.3700e-003**	**8.9140**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.79511 / 1.76213	2.8568	0.0914	2.1900e-003	5.7941
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**2.8568**	**0.0914**	**2.1900e-003**	**5.7941**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	6.1628	0.3642	0.0000	15.2681
Unmitigated	6.1628	0.3642	0.0000	15.2681

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	30.36	6.1628	0.3642	0.0000	15.2681
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**6.1628**	**0.3642**	**0.0000**	**15.2681**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	30.36	6.1628	0.3642	0.0000	15.2681
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**6.1628**	**0.3642**	**0.0000**	**15.2681**

9.0 Operational Offroad

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Magnolias Affordable Housing - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Magnolias Affordable Housing

Bay Area AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	67.00	Space	0.66	28,750.00	0
Apartments Mid Rise	66.00	Dwelling Unit	0.87	89,800.00	189

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	64
Climate Zone	4			**Operational Year**	2025
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	203.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage and sqaure footage based on applicant provided information.

Construction Phase - Construction phasing based on applicant provided information.

Demolition -

Grading - Total site acreage based on applicant provided information.

Vehicle Trips - Trip generation based on rates in ITE Trip Generation Manual 10th Ed, consistent with the traffic report prepared for the proposed project by Hexagon.

Mobile Land Use Mitigation - Increase in transit accessability based on applicant-provided information.

Energy Mitigation - Energy mitigation based on applicant-provided information.

Water Mitigation - Water conservation strategy based on applicant-provided information.

Trips and VMT -

Magnolias Affordable Housing - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	5.00
tblConstructionPhase	NumDays	2.00	5.00
tblConstructionPhase	NumDays	4.00	5.00
tblConstructionPhase	NumDays	200.00	420.00
tblConstructionPhase	NumDays	10.00	420.00
tblGrading	MaterialExported	0.00	1,774.00
tblGrading	MaterialImported	0.00	1,140.00
tblLandUse	LandUseSquareFeet	26,800.00	28,750.00
tblLandUse	LandUseSquareFeet	66,000.00	89,800.00
tblLandUse	LotAcreage	0.60	0.66
tblLandUse	LotAcreage	1.74	0.87
tblVehicleTrips	ST_TR	4.91	4.02
tblVehicleTrips	SU_TR	4.09	4.02
tblVehicleTrips	WD_TR	5.44	4.02

2.0 Emissions Summary

Magnolias Affordable Housing - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	4.9615	18.2395	16.3077	0.0445	7.6907	0.6802	8.3269	3.5875	0.6362	4.1739	0.0000	4,644.0731	4,644.0731	0.7093	0.4640	4,798.2698
2024	4.8341	12.8975	16.0924	0.0324	0.6727	0.5174	1.1902	0.1803	0.5013	0.6816	0.0000	3,052.0008	3,052.0008	0.3665	0.0496	3,075.9374
Maximum	**4.9615**	**18.2395**	**16.3077**	**0.0445**	**7.6907**	**0.6802**	**8.3269**	**3.5875**	**0.6362**	**4.1739**	**0.0000**	**4,644.0731**	**4,644.0731**	**0.7093**	**0.4640**	**4,798.2698**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	4.9615	18.2395	16.3077	0.0445	7.6907	0.6802	8.3269	3.5875	0.6362	4.1739	0.0000	4,644.0731	4,644.0731	0.7093	0.4640	4,798.2698
2024	4.8341	12.8975	16.0924	0.0324	0.6727	0.5174	1.1902	0.1803	0.5013	0.6816	0.0000	3,052.0008	3,052.0008	0.3665	0.0496	3,075.9374
Maximum	**4.9615**	**18.2395**	**16.3077**	**0.0445**	**7.6907**	**0.6802**	**8.3269**	**3.5875**	**0.6362**	**4.1739**	**0.0000**	**4,644.0731**	**4,644.0731**	**0.7093**	**0.4640**	**4,798.2698**

Magnolias Affordable Housing - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	29.5887	0.6628	41.3082	0.0694		5.1213	5.1213		5.1213	5.1213	552.4759	254.4074	806.8832	0.7655	0.0391	837.6568
Energy	0.0163	0.1397	0.0594	8.9000e-004		0.0113	0.0113		0.0113	0.0113		178.3049	178.3049	3.4200e-003	3.2700e-003	179.3645
Mobile	0.6488	0.5942	5.3718	0.0118	1.2898	8.3200e-003	1.2982	0.3435	7.7500e-003	0.3513		1,232.1352	1,232.1352	0.0711	0.0531	1,249.7344
Total	**30.2539**	**1.3967**	**46.7395**	**0.0821**	**1.2898**	**5.1409**	**6.4307**	**0.3435**	**5.1403**	**5.4839**	**552.4759**	**1,664.8474**	**2,217.3233**	**0.8400**	**0.0954**	**2,266.7556**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	29.5887	0.6628	41.3082	0.0694		5.1213	5.1213		5.1213	5.1213	552.4759	254.4074	806.8832	0.7655	0.0391	837.6568
Energy	0.0153	0.1308	0.0557	8.3000e-004		0.0106	0.0106		0.0106	0.0106		166.9637	166.9637	3.2000e-003	3.0600e-003	167.9559
Mobile	0.6295	0.5607	5.0525	0.0110	1.1925	7.7700e-003	1.2003	0.3176	7.2400e-003	0.3249		1,141.9668	1,141.9668	0.0677	0.0501	1,158.5959
Total	**30.2335**	**1.3543**	**46.4164**	**0.0812**	**1.1925**	**5.1396**	**6.3321**	**0.3176**	**5.1391**	**5.4567**	**552.4759**	**1,563.3379**	**2,115.8137**	**0.8364**	**0.0922**	**2,164.2086**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.07	3.04	0.69	1.13	7.54	0.02	1.53	7.54	0.02	0.50	0.00	6.10	4.58	0.43	3.33	4.52

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/1/2023	3/7/2023	5	5	
2	Site Preparation	Site Preparation	3/8/2023	3/14/2023	5	5	
3	Grading	Grading	3/15/2023	3/21/2023	5	5	
4	Paving	Paving	3/22/2023	4/4/2023	5	10	
5	Building Construction	Building Construction	4/5/2023	11/12/2024	5	420	
6	Architectural Coating	Architectural Coating	4/19/2023	11/26/2024	5	420	

Acres of Grading (Site Preparation Phase): 4.69

Acres of Grading (Grading Phase): 5

Acres of Paving: 0.66

Residential Indoor: 181,845; Residential Outdoor: 60,615; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 1,725 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	14.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	222.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	143.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	60.00	12.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	12.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Magnolias Affordable Housing - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6233	0.0000	0.6233	0.0944	0.0000	0.0944			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328		2,324.3959	2,324.3959	0.5893		2,339.1278
Total	**1.4725**	**14.3184**	**13.4577**	**0.0241**	**0.6233**	**0.6766**	**1.2999**	**0.0944**	**0.6328**	**0.7271**		**2,324.3959**	**2,324.3959**	**0.5893**		**2,339.1278**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.9900e-003	0.3659	0.0889	1.6900e-003	0.0490	3.0700e-003	0.0520	0.0134	2.9400e-003	0.0164		184.1257	184.1257	6.0700e-003	0.0292	192.9720
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0352	0.0202	0.3108	9.3000e-004	0.1068	5.3000e-004	0.1073	0.0283	4.9000e-004	0.0288		94.7498	94.7498	2.3900e-003	2.2500e-003	95.4794
Total	**0.0412**	**0.3861**	**0.3996**	**2.6200e-003**	**0.1558**	**3.6000e-003**	**0.1594**	**0.0418**	**3.4300e-003**	**0.0452**		**278.8756**	**278.8756**	**8.4600e-003**	**0.0314**	**288.4515**

Magnolias Affordable Housing - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6233	0.0000	0.6233	0.0944	0.0000	0.0944			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278
Total	**1.4725**	**14.3184**	**13.4577**	**0.0241**	**0.6233**	**0.6766**	**1.2999**	**0.0944**	**0.6328**	**0.7271**	**0.0000**	**2,324.3959**	**2,324.3959**	**0.5893**		**2,339.1278**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.9900e-003	0.3659	0.0889	1.6900e-003	0.0490	3.0700e-003	0.0520	0.0134	2.9400e-003	0.0164		184.1257	184.1257	6.0700e-003	0.0292	192.9720
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0352	0.0202	0.3108	9.3000e-004	0.1068	5.3000e-004	0.1073	0.0283	4.9000e-004	0.0288		94.7498	94.7498	2.3900e-003	2.2500e-003	95.4794
Total	**0.0412**	**0.3861**	**0.3996**	**2.6200e-003**	**0.1558**	**3.6000e-003**	**0.1594**	**0.0418**	**3.4300e-003**	**0.0452**		**278.8756**	**278.8756**	**8.4600e-003**	**0.0314**	**288.4515**

Magnolias Affordable Housing - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3042	0.0000	6.3042	3.0099	0.0000	3.0099			0.0000			0.0000
Off-Road	1.1339	12.4250	6.6420	0.0172		0.5074	0.5074		0.4668	0.4668		1,666.0573	1,666.0573	0.5388		1,679.5282
Total	**1.1339**	**12.4250**	**6.6420**	**0.0172**	**6.3042**	**0.5074**	**6.8116**	**3.0099**	**0.4668**	**3.4767**		**1,666.0573**	**1,666.0573**	**0.5388**		**1,679.5282**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0950	5.8021	1.4092	0.0268	0.7766	0.0487	0.8252	0.2129	0.0466	0.2594		2,919.7082	2,919.7082	0.0963	0.4627	3,059.9850
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0216	0.0124	0.1912	5.7000e-004	0.0657	3.3000e-004	0.0660	0.0174	3.0000e-004	0.0177		58.3076	58.3076	1.4700e-003	1.3800e-003	58.7566
Total	**0.1167**	**5.8146**	**1.6004**	**0.0273**	**0.8423**	**0.0490**	**0.8913**	**0.2303**	**0.0469**	**0.2772**		**2,978.0158**	**2,978.0158**	**0.0977**	**0.4640**	**3,118.7416**

Magnolias Affordable Housing - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3042	0.0000	6.3042	3.0099	0.0000	3.0099			0.0000			0.0000
Off-Road	1.1339	12.4250	6.6420	0.0172		0.5074	0.5074		0.4668	0.4668	0.0000	1,666.0573	1,666.0573	0.5388		1,679.5282
Total	**1.1339**	**12.4250**	**6.6420**	**0.0172**	**6.3042**	**0.5074**	**6.8116**	**3.0099**	**0.4668**	**3.4767**	**0.0000**	**1,666.0573**	**1,666.0573**	**0.5388**		**1,679.5282**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0950	5.8021	1.4092	0.0268	0.7766	0.0487	0.8252	0.2129	0.0466	0.2594		2,919.7082	2,919.7082	0.0963	0.4627	3,059.9850
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0216	0.0124	0.1912	5.7000e-004	0.0657	3.3000e-004	0.0660	0.0174	3.0000e-004	0.0177		58.3076	58.3076	1.4700e-003	1.3800e-003	58.7566
Total	**0.1167**	**5.8146**	**1.6004**	**0.0273**	**0.8423**	**0.0490**	**0.8913**	**0.2303**	**0.0469**	**0.2772**		**2,978.0158**	**2,978.0158**	**0.0977**	**0.4640**	**3,118.7416**

Magnolias Affordable Housing - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.1084	0.0000	7.1084	3.4286	0.0000	3.4286			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560		1,995.6147	1,995.6147	0.6454		2,011.7503
Total	**1.3330**	**14.4676**	**8.7038**	**0.0206**	**7.1084**	**0.6044**	**7.7127**	**3.4286**	**0.5560**	**3.9846**		**1,995.6147**	**1,995.6147**	**0.6454**		**2,011.7503**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0612	3.7374	0.9077	0.0173	0.5002	0.0314	0.5316	0.1371	0.0300	0.1671		1,880.7129	1,880.7129	0.0620	0.2980	1,971.0714
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0271	0.0155	0.2391	7.1000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		72.8845	72.8845	1.8400e-003	1.7300e-003	73.4457
Total	**0.0883**	**3.7530**	**1.1468**	**0.0180**	**0.5824**	**0.0318**	**0.6141**	**0.1589**	**0.0304**	**0.1893**		**1,953.5974**	**1,953.5974**	**0.0638**	**0.2997**	**2,044.5171**

Magnolias Affordable Housing - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.1084	0.0000	7.1084	3.4286	0.0000	3.4286			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560	0.0000	1,995.6147	1,995.6147	0.6454		2,011.7503
Total	**1.3330**	**14.4676**	**8.7038**	**0.0206**	**7.1084**	**0.6044**	**7.7127**	**3.4286**	**0.5560**	**3.9846**	**0.0000**	**1,995.6147**	**1,995.6147**	**0.6454**		**2,011.7503**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0612	3.7374	0.9077	0.0173	0.5002	0.0314	0.5316	0.1371	0.0300	0.1671		1,880.7129	1,880.7129	0.0620	0.2980	1,971.0714
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0271	0.0155	0.2391	7.1000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		72.8845	72.8845	1.8400e-003	1.7300e-003	73.4457
Total	**0.0883**	**3.7530**	**1.1468**	**0.0180**	**0.5824**	**0.0318**	**0.6141**	**0.1589**	**0.0304**	**0.1893**		**1,953.5974**	**1,953.5974**	**0.0638**	**0.2997**	**2,044.5171**

Magnolias Affordable Housing - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.1729					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8175**	**6.2357**	**8.8024**	**0.0136**		**0.3084**	**0.3084**		**0.2846**	**0.2846**		**1,297.6880**	**1,297.6880**	**0.4114**		**1,307.9725**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0352	0.0202	0.3108	9.3000e-004	0.1068	5.3000e-004	0.1073	0.0283	4.9000e-004	0.0288		94.7498	94.7498	2.3900e-003	2.2500e-003	95.4794
Total	**0.0352**	**0.0202**	**0.3108**	**9.3000e-004**	**0.1068**	**5.3000e-004**	**0.1073**	**0.0283**	**4.9000e-004**	**0.0288**		**94.7498**	**94.7498**	**2.3900e-003**	**2.2500e-003**	**95.4794**

Magnolias Affordable Housing - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.1729					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8175**	**6.2357**	**8.8024**	**0.0136**		**0.3084**	**0.3084**		**0.2846**	**0.2846**	**0.0000**	**1,297.6880**	**1,297.6880**	**0.4114**		**1,307.9725**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0352	0.0202	0.3108	9.3000e-004	0.1068	5.3000e-004	0.1073	0.0283	4.9000e-004	0.0288		94.7498	94.7498	2.3900e-003	2.2500e-003	95.4794
Total	**0.0352**	**0.0202**	**0.3108**	**9.3000e-004**	**0.1068**	**5.3000e-004**	**0.1073**	**0.0283**	**4.9000e-004**	**0.0288**		**94.7498**	**94.7498**	**2.3900e-003**	**2.2500e-003**	**95.4794**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968		2,001.7877	2,001.7877	0.3399		2,010.2858
Total	**1.5233**	**11.7104**	**12.6111**	**0.0221**		**0.5145**	**0.5145**		**0.4968**	**0.4968**		**2,001.7877**	**2,001.7877**	**0.3399**		**2,010.2858**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0131	0.5147	0.1644	2.4300e-003	0.0813	3.1200e-003	0.0844	0.0234	2.9800e-003	0.0264		260.9532	260.9532	5.3400e-003	0.0386	272.5827
Worker	0.1623	0.0932	1.4343	4.2700e-003	0.4929	2.4400e-003	0.4953	0.1307	2.2500e-003	0.1330		437.3070	437.3070	0.0110	0.0104	440.6743
Total	**0.1754**	**0.6079**	**1.5987**	**6.7000e-003**	**0.5742**	**5.5600e-003**	**0.5797**	**0.1541**	**5.2300e-003**	**0.1594**		**698.2602**	**698.2602**	**0.0164**	**0.0490**	**713.2571**

Magnolias Affordable Housing - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968	0.0000	2,001.7877	2,001.7877	0.3399		2,010.2858
Total	**1.5233**	**11.7104**	**12.6111**	**0.0221**		**0.5145**	**0.5145**		**0.4968**	**0.4968**	**0.0000**	**2,001.7877**	**2,001.7877**	**0.3399**		**2,010.2858**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0131	0.5147	0.1644	2.4300e-003	0.0813	3.1200e-003	0.0844	0.0234	2.9800e-003	0.0264		260.9532	260.9532	5.3400e-003	0.0386	272.5827
Worker	0.1623	0.0932	1.4343	4.2700e-003	0.4929	2.4400e-003	0.4953	0.1307	2.2500e-003	0.1330		437.3070	437.3070	0.0110	0.0104	440.6743
Total	**0.1754**	**0.6079**	**1.5987**	**6.7000e-003**	**0.5742**	**5.5600e-003**	**0.5797**	**0.1541**	**5.2300e-003**	**0.1594**		**698.2602**	**698.2602**	**0.0164**	**0.0490**	**713.2571**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4200	11.0639	12.5172	0.0221		0.4506	0.4506		0.4348	0.4348		2,001.9214	2,001.9214	0.3334		2,010.2563
Total	**1.4200**	**11.0639**	**12.5172**	**0.0221**		**0.4506**	**0.4506**		**0.4348**	**0.4348**		**2,001.9214**	**2,001.9214**	**0.3334**		**2,010.2563**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0127	0.5149	0.1609	2.3900e-003	0.0813	3.1400e-003	0.0844	0.0234	3.0100e-003	0.0264		256.8833	256.8833	5.3100e-003	0.0380	268.3314
Worker	0.1516	0.0832	1.3368	4.1300e-003	0.4929	2.3300e-003	0.4952	0.1307	2.1400e-003	0.1329		426.4567	426.4567	9.9700e-003	9.6700e-003	429.5880
Total	**0.1643**	**0.5982**	**1.4977**	**6.5200e-003**	**0.5742**	**5.4700e-003**	**0.5796**	**0.1541**	**5.1500e-003**	**0.1593**		**683.3400**	**683.3400**	**0.0153**	**0.0476**	**697.9193**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4200	11.0639	12.5172	0.0221		0.4506	0.4506		0.4348	0.4348	0.0000	2,001.9214	2,001.9214	0.3334		2,010.2563
Total	**1.4200**	**11.0639**	**12.5172**	**0.0221**		**0.4506**	**0.4506**		**0.4348**	**0.4348**	**0.0000**	**2,001.9214**	**2,001.9214**	**0.3334**		**2,010.2563**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0127	0.5149	0.1609	2.3900e-003	0.0813	3.1400e-003	0.0844	0.0234	3.0100e-003	0.0264		256.8833	256.8833	5.3100e-003	0.0380	268.3314
Worker	0.1516	0.0832	1.3368	4.1300e-003	0.4929	2.3300e-003	0.4952	0.1307	2.1400e-003	0.1329		426.4567	426.4567	9.9700e-003	9.6700e-003	429.5880
Total	**0.1643**	**0.5982**	**1.4977**	**6.5200e-003**	**0.5742**	**5.4700e-003**	**0.5796**	**0.1541**	**5.1500e-003**	**0.1593**		**683.3400**	**683.3400**	**0.0153**	**0.0476**	**697.9193**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.0387					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**3.2304**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0325	0.0186	0.2869	8.5000e-004	0.0986	4.9000e-004	0.0991	0.0262	4.5000e-004	0.0266		87.4614	87.4614	2.2100e-003	2.0700e-003	88.1349
Total	**0.0325**	**0.0186**	**0.2869**	**8.5000e-004**	**0.0986**	**4.9000e-004**	**0.0991**	**0.0262**	**4.5000e-004**	**0.0266**		**87.4614**	**87.4614**	**2.2100e-003**	**2.0700e-003**	**88.1349**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.0387					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**3.2304**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0325	0.0186	0.2869	8.5000e-004	0.0986	4.9000e-004	0.0991	0.0262	4.5000e-004	0.0266		87.4614	87.4614	2.2100e-003	2.0700e-003	88.1349
Total	**0.0325**	**0.0186**	**0.2869**	**8.5000e-004**	**0.0986**	**4.9000e-004**	**0.0991**	**0.0262**	**4.5000e-004**	**0.0266**		**87.4614**	**87.4614**	**2.2100e-003**	**2.0700e-003**	**88.1349**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.0387					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**3.2195**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0303	0.0167	0.2674	8.3000e-004	0.0986	4.7000e-004	0.0990	0.0262	4.3000e-004	0.0266		85.2913	85.2913	1.9900e-003	1.9300e-003	85.9176
Total	**0.0303**	**0.0167**	**0.2674**	**8.3000e-004**	**0.0986**	**4.7000e-004**	**0.0990**	**0.0262**	**4.3000e-004**	**0.0266**		**85.2913**	**85.2913**	**1.9900e-003**	**1.9300e-003**	**85.9176**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.0387					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**3.2195**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0303	0.0167	0.2674	8.3000e-004	0.0986	4.7000e-004	0.0990	0.0262	4.3000e-004	0.0266		85.2913	85.2913	1.9900e-003	1.9300e-003	85.9176
Total	**0.0303**	**0.0167**	**0.2674**	**8.3000e-004**	**0.0986**	**4.7000e-004**	**0.0990**	**0.0262**	**4.3000e-004**	**0.0266**		**85.2913**	**85.2913**	**1.9900e-003**	**1.9300e-003**	**85.9176**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.6295	0.5607	5.0525	0.0110	1.1925	7.7700e-003	1.2003	0.3176	7.2400e-003	0.3249		1,141.9668	1,141.9668	0.0677	0.0501	1,158.5959
Unmitigated	0.6488	0.5942	5.3718	0.0118	1.2898	8.3200e-003	1.2982	0.3435	7.7500e-003	0.3513		1,232.1352	1,232.1352	0.0711	0.0531	1,249.7344

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	265.32	265.32	265.32	612,785	566,555
Parking Lot	0.00	0.00	0.00		
Total	265.32	265.32	265.32	612,785	566,555

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	10.80	4.80	5.70	31.00	15.00	54.00	86	11	3
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.553839	0.058700	0.188468	0.120786	0.022796	0.005663	0.010629	0.007566	0.000983	0.000556	0.026354	0.000841	0.002820
Parking Lot	0.553839	0.058700	0.188468	0.120786	0.022796	0.005663	0.010629	0.007566	0.000983	0.000556	0.026354	0.000841	0.002820

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Kilowatt Hours of Renewable Electricity Generated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0153	0.1308	0.0557	8.3000e-004		0.0106	0.0106		0.0106	0.0106		166.9637	166.9637	3.2000e-003	3.0600e-003	167.9559
NaturalGas Unmitigated	0.0163	0.1397	0.0594	8.9000e-004		0.0113	0.0113		0.0113	0.0113		178.3049	178.3049	3.4200e-003	3.2700e-003	179.3645

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1515.59	0.0163	0.1397	0.0594	8.9000e-004		0.0113	0.0113		0.0113	0.0113		178.3049	178.3049	3.4200e-003	3.2700e-003	179.3645
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0163**	**0.1397**	**0.0594**	**8.9000e-004**		**0.0113**	**0.0113**		**0.0113**	**0.0113**		**178.3049**	**178.3049**	**3.4200e-003**	**3.2700e-003**	**179.3645**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1.41919	0.0153	0.1308	0.0557	8.3000e-004		0.0106	0.0106		0.0106	0.0106		166.9637	166.9637	3.2000e-003	3.0600e-003	167.9559
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0153**	**0.1308**	**0.0557**	**8.3000e-004**		**0.0106**	**0.0106**		**0.0106**	**0.0106**		**166.9637**	**166.9637**	**3.2000e-003**	**3.0600e-003**	**167.9559**

6.0 Area Detail

Magnolias Affordable Housing - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	29.5887	0.6628	41.3082	0.0694		5.1213	5.1213		5.1213	5.1213	552.4759	254.4074	806.8832	0.7655	0.0391	837.6568
Unmitigated	29.5887	0.6628	41.3082	0.0694		5.1213	5.1213		5.1213	5.1213	552.4759	254.4074	806.8832	0.7655	0.0391	837.6568

Magnolias Affordable Housing - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3497					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9319					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	27.1432	0.6001	35.8615	0.0691		5.0911	5.0911		5.0911	5.0911	552.4759	244.5882	797.0641	0.7560	0.0391	827.6020
Landscaping	0.1640	0.0627	5.4468	2.9000e-004		0.0302	0.0302		0.0302	0.0302		9.8191	9.8191	9.4300e-003		10.0548
Total	**29.5887**	**0.6628**	**41.3082**	**0.0694**		**5.1213**	**5.1213**		**5.1213**	**5.1213**	**552.4759**	**254.4074**	**806.8832**	**0.7655**	**0.0391**	**837.6568**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3497					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9319					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	27.1432	0.6001	35.8615	0.0691		5.0911	5.0911		5.0911	5.0911	552.4759	244.5882	797.0641	0.7560	0.0391	827.6020
Landscaping	0.1640	0.0627	5.4468	2.9000e-004		0.0302	0.0302		0.0302	0.0302		9.8191	9.8191	9.4300e-003		10.0548
Total	**29.5887**	**0.6628**	**41.3082**	**0.0694**		**5.1213**	**5.1213**		**5.1213**	**5.1213**	**552.4759**	**254.4074**	**806.8832**	**0.7655**	**0.0391**	**837.6568**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Magnolias Affordable Housing

Bay Area AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	67.00	Space	0.66	28,750.00	0
Apartments Mid Rise	66.00	Dwelling Unit	0.87	89,800.00	189

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	64
Climate Zone	4			**Operational Year**	2025
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	203.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage and sqaure footage based on applicant provided information.

Construction Phase - Construction phasing based on applicant provided information.

Demolition -

Grading - Total site acreage based on applicant provided information.

Vehicle Trips - Trip generation based on rates in ITE Trip Generation Manual 10th Ed, consistent with the traffic report prepared for the proposed project by Hexagon.

Mobile Land Use Mitigation - Increase in transit accessability based on applicant-provided information.

Energy Mitigation - Energy mitigation based on applicant-provided information.

Water Mitigation - Water conservation strategy based on applicant-provided information.

Trips and VMT -

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	5.00
tblConstructionPhase	NumDays	2.00	5.00
tblConstructionPhase	NumDays	4.00	5.00
tblConstructionPhase	NumDays	200.00	420.00
tblConstructionPhase	NumDays	10.00	420.00
tblGrading	MaterialExported	0.00	1,774.00
tblGrading	MaterialImported	0.00	1,140.00
tblLandUse	LandUseSquareFeet	26,800.00	28,750.00
tblLandUse	LandUseSquareFeet	66,000.00	89,800.00
tblLandUse	LotAcreage	0.60	0.66
tblLandUse	LotAcreage	1.74	0.87
tblVehicleTrips	ST_TR	4.91	4.02
tblVehicleTrips	SU_TR	4.09	4.02
tblVehicleTrips	WD_TR	5.44	4.02

2.0 Emissions Summary

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	4.9660	18.5770	16.2406	0.0445	7.6907	0.6802	8.3269	3.5875	0.6362	4.1740	0.0000	4,642.6897	4,642.6897	0.7093	0.4647	4,797.0830
2024	4.8390	12.9507	16.0356	0.0320	0.6727	0.5174	1.1902	0.1803	0.5013	0.6816	0.0000	3,016.1797	3,016.1797	0.3682	0.0514	3,040.7063
Maximum	**4.9660**	**18.5770**	**16.2406**	**0.0445**	**7.6907**	**0.6802**	**8.3269**	**3.5875**	**0.6362**	**4.1740**	**0.0000**	**4,642.6897**	**4,642.6897**	**0.7093**	**0.4647**	**4,797.0830**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	4.9660	18.5770	16.2406	0.0445	7.6907	0.6802	8.3269	3.5875	0.6362	4.1740	0.0000	4,642.6897	4,642.6897	0.7093	0.4647	4,797.0830
2024	4.8390	12.9507	16.0356	0.0320	0.6727	0.5174	1.1902	0.1803	0.5013	0.6816	0.0000	3,016.1797	3,016.1797	0.3682	0.0514	3,040.7063
Maximum	**4.9660**	**18.5770**	**16.2406**	**0.0445**	**7.6907**	**0.6802**	**8.3269**	**3.5875**	**0.6362**	**4.1740**	**0.0000**	**4,642.6897**	**4,642.6897**	**0.7093**	**0.4647**	**4,797.0830**

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	29.5887	0.6628	41.3082	0.0694		5.1213	5.1213		5.1213	5.1213	552.4759	254.4074	806.8832	0.7655	0.0391	837.6568
Energy	0.0163	0.1397	0.0594	8.9000e-004		0.0113	0.0113		0.0113	0.0113		178.3049	178.3049	3.4200e-003	3.2700e-003	179.3645
Mobile	0.5822	0.6828	5.7716	0.0112	1.2898	8.3300e-003	1.2982	0.3435	7.7600e-003	0.3513		1,163.7483	1,163.7483	0.0806	0.0581	1,183.0859
Total	**30.1872**	**1.4853**	**47.1393**	**0.0814**	**1.2898**	**5.1409**	**6.4307**	**0.3435**	**5.1403**	**5.4839**	**552.4759**	**1,596.4605**	**2,148.9364**	**0.8494**	**0.1005**	**2,200.1072**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	29.5887	0.6628	41.3082	0.0694		5.1213	5.1213		5.1213	5.1213	552.4759	254.4074	806.8832	0.7655	0.0391	837.6568
Energy	0.0153	0.1308	0.0557	8.3000e-004		0.0106	0.0106		0.0106	0.0106		166.9637	166.9637	3.2000e-003	3.0600e-003	167.9559
Mobile	0.5618	0.6445	5.4627	0.0104	1.1925	7.7700e-003	1.2003	0.3176	7.2400e-003	0.3249		1,078.8258	1,078.8258	0.0771	0.0549	1,097.1239
Total	**30.1658**	**1.4381**	**46.8265**	**0.0806**	**1.1925**	**5.1396**	**6.3321**	**0.3176**	**5.1391**	**5.4567**	**552.4759**	**1,500.1968**	**2,052.6727**	**0.8458**	**0.0971**	**2,102.7366**

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.07	3.18	0.66	1.07	7.54	0.02	1.53	7.54	0.02	0.50	0.00	6.03	4.48	0.43	3.38	4.43

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/1/2023	3/7/2023	5	5	
2	Site Preparation	Site Preparation	3/8/2023	3/14/2023	5	5	
3	Grading	Grading	3/15/2023	3/21/2023	5	5	
4	Paving	Paving	3/22/2023	4/4/2023	5	10	
5	Building Construction	Building Construction	4/5/2023	11/12/2024	5	420	
6	Architectural Coating	Architectural Coating	4/19/2023	11/26/2024	5	420	

Acres of Grading (Site Preparation Phase): 4.69

Acres of Grading (Grading Phase): 5

Acres of Paving: 0.66

Residential Indoor: 181,845; Residential Outdoor: 60,615; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 1,725 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	14.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	222.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	143.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	60.00	12.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	12.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6233	0.0000	0.6233	0.0944	0.0000	0.0944			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328		2,324.3959	2,324.3959	0.5893		2,339.1278
Total	**1.4725**	**14.3184**	**13.4577**	**0.0241**	**0.6233**	**0.6766**	**1.2999**	**0.0944**	**0.6328**	**0.7271**		**2,324.3959**	**2,324.3959**	**0.5893**		**2,339.1278**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.6300e-003	0.3870	0.0900	1.6900e-003	0.0490	3.0700e-003	0.0521	0.0134	2.9400e-003	0.0164		184.2991	184.2991	6.0500e-003	0.0292	193.1536
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0361	0.0249	0.2976	8.6000e-004	0.1068	5.3000e-004	0.1073	0.0283	4.9000e-004	0.0288		88.0338	88.0338	2.7200e-003	2.5900e-003	88.8728
Total	**0.0417**	**0.4119**	**0.3877**	**2.5500e-003**	**0.1558**	**3.6000e-003**	**0.1594**	**0.0418**	**3.4300e-003**	**0.0452**		**272.3329**	**272.3329**	**8.7700e-003**	**0.0318**	**282.0263**

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6233	0.0000	0.6233	0.0944	0.0000	0.0944			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278
Total	**1.4725**	**14.3184**	**13.4577**	**0.0241**	**0.6233**	**0.6766**	**1.2999**	**0.0944**	**0.6328**	**0.7271**	**0.0000**	**2,324.3959**	**2,324.3959**	**0.5893**		**2,339.1278**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.6300e-003	0.3870	0.0900	1.6900e-003	0.0490	3.0700e-003	0.0521	0.0134	2.9400e-003	0.0164		184.2991	184.2991	6.0500e-003	0.0292	193.1536
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0361	0.0249	0.2976	8.6000e-004	0.1068	5.3000e-004	0.1073	0.0283	4.9000e-004	0.0288		88.0338	88.0338	2.7200e-003	2.5900e-003	88.8728
Total	**0.0417**	**0.4119**	**0.3877**	**2.5500e-003**	**0.1558**	**3.6000e-003**	**0.1594**	**0.0418**	**3.4300e-003**	**0.0452**		**272.3329**	**272.3329**	**8.7700e-003**	**0.0318**	**282.0263**

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3042	0.0000	6.3042	3.0099	0.0000	3.0099			0.0000			0.0000
Off-Road	1.1339	12.4250	6.6420	0.0172		0.5074	0.5074		0.4668	0.4668		1,666.0573	1,666.0573	0.5388		1,679.5282
Total	**1.1339**	**12.4250**	**6.6420**	**0.0172**	**6.3042**	**0.5074**	**6.8116**	**3.0099**	**0.4668**	**3.4767**		**1,666.0573**	**1,666.0573**	**0.5388**		**1,679.5282**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0893	6.1367	1.4273	0.0268	0.7766	0.0487	0.8253	0.2129	0.0466	0.2595		2,922.4578	2,922.4578	0.0959	0.4631	3,062.8638
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0222	0.0153	0.1832	5.3000e-004	0.0657	3.3000e-004	0.0660	0.0174	3.0000e-004	0.0177		54.1746	54.1746	1.6700e-003	1.5900e-003	54.6909
Total	**0.1115**	**6.1520**	**1.6105**	**0.0273**	**0.8423**	**0.0491**	**0.8914**	**0.2303**	**0.0469**	**0.2772**		**2,976.6325**	**2,976.6325**	**0.0976**	**0.4647**	**3,117.5548**

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3042	0.0000	6.3042	3.0099	0.0000	3.0099			0.0000			0.0000
Off-Road	1.1339	12.4250	6.6420	0.0172		0.5074	0.5074		0.4668	0.4668	0.0000	1,666.0573	1,666.0573	0.5388		1,679.5282
Total	**1.1339**	**12.4250**	**6.6420**	**0.0172**	**6.3042**	**0.5074**	**6.8116**	**3.0099**	**0.4668**	**3.4767**	**0.0000**	**1,666.0573**	**1,666.0573**	**0.5388**		**1,679.5282**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0893	6.1367	1.4273	0.0268	0.7766	0.0487	0.8253	0.2129	0.0466	0.2595		2,922.4578	2,922.4578	0.0959	0.4631	3,062.8638
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0222	0.0153	0.1832	5.3000e-004	0.0657	3.3000e-004	0.0660	0.0174	3.0000e-004	0.0177		54.1746	54.1746	1.6700e-003	1.5900e-003	54.6909
Total	**0.1115**	**6.1520**	**1.6105**	**0.0273**	**0.8423**	**0.0491**	**0.8914**	**0.2303**	**0.0469**	**0.2772**		**2,976.6325**	**2,976.6325**	**0.0976**	**0.4647**	**3,117.5548**

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.1084	0.0000	7.1084	3.4286	0.0000	3.4286			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560		1,995.6147	1,995.6147	0.6454		2,011.7503
Total	**1.3330**	**14.4676**	**8.7038**	**0.0206**	**7.1084**	**0.6044**	**7.7127**	**3.4286**	**0.5560**	**3.9846**		**1,995.6147**	**1,995.6147**	**0.6454**		**2,011.7503**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0575	3.9529	0.9194	0.0173	0.5002	0.0314	0.5316	0.1371	0.0300	0.1672		1,882.4841	1,882.4841	0.0618	0.2983	1,972.9258
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0277	0.0192	0.2290	6.6000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		67.7183	67.7183	2.0900e-003	1.9900e-003	68.3637
Total	**0.0852**	**3.9721**	**1.1484**	**0.0179**	**0.5824**	**0.0318**	**0.6142**	**0.1589**	**0.0304**	**0.1893**		**1,950.2024**	**1,950.2024**	**0.0639**	**0.3003**	**2,041.2895**

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.1084	0.0000	7.1084	3.4286	0.0000	3.4286			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560	0.0000	1,995.6147	1,995.6147	0.6454		2,011.7503
Total	**1.3330**	**14.4676**	**8.7038**	**0.0206**	**7.1084**	**0.6044**	**7.7127**	**3.4286**	**0.5560**	**3.9846**	**0.0000**	**1,995.6147**	**1,995.6147**	**0.6454**		**2,011.7503**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0575	3.9529	0.9194	0.0173	0.5002	0.0314	0.5316	0.1371	0.0300	0.1672		1,882.4841	1,882.4841	0.0618	0.2983	1,972.9258
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0277	0.0192	0.2290	6.6000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		67.7183	67.7183	2.0900e-003	1.9900e-003	68.3637
Total	**0.0852**	**3.9721**	**1.1484**	**0.0179**	**0.5824**	**0.0318**	**0.6142**	**0.1589**	**0.0304**	**0.1893**		**1,950.2024**	**1,950.2024**	**0.0639**	**0.3003**	**2,041.2895**

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.1729					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8175**	**6.2357**	**8.8024**	**0.0136**		**0.3084**	**0.3084**		**0.2846**	**0.2846**		**1,297.6880**	**1,297.6880**	**0.4114**		**1,307.9725**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0361	0.0249	0.2976	8.6000e-004	0.1068	5.3000e-004	0.1073	0.0283	4.9000e-004	0.0288		88.0338	88.0338	2.7200e-003	2.5900e-003	88.8728
Total	**0.0361**	**0.0249**	**0.2976**	**8.6000e-004**	**0.1068**	**5.3000e-004**	**0.1073**	**0.0283**	**4.9000e-004**	**0.0288**		**88.0338**	**88.0338**	**2.7200e-003**	**2.5900e-003**	**88.8728**

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.1729					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8175**	**6.2357**	**8.8024**	**0.0136**		**0.3084**	**0.3084**		**0.2846**	**0.2846**	**0.0000**	**1,297.6880**	**1,297.6880**	**0.4114**		**1,307.9725**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0361	0.0249	0.2976	8.6000e-004	0.1068	5.3000e-004	0.1073	0.0283	4.9000e-004	0.0288		88.0338	88.0338	2.7200e-003	2.5900e-003	88.8728
Total	**0.0361**	**0.0249**	**0.2976**	**8.6000e-004**	**0.1068**	**5.3000e-004**	**0.1073**	**0.0283**	**4.9000e-004**	**0.0288**		**88.0338**	**88.0338**	**2.7200e-003**	**2.5900e-003**	**88.8728**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968		2,001.7877	2,001.7877	0.3399		2,010.2858
Total	**1.5233**	**11.7104**	**12.6111**	**0.0221**		**0.5145**	**0.5145**		**0.4968**	**0.4968**		**2,001.7877**	**2,001.7877**	**0.3399**		**2,010.2858**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0126	0.5446	0.1700	2.4400e-003	0.0813	3.1300e-003	0.0844	0.0234	2.9900e-003	0.0264		261.3265	261.3265	5.3100e-003	0.0387	272.9844
Worker	0.1665	0.1150	1.3737	3.9700e-003	0.4929	2.4400e-003	0.4953	0.1307	2.2500e-003	0.1330		406.3098	406.3098	0.0125	0.0119	410.1820
Total	**0.1791**	**0.6597**	**1.5437**	**6.4100e-003**	**0.5742**	**5.5700e-003**	**0.5797**	**0.1541**	**5.2400e-003**	**0.1594**		**667.6363**	**667.6363**	**0.0178**	**0.0506**	**683.1664**

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968	0.0000	2,001.7877	2,001.7877	0.3399		2,010.2858
Total	**1.5233**	**11.7104**	**12.6111**	**0.0221**		**0.5145**	**0.5145**		**0.4968**	**0.4968**	**0.0000**	**2,001.7877**	**2,001.7877**	**0.3399**		**2,010.2858**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0126	0.5446	0.1700	2.4400e-003	0.0813	3.1300e-003	0.0844	0.0234	2.9900e-003	0.0264		261.3265	261.3265	5.3100e-003	0.0387	272.9844
Worker	0.1665	0.1150	1.3737	3.9700e-003	0.4929	2.4400e-003	0.4953	0.1307	2.2500e-003	0.1330		406.3098	406.3098	0.0125	0.0119	410.1820
Total	**0.1791**	**0.6597**	**1.5437**	**6.4100e-003**	**0.5742**	**5.5700e-003**	**0.5797**	**0.1541**	**5.2400e-003**	**0.1594**		**667.6363**	**667.6363**	**0.0178**	**0.0506**	**683.1664**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4200	11.0639	12.5172	0.0221		0.4506	0.4506		0.4348	0.4348		2,001.9214	2,001.9214	0.3334		2,010.2563
Total	**1.4200**	**11.0639**	**12.5172**	**0.0221**		**0.4506**	**0.4506**		**0.4348**	**0.4348**		**2,001.9214**	**2,001.9214**	**0.3334**		**2,010.2563**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0122	0.5449	0.1664	2.4000e-003	0.0813	3.1500e-003	0.0844	0.0234	3.0200e-003	0.0264		257.2593	257.2593	5.2800e-003	0.0381	268.7348
Worker	0.1561	0.1027	1.2849	3.8400e-003	0.4929	2.3300e-003	0.4952	0.1307	2.1400e-003	0.1329		396.2924	396.2924	0.0114	0.0111	399.8925
Total	**0.1683**	**0.6476**	**1.4513**	**6.2400e-003**	**0.5742**	**5.4800e-003**	**0.5796**	**0.1541**	**5.1600e-003**	**0.1593**		**653.5517**	**653.5517**	**0.0167**	**0.0492**	**668.6273**

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4200	11.0639	12.5172	0.0221		0.4506	0.4506		0.4348	0.4348	0.0000	2,001.9214	2,001.9214	0.3334		2,010.2563
Total	**1.4200**	**11.0639**	**12.5172**	**0.0221**		**0.4506**	**0.4506**		**0.4348**	**0.4348**	**0.0000**	**2,001.9214**	**2,001.9214**	**0.3334**		**2,010.2563**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0122	0.5449	0.1664	2.4000e-003	0.0813	3.1500e-003	0.0844	0.0234	3.0200e-003	0.0264		257.2593	257.2593	5.2800e-003	0.0381	268.7348
Worker	0.1561	0.1027	1.2849	3.8400e-003	0.4929	2.3300e-003	0.4952	0.1307	2.1400e-003	0.1329		396.2924	396.2924	0.0114	0.0111	399.8925
Total	**0.1683**	**0.6476**	**1.4513**	**6.2400e-003**	**0.5742**	**5.4800e-003**	**0.5796**	**0.1541**	**5.1600e-003**	**0.1593**		**653.5517**	**653.5517**	**0.0167**	**0.0492**	**668.6273**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.0387					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**3.2304**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0333	0.0230	0.2747	7.9000e-004	0.0986	4.9000e-004	0.0991	0.0262	4.5000e-004	0.0266		81.2620	81.2620	2.5100e-003	2.3900e-003	82.0364
Total	**0.0333**	**0.0230**	**0.2747**	**7.9000e-004**	**0.0986**	**4.9000e-004**	**0.0991**	**0.0262**	**4.5000e-004**	**0.0266**		**81.2620**	**81.2620**	**2.5100e-003**	**2.3900e-003**	**82.0364**

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.0387					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**3.2304**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0333	0.0230	0.2747	7.9000e-004	0.0986	4.9000e-004	0.0991	0.0262	4.5000e-004	0.0266		81.2620	81.2620	2.5100e-003	2.3900e-003	82.0364
Total	**0.0333**	**0.0230**	**0.2747**	**7.9000e-004**	**0.0986**	**4.9000e-004**	**0.0991**	**0.0262**	**4.5000e-004**	**0.0266**		**81.2620**	**81.2620**	**2.5100e-003**	**2.3900e-003**	**82.0364**

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.0387					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**3.2195**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0312	0.0205	0.2570	7.7000e-004	0.0986	4.7000e-004	0.0990	0.0262	4.3000e-004	0.0266		79.2585	79.2585	2.2700e-003	2.2300e-003	79.9785
Total	**0.0312**	**0.0205**	**0.2570**	**7.7000e-004**	**0.0986**	**4.7000e-004**	**0.0990**	**0.0262**	**4.3000e-004**	**0.0266**		**79.2585**	**79.2585**	**2.2700e-003**	**2.2300e-003**	**79.9785**

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.0387					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**3.2195**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0312	0.0205	0.2570	7.7000e-004	0.0986	4.7000e-004	0.0990	0.0262	4.3000e-004	0.0266		79.2585	79.2585	2.2700e-003	2.2300e-003	79.9785
Total	**0.0312**	**0.0205**	**0.2570**	**7.7000e-004**	**0.0986**	**4.7000e-004**	**0.0990**	**0.0262**	**4.3000e-004**	**0.0266**		**79.2585**	**79.2585**	**2.2700e-003**	**2.2300e-003**	**79.9785**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5618	0.6445	5.4627	0.0104	1.1925	7.7700e-003	1.2003	0.3176	7.2400e-003	0.3249		1,078.8258	1,078.8258	0.0771	0.0549	1,097.1239
Unmitigated	0.5822	0.6828	5.7716	0.0112	1.2898	8.3300e-003	1.2982	0.3435	7.7600e-003	0.3513		1,163.7483	1,163.7483	0.0806	0.0581	1,183.0859

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	265.32	265.32	265.32	612,785	566,555
Parking Lot	0.00	0.00	0.00		
Total	265.32	265.32	265.32	612,785	566,555

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	10.80	4.80	5.70	31.00	15.00	54.00	86	11	3
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.553839	0.058700	0.188468	0.120786	0.022796	0.005663	0.010629	0.007566	0.000983	0.000556	0.026354	0.000841	0.002820
Parking Lot	0.553839	0.058700	0.188468	0.120786	0.022796	0.005663	0.010629	0.007566	0.000983	0.000556	0.026354	0.000841	0.002820

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Kilowatt Hours of Renewable Electricity Generated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0153	0.1308	0.0557	8.3000e-004		0.0106	0.0106		0.0106	0.0106		166.9637	166.9637	3.2000e-003	3.0600e-003	167.9559
NaturalGas Unmitigated	0.0163	0.1397	0.0594	8.9000e-004		0.0113	0.0113		0.0113	0.0113		178.3049	178.3049	3.4200e-003	3.2700e-003	179.3645

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1515.59	0.0163	0.1397	0.0594	8.9000e-004		0.0113	0.0113		0.0113	0.0113		178.3049	178.3049	3.4200e-003	3.2700e-003	179.3645
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0163**	**0.1397**	**0.0594**	**8.9000e-004**		**0.0113**	**0.0113**		**0.0113**	**0.0113**		**178.3049**	**178.3049**	**3.4200e-003**	**3.2700e-003**	**179.3645**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1.41919	0.0153	0.1308	0.0557	8.3000e-004		0.0106	0.0106		0.0106	0.0106		166.9637	166.9637	3.2000e-003	3.0600e-003	167.9559
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0153**	**0.1308**	**0.0557**	**8.3000e-004**		**0.0106**	**0.0106**		**0.0106**	**0.0106**		**166.9637**	**166.9637**	**3.2000e-003**	**3.0600e-003**	**167.9559**

6.0 Area Detail

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	29.5887	0.6628	41.3082	0.0694		5.1213	5.1213		5.1213	5.1213	552.4759	254.4074	806.8832	0.7655	0.0391	837.6568
Unmitigated	29.5887	0.6628	41.3082	0.0694		5.1213	5.1213		5.1213	5.1213	552.4759	254.4074	806.8832	0.7655	0.0391	837.6568

Magnolias Affordable Housing - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3497					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9319					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	27.1432	0.6001	35.8615	0.0691		5.0911	5.0911		5.0911	5.0911	552.4759	244.5882	797.0641	0.7560	0.0391	827.6020
Landscaping	0.1640	0.0627	5.4468	2.9000e-004		0.0302	0.0302		0.0302	0.0302		9.8191	9.8191	9.4300e-003		10.0548
Total	**29.5887**	**0.6628**	**41.3082**	**0.0694**		**5.1213**	**5.1213**		**5.1213**	**5.1213**	**552.4759**	**254.4074**	**806.8832**	**0.7655**	**0.0391**	**837.6568**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3497					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9319					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	27.1432	0.6001	35.8615	0.0691		5.0911	5.0911		5.0911	5.0911	552.4759	244.5882	797.0641	0.7560	0.0391	827.6020
Landscaping	0.1640	0.0627	5.4468	2.9000e-004		0.0302	0.0302		0.0302	0.0302		9.8191	9.8191	9.4300e-003		10.0548
Total	**29.5887**	**0.6628**	**41.3082**	**0.0694**		**5.1213**	**5.1213**		**5.1213**	**5.1213**	**552.4759**	**254.4074**	**806.8832**	**0.7655**	**0.0391**	**837.6568**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Magnolias Affordable Housing

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Bay Area AQMD Air District, Mitigation Report

Construction Mitigation Summary

Phase	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Demolition	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grading	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Site Preparation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

OFFROAD Equipment Mitigation

Magnolias Affordable Housing

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Fuel Type	Tier	Number Mitigated	Total Number of Equipment	DPF	Oxidation Catalyst
Air Compressors	Diesel	No Change	0	1	No Change	0.00
Cement and Mortar Mixers	Diesel	No Change	0	1	No Change	0.00
Concrete/Industrial Saws	Diesel	No Change	0	1	No Change	0.00
Cranes	Diesel	No Change	0	1	No Change	0.00
Forklifts	Diesel	No Change	0	1	No Change	0.00
Generator Sets	Diesel	No Change	0	1	No Change	0.00
Graders	Diesel	No Change	0	2	No Change	0.00
Pavers	Diesel	No Change	0	1	No Change	0.00
Paving Equipment	Diesel	No Change	0	1	No Change	0.00
Rollers	Diesel	No Change	0	1	No Change	0.00
Rubber Tired Dozers	Diesel	No Change	0	3	No Change	0.00
Tractors/Loaders/Backhoes	Diesel	No Change	0	8	No Change	0.00
Welders	Diesel	No Change	0	3	No Change	0.00

Magnolias Affordable Housing

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	Unmitigated tons/yr						Unmitigated mt/yr					
Air Compressors	3.89600E-002	2.63650E-001	3.80220E-001	6.20000E-004	1.37000E-002	1.37000E-002	0.00000E+000	5.36183E+001	5.36183E+001	3.10000E-003	0.00000E+000	5.36959E+001
Cement and Mortar Mixers	2.20000E-004	1.38000E-003	1.16000E-003	0.00000E+000	5.00000E-005	5.00000E-005	0.00000E+000	1.71850E-001	1.71850E-001	2.00000E-005	0.00000E+000	1.72300E-001
Concrete/Industrial Saws	8.30000E-004	6.46000E-003	9.14000E-003	2.00000E-005	3.20000E-004	3.20000E-004	0.00000E+000	1.34414E+000	1.34414E+000	7.00000E-005	0.00000E+000	1.34580E+000
Cranes	5.36700E-002	5.74450E-001	2.83840E-001	9.10000E-004	2.39400E-002	2.20300E-002	0.00000E+000	7.98441E+001	7.98441E+001	2.58200E-002	0.00000E+000	8.04897E+001
Forklifts	1.54400E-002	1.44670E-001	1.79840E-001	2.40000E-004	8.64000E-003	7.94000E-003	0.00000E+000	2.11509E+001	2.11509E+001	6.84000E-003	0.00000E+000	2.13219E+001
Generator Sets	6.18700E-002	5.50860E-001	7.69940E-001	1.38000E-003	2.49500E-002	2.49500E-002	0.00000E+000	1.18694E+002	1.18694E+002	5.00000E-003	0.00000E+000	1.18818E+002
Graders	1.92000E-003	2.32700E-002	8.46000E-003	3.00000E-005	7.50000E-004	6.90000E-004	0.00000E+000	2.90687E+000	2.90687E+000	9.40000E-004	0.00000E+000	2.93037E+000
Pavers	7.20000E-004	7.06000E-003	1.08100E-002	2.00000E-005	3.30000E-004	3.10000E-004	0.00000E+000	1.54862E+000	1.54862E+000	5.00000E-004	0.00000E+000	1.56114E+000
Paving Equipment	8.50000E-004	8.01000E-003	1.27800E-002	2.00000E-005	3.90000E-004	3.60000E-004	0.00000E+000	1.78927E+000	1.78927E+000	5.80000E-004	0.00000E+000	1.80374E+000
Rollers	6.70000E-004	7.04000E-003	8.10000E-003	1.00000E-005	3.90000E-004	3.60000E-004	0.00000E+000	1.00854E+000	1.00854E+000	3.30000E-004	0.00000E+000	1.01669E+000
Rubber Tired Dozers	4.92000E-003	5.12300E-002	2.23300E-002	6.00000E-005	2.31000E-003	2.12000E-003	0.00000E+000	5.39237E+000	5.39237E+000	1.74000E-003	0.00000E+000	5.43597E+000
Tractors/Loaders/Backhoes	2.61400E-002	2.64180E-001	3.95030E-001	5.50000E-004	1.26100E-002	1.16000E-002	0.00000E+000	4.84051E+001	4.84051E+001	1.56600E-002	0.00000E+000	4.87965E+001
Welders	1.53970E-001	8.81400E-001	1.05225E+000	1.61000E-003	3.21200E-002	3.21200E-002	0.00000E+000	1.18579E+002	1.18579E+002	1.24900E-002	0.00000E+000	1.18891E+002

Magnolias Affordable Housing

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	Mitigated tons/yr						Mitigated mt/yr					
Air Compressors	3.89600E-002	2.63650E-001	3.80220E-001	6.20000E-004	1.37000E-002	1.37000E-002	0.00000E+000	5.36183E+001	5.36183E+001	3.10000E-003	0.00000E+000	5.36958E+001
Cement and Mortar Mixers	2.20000E-004	1.38000E-003	1.16000E-003	0.00000E+000	5.00000E-005	5.00000E-005	0.00000E+000	1.71850E-001	1.71850E-001	2.00000E-005	0.00000E+000	1.72300E-001
Concrete/Industrial Saws	8.30000E-004	6.46000E-003	9.14000E-003	2.00000E-005	3.20000E-004	3.20000E-004	0.00000E+000	1.34414E+000	1.34414E+000	7.00000E-005	0.00000E+000	1.34580E+000
Cranes	5.36700E-002	5.74450E-001	2.83840E-001	9.10000E-004	2.39400E-002	2.20300E-002	0.00000E+000	7.98440E+001	7.98440E+001	2.58200E-002	0.00000E+000	8.04896E+001
Forklifts	1.54400E-002	1.44670E-001	1.79840E-001	2.40000E-004	8.64000E-003	7.94000E-003	0.00000E+000	2.11509E+001	2.11509E+001	6.84000E-003	0.00000E+000	2.13219E+001
Generator Sets	6.18700E-002	5.50860E-001	7.69940E-001	1.38000E-003	2.49500E-002	2.49500E-002	0.00000E+000	1.18693E+002	1.18693E+002	5.00000E-003	0.00000E+000	1.18818E+002
Graders	1.92000E-003	2.32700E-002	8.46000E-003	3.00000E-005	7.50000E-004	6.90000E-004	0.00000E+000	2.90687E+000	2.90687E+000	9.40000E-004	0.00000E+000	2.93037E+000
Pavers	7.20000E-004	7.06000E-003	1.08100E-002	2.00000E-005	3.30000E-004	3.10000E-004	0.00000E+000	1.54862E+000	1.54862E+000	5.00000E-004	0.00000E+000	1.56114E+000
Paving Equipment	8.50000E-004	8.01000E-003	1.27800E-002	2.00000E-005	3.90000E-004	3.60000E-004	0.00000E+000	1.78927E+000	1.78927E+000	5.80000E-004	0.00000E+000	1.80374E+000
Rollers	6.70000E-004	7.04000E-003	8.10000E-003	1.00000E-005	3.90000E-004	3.60000E-004	0.00000E+000	1.00854E+000	1.00854E+000	3.30000E-004	0.00000E+000	1.01669E+000
Rubber Tired Dozers	4.92000E-003	5.12300E-002	2.23300E-002	6.00000E-005	2.31000E-003	2.12000E-003	0.00000E+000	5.39236E+000	5.39236E+000	1.74000E-003	0.00000E+000	5.43596E+000
Tractors/Loaders/Backhoes	2.61400E-002	2.64180E-001	3.95030E-001	5.50000E-004	1.26100E-002	1.16000E-002	0.00000E+000	4.84051E+001	4.84051E+001	1.56600E-002	0.00000E+000	4.87965E+001
Welders	1.53970E-001	8.81390E-001	1.05225E+000	1.61000E-003	3.21200E-002	3.21200E-002	0.00000E+000	1.18579E+002	1.18579E+002	1.24900E-002	0.00000E+000	1.18891E+002

Magnolias Affordable Housing

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Air Compressors	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.30552E-006	1.30552E-006	0.00000E+000	0.00000E+000	1.11740E-006
Cement and Mortar Mixers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Concrete/Industrial Saws	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Cranes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.25244E-006	1.25244E-006	0.00000E+000	0.00000E+000	1.24240E-006
Forklifts	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	9.45587E-007	9.45587E-007	0.00000E+000	0.00000E+000	1.40700E-006
Generator Sets	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.26376E-006	1.26376E-006	0.00000E+000	0.00000E+000	1.17827E-006
Graders	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Pavers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Paving Equipment	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Rollers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Rubber Tired Dozers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.85447E-006	1.85447E-006	0.00000E+000	0.00000E+000	1.83960E-006
Tractors/Loaders/Backhoes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.03295E-006	1.03295E-006	0.00000E+000	0.00000E+000	1.02466E-006
Welders	0.00000E+000	1.13456E-005	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.18065E-006	1.18065E-006	0.00000E+000	0.00000E+000	1.26166E-006

Fugitive Dust Mitigation

Yes/No	Mitigation Measure	Mitigation Input		Mitigation Input		Mitigation Input	
No	Soil Stabilizer for unpaved Roads	PM10 Reduction		PM2.5 Reduction			

Magnolias Affordable Housing

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

No	Replace Ground Cover of Area Disturbed	PM10 Reduction		PM2.5 Reduction			
No	Water Exposed Area	PM10 Reduction		PM2.5 Reduction		Frequency (per day)	
No	Unpaved Road Mitigation	Moisture Content %		Vehicle Speed (mph)	0.00		
No	Clean Paved Road	% PM Reduction	0.00				

		Unmitigated		Mitigated		Percent Reduction	
Phase	Source	PM10	PM2.5	PM10	PM2.5	PM10	PM2.5
Architectural Coating	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	Roads	0.02	0.01	0.02	0.01	0.00	0.00
Building Construction	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	Roads	0.12	0.03	0.12	0.03	0.00	0.00
Demolition	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Demolition	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Grading	Fugitive Dust	0.02	0.01	0.02	0.01	0.00	0.00
Grading	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Paving	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Paving	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Site Preparation	Fugitive Dust	0.02	0.01	0.02	0.01	0.00	0.00
Site Preparation	Roads	0.00	0.00	0.00	0.00	0.00	0.00

Operational Percent Reduction Summary

Magnolias Affordable Housing

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	3.40	5.62	5.54	7.35	6.62	6.38	0.00	7.30	7.30	4.54	5.53	7.27
Natural Gas	6.38	6.36	6.36	6.25	6.31	6.31	0.00	6.36	6.36	7.02	5.56	6.36
Water Indoor	0.00	0.00	0.00	0.00	0.00	0.00	35.00	35.00	35.00	35.00	35.01	35.00
Water Outdoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Operational Mobile Mitigation

Project Setting: Suburban Center

Mitigation	Category	Measure	% Reduction	Input Value 1	Input Value 2	Input Value 3
No	Land Use	Increase Density	0.00	0.00	0.00	
No	Land Use	Increase Diversity	0.06	0.25		
No	Land Use	Improve Walkability Design	0.00	0.00		
No	Land Use	Improve Destination Accessibility	0.00	0.00		
Yes	Land Use	Increase Transit Accessibility	0.08	0.60		
No	Land Use	Integrate Below Market Rate Housing	0.00	0.00		
	Land Use	Land Use SubTotal	0.08			

Magnolias Affordable Housing

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

No	Neighborhood Enhancements	Improve Pedestrian Network				
No	Neighborhood Enhancements	Provide Traffic Calming Measures				
No	Neighborhood Enhancements	Implement NEV Network	0.00			
	Neighborhood Enhancements	Neighborhood Enhancements Subtotal	0.00			
No	Parking Policy Pricing	Limit Parking Supply	0.00	0.00		
No	Parking Policy Pricing	Unbundle Parking Costs	0.00	0.00		
No	Parking Policy Pricing	On-street Market Pricing	0.00	0.00		
	Parking Policy Pricing	Parking Policy Pricing Subtotal	0.00			
No	Transit Improvements	Provide BRT System	0.00	0.00		
No	Transit Improvements	Expand Transit Network	0.00	0.00		
No	Transit Improvements	Increase Transit Frequency	0.00		0.00	
	Transit Improvements	Transit Improvements Subtotal	0.00			
		Land Use and Site Enhancement Subtotal	0.08			
No	Commute	Implement Trip Reduction Program				
No	Commute	Transit Subsidy				
No	Commute	Implement Employee Parking "Cash Out"	4.50			
No	Commute	Workplace Parking Charge		0.00		
No	Commute	Encourage Telecommuting and Alternative Work Schedules	0.00			
No	Commute	Market Commute Trip Reduction Option	0.00			
No	Commute	Employee Vanpool/Shuttle	0.00		2.00	

Magnolias Affordable Housing

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

No	Commute	Provide Ride Sharing Program	10.00			
	Commute	Commute Subtotal	0.00			
No	School Trip	Implement School Bus Program	0.00			
		Total VMT Reduction	0.08			

Area Mitigation

Measure Implemented	Mitigation Measure	Input Value
No	Only Natural Gas Hearth	
No	No Hearth	
No	Use Low VOC Cleaning Supplies	
No	Use Low VOC Paint (Residential Interior)	100.00
No	Use Low VOC Paint (Residential Exterior)	150.00
No	Use Low VOC Paint (Non-residential Interior)	100.00
No	Use Low VOC Paint (Non-residential Exterior)	150.00
No	Use Low VOC Paint (Parking)	150.00
No	% Electric Lawnmower	
No	% Electric Leafblower	
No	% Electric Chainsaw	

Energy Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
Yes	Exceed Title 24	10.20	

Magnolias Affordable Housing

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

No	Install High Efficiency Lighting	0.00	
Yes	On-site Renewable	234.90	0.00

Appliance Type	Land Use Subtype	% Improvement
ClothWasher		30.00
DishWasher		15.00
Fan		50.00
Refrigerator		15.00

Water Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
Yes	Apply Water Conservation on Strategy	35.00	35.00
No	Use Reclaimed Water	0.00	0.00
No	Use Grey Water	0.00	
No	Install low-flow bathroom faucet	32.00	
No	Install low-flow Kitchen faucet	18.00	
No	Install low-flow Toilet	20.00	
No	Install low-flow Shower	20.00	
No	Turf Reduction	0.00	
No	Use Water Efficient Irrigation Systems	6.10	
No	Water Efficient Landscape	0.00	0.00

Solid Waste Mitigation

Magnolias Affordable Housing

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigation Measures	Input Value
Institute Recycling and Composting Services Percent Reduction in Waste Disposed	

Appendix B

Arborist Report

CARLSBAD
FRESNO
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

February 5, 2021

Sophie Rubin
Assistant Project Manager
First Community Housing
75 East Santa Clara Street
San Jose, CA 95113
(Via email: sophier@firsthousing.org)

Subject: Arborist Report for the Magnolias Project
Gilroy, California

Dear Ms. Rubin:

This arborist report provides the results of a tree survey and analysis of significant trees that may be impacted by the development of the Magnolias Project (project) located at 17965 Monterey Road in Morgan Hill (Assessor's Parcel Number 764-12-006), California (Figure 1, attached).

This report was prepared to satisfy the City of Morgan Hill's (City) provisions and policies regarding Restrictions on Removal of Significant Trees (tree ordinance).[1] LSA performed a tree survey to identify, map, and assess the condition of all trees within the project's tree survey area (Figure 2, attached). The tree survey area is bounded by the property line of the approximately 1.5-acre rectangular lot.

The residential project is anticipated include a five story building of modular construction. Common areas will include the Property Management and Social Service Coordinator's offices, open lounge/seating areas, a central laundry facility, indoor and outdoor play spaces for children, a secured bicycle storage area, and a community garden area. Parking will be provided at a rate of 1 space per residential unit in a surface lot behind the building. FCH also plans to include pet relieving and washing areas on the property.

Significant trees on the property include 19 trees, eight indigenous and 11 non-indigenous.

METHODS

Prior to conducting the tree survey, LSA reviewed the tree data in the following documents:

- MH Engineering. 2019. Boundary, Topography and Utilities. ALTA/NSPS Land Title Survey.
- SERA. 2020. Ground Floor Plan (conceptual development plan), 17965 Monterey Road, Morgan Hill, California.

[1] City of Morgan Hill Municipal Code Title 12.32 Streets Sidewalks and Public Places, Chapter 12.32.

Tree Inventory

LSA certified arborist Tim Milliken (International Society of Arboriculture Certification #WE-5539A) conducted the tree survey on January 21, 2021. The tree survey involved measuring and recording trunk circumference at breast height (in inches as measured 4.5 feet above natural root crown), approximate height, and health and structural condition of trees on the project site. If an individual tree had multiple trunks, the circumference of all the trunks was totaled. Each tree was marked in the field with a tree tag corresponding in number with the tree numbers provided in the tree tables and sketched on the tree map (Figure 2, attached).

Based on a brief visual assessment of each tree, the health and structural condition of each tree were classified as follows:

- Good – Trees with good health and structure that have potential for longevity on site.
- Fair – Trees with somewhat declining health and/or structural defects.
- Poor – Trees in poor health or with significant structural defects that cannot be mitigated. Trees in this category are expected to continue to decline.

Protected Trees

The recorded information facilitated a determination of which trees would qualify as significant trees as defined by the tree ordinance. The tree ordinance defines "significant tree" as follows:

- **Ordinance Sized Tree** means any live woody plant rising above the ground with a single stem or trunk of a circumference of 40 inches or more for non-indigenous species and 18 inches or more for indigenous species measured at 4.5 feet vertically above the ground or immediately below the lowest branch, whichever is lower, and having the inherent capacity of naturally producing one main axis continuing to grow more vigorously than the lateral axes. All commercial tree farms, non-indigenous tree species in residential zones, and orchards (including individual fruit trees) are exempted from the definition of ordinance sized tree.
- **Street Tree** is a tree, of any size, situated within the public street right-of-way or publicly accessible private street (e.g., trees within a landscape park strip), or within 5 feet of a publicly accessible sidewalk adjacent to a public or private street in the case of a street without a landscape park strip.
- **Indigenous Tree** means any tree that is native to the Morgan Hill region. Such trees include oaks (all types), California bays, madrones, sycamore, and alder.

RESULTS

As stated in Chapter 12.32.050 of the tree ordinance, any person desiring to cut down, remove, destroy, or cause to be removed any tree regulated in this chapter shall apply to the community development department for a tree cutting permit on forms provided by the department. The application shall be accompanied by such drawings, written material, photographs, and other

information as are necessary to provide necessary data concerning trees within the affected area and which shall include: 1) the diameter and height of the tree; 2) the type of trees (e.g., coniferous, evergreen hardwood, and deciduous hardwood); 3) map or accurate sketch of location and trees proposed to be cut (showing other significant trees, shrubs, buildings or proposed buildings; photographs may be used to show the area); 4) method for marking the tree proposed to be cut down, removed, or destroyed; 5) description of method to be used in removing the tree; 6) description of tree planting or replacement program; 7) reasons for proposing removal of the tree; 8) address where tree is located; 9) general health of tree to be cut down or removed; and 10) other pertinent information which the community development director may require.

This arborist report provides the information to satisfy the above conditions for granting a tree removal permit from the City of Morgan Hill.

Tree Inventory

A total of 54 trees representing 14 species were inventoried on the project site (Table A and Figure 2, attached). Trees located on the project site include: 7 silver dollar gum (*Eucalyptus polyanthemos*), 24 manna gum (*Eucalyptus viminalis*), 1 edible fig (*Ficus carica*), 1 raywood ash (*Fraxinus angustifolia*), 1 English walnut (*Juglans regia*), 1 Ngaio tree (*Myoporum laetum*), 2 Canary Island pine (*Pinus canariensis*), 1 Lombardy poplar (*Populus nigra*), 1 purple leaf plum (*Prunus cerasifera*), 8 coast live oak (*Quercus agrifolia*), 4 black locust (*Robinia pseudoacacia*), 1 Brazilian pepper tree (*Schinus terebinthifolia*), 1 shrub, and 1 Mexican fan palm (*Washingtonia robusta*). Many trees on the perimeter of the site may have shared ownership with the neighboring property.

A total of eight significant indigenous trees were inventoried on the project site (Table B and Figure 2, attached). Significant indigenous trees include five single-stemmed coast live oaks ranging in size from 19 to 38 inches in circumference and three multiple-stemmed coast live oaks ranging in size from 38 to 63 inches in circumference. All significant indigenous trees are in good condition and have structural conditions that rate from poor to good. Photographs of indigenous significant trees are attached (Figure 3).

A total of 11 significant non-indigenous trees were inventoried on the project site (Table B and Figure 2, attached). Significant non-indigenous trees include three silver dollar gum, five manna gum, one raywood ash, one Brazilian pepper tree, and one Mexican fan palm. All significant non-indigenous trees are single stemmed and over 40 inches in circumference. All but one of the significant non-indigenous trees are in good condition and have structural conditions that rate from poor to good. Photographs of non-indigenous significant trees are attached (Figure 3).

There are no significant street trees associated with the project site.

Table C contains additional information on all trees identified during the inventory including tree ID number; common and scientific name; trunk circumference; tree height; canopy spread; health and structural condition; and tree ordinance status.

Table A: Summary of Trees on the Project Site

Species Classification	Number of Trees on the Project Site	Significant Indigenous	Significant Non-Indigenous	Not Significant
Silver dollar gum *Eucalyptus polyanthemos*	7		3	4
Manna gum *Eucalyptus viminalis*	24		5	19
Edible fig *Ficus carica*	1			1
Raywood ash *Fraxinus angustifolia*	1		1	
English walnut *Juglans regia*	1			1
Ngaio tree *Myoporum laetum*	1			1
Canary Island pine *Pinus canariensis*	2			2
Lombardy poplar *Populus nigra*	1			1
Purple leaf plum *Prunus cerasifera*	1			1
Coast live oak *Quercus agrifolia*	8	8		
Black locust *Robinia pseudoacacia*	4			4
Brazilian pepper tree *Schinus terebinthifolia*	1		1	
Shrub	1			1
Mexican fan palm *Washingtonia robusta*	1		1	
Total	**54**	**8**	**11**	**35**

Table B: Summary of Significant Trees on the Project Site

Species Classification	Significant Trees Total	Significant Trees Removed	Significant Trees Retained
Indigenous Ordinance-Sized Trees			
Coast live oak *Quercus agrifolia*	8	8	0
Non-Indigenous Ordinance-Sized Trees			
Silver dollar gum *Eucalyptus viminalis*	3	3	0
Manna gum *Eucalyptus viminalis*	5	5	0
Raywood ash *Fraxinus angustifolia*	1	1	0
Brazilian pepper tree *Schinus terebinthifolia*	1	1	0
Mexican fan palm *Washingtonia robusta*	1	1	0
Total	**19**	**19**	**0**

Table C: Detailed Data for Trees on the Project Site

Tree #	Species Name	Common Name	Circumference (inches)	Height (feet)	Spread (feet)	Health Condition	Structural Condition	Tree Status
1	*Washingtonia robusta*	Mexican fan palm	63	50	20	Good	Good	Significant Non-Indigenous
2	*Populus nigra*	Lombardy poplar	75	70	15	Good	Fair	Not Significant
3	*Ficus carica*	Edible fig	94	15	25	Fair	Poor	Not Significant
4	*Eucalyptus polyanthemos*	Silver dollar gum	94	40	35	Good	Poor	Not Significant
5	*Eucalyptus viminalis*	Manna gum	100	40	35	Good	Fair	Not Significant
6	*Eucalyptus viminalis*	Manna gum	57	40	30	Good	Fair	Significant Non-Indigenous
7	*Eucalyptus viminalis*	Manna gum	57	40	30	Good	Fair	Significant Non-Indigenous
8	*Eucalyptus viminalis*	Manna gum	126	40	35	Good	Fair	Not Significant
9	*Eucalyptus viminalis*	Manna gum	38	40	35	Good	Fair	Not Significant
10	*Eucalyptus viminalis*	Manna gum	107	40	35	Good	Fair	Not Significant
11	*Quercus agrifolia*	Coast live oak	50	15	20	Good	Fair	Significant Indigenous
12	*Eucalyptus viminalis*	Manna gum	88	40	35	Good	Poor	Not Significant
13	*Eucalyptus viminalis*	Manna gum	107	40	40	Good	Poor	Not Significant
14	*Eucalyptus viminalis*	Manna gum	107	40	30	Good	Poor	Not Significant
15	*Eucalyptus viminalis*	Manna gum	38	40	30	Good	Poor	Not Significant
16	*Eucalyptus viminalis*	Manna gum	75	40	30	Good	Poor	Not Significant
17	*Eucalyptus viminalis*	Manna gum	75	40	30	Good	Poor	Not Significant
18	*Eucalyptus viminalis*	Manna gum	100	40	30	Good	Poor	Not Significant
19	*Eucalyptus viminalis*	Manna gum	38	40	25	Good	Poor	Not Significant
20	*Eucalyptus viminalis*	Manna gum	31	40	25	Good	Fair	Not Significant
21	*Eucalyptus viminalis*	Manna gum	88	40	30	Good	Poor	Not Significant
22	*Quercus agrifolia*	Coast live oak	38	25	20	Good	Fair	Significant Indigenous
23	*Prunus cerasifera*	Purple leaf plum	57	15	20	Good	Poor	Not Significant
24	*Pinus canariensis*	Canary Island pine	13	20	10	Good	Fair	Not Significant
25	*Eucalyptus polyanthemos*	Silver dollar gum	38	40	30	Good	Fair	Not Significant
26	*Quercus agrifolia*	Coast live oak	19	20	20	Good	Fair	Significant Indigenous
27	*Quercus agrifolia*	Coast live oak	63	20	30	Good	Poor	Significant Indigenous

Table C: Detailed Data for Trees on the Project Site

Tree #	Species Name	Common Name	Circumference (inches)	Height (feet)	Spread (feet)	Health Condition	Structural Condition	Tree Status
28	*Eucalyptus viminalis*	Manna gum	100	40	30	Good	Fair	Not Significant
29	*Eucalyptus polyanthemos*	Silver dollar gum	44	40	25	Good	Good	Significant Non-Indigenous
30	*Eucalyptus polyanthemos*	Silver dollar gum	57	40	35	Good	Poor	Significant Non-Indigenous
31	*Eucalyptus polyanthemos*	Silver dollar gum	44	40	25	Good	Poor	Significant Non-Indigenous
32	*Quercus agrifolia*	Coast live oak	19	15	6	Good	Poor	Significant Indigenous
33	*Pinus canariensis*	Canary Island pine	13	15	10	Good	Good	Not Significant
34	*Eucalyptus polyanthemos*	Silver dollar gum	25	40	20	Good	Good	Not Significant
35	*Eucalyptus polyanthemos*	Silver dollar gum	69	40	35	Good	Poor	Not Significant
36	*Eucalyptus viminalis*	Manna gum	119	40	40	Good	Poor	Not Significant
37	*Eucalyptus viminalis*	Manna gum	220	40	40	Good	Poor	Not Significant
38	*Fraxinus angustifolia*	Raywood ash	75	35	50	Good	Good	Significant Non-Indigenous
39	*Quercus agrifolia*	Coast live oak	38	20	25	Good	Good	Significant Indigenous
40	*Eucalyptus viminalis*	Manna gum	57	40	40	Good	Fair	Significant Non-Indigenous
41	*Eucalyptus viminalis*	Manna gum	85	40	40	Good	Fair	Not Significant
42	*Myoporum laetum*	Ngaio tree	176	25	30	Fair	Poor	Not Significant
43	*Eucalyptus viminalis*	Manna gum	119	40	50	Good	Fair	Not Significant
44	*Robinia pseudoacacia*	Black locust	113	25	25	Good	Poor	Not Significant
45	*Eucalyptus viminalis*	Manna gum	57	40	50	Good	Fair	Significant Non-Indigenous
46	*Robinia pseudoacacia*	Black locust	69	25	25	Good	Poor	Not Significant
47	*Robinia pseudoacacia*	Black locust	88	25	25	Good	Poor	Not Significant
48	*Eucalyptus viminalis*	Manna gum	63	40	40	Good	Poor	Significant Non-Indigenous
49	*Quercus agrifolia*	Coast live oak	22	10	12	Good	Fair	Significant Indigenous
50	*Juglans regia*	English walnut	38	15	20	Good	Fair	Not Significant
51	*Schinus terebinthifolia*	Brazilian pepper tree	44	25	30	Good	Fair	Significant Non-Indigenous
52	*Robinia pseudoacacia*	Black locust	25	15	10	Fair	Poor	Not Significant
53	*Quercus agrifolia*	Coast live oak	28	15	10	Good	Poor	Significant Indigenous
54	Shrub	Shrub	50	10	10	Good	Fair	Not Significant

Source: LSA (2021).

Tree Removal and Protection Plan

Review of the conceptual development plan indicates the entire site will be cleared of trees including 19 significant trees. Although construction of a 6-foot-tall masonry wall would preclude the consideration of retaining some indigenous significant trees on the perimeter of the site, any existing tree to be retained should be protected by implementing the attached tree protection measures (Appendix A).

Tree Replacement Plan

The community development director, planning commission, or city council may attach reasonable conditions of approval for granting a tree removal permit (Chapter 12.32.080, tree ordinance). These conditions include, but are not limited to:

- Replacement of trees removed with plantings of trees acceptable to the community development director. In all cases, native trees shall be planted to replace native trees removed unless practical reasons preclude this option.

- Posting of a bond to insure maintenance of substitute landscaping.

The project's conceptual development plan indicates the location of 21 trees as part of the site's landscaping. One of the proposed trees is identified as a magnolia; the types of trees for the remaining 20 locations are not identified.

To off-set impacts related to removal of eight significant indigenous trees, one new native tree shall be planted on site. This ratio (1:1) is provided to compensate for the loss of eight native trees on the project site. The same replacement ratio is proposed to compensate for the loss of 11 significant non-indigenous trees. At least eight of the mitigation plantings should include the native coast live oak; the remainder may be a combination of native coast live oak and non-native trees as proposed by the landscape contractor and approved under the discretion of the governing agency. Possible non-indigenous tree species include: Catalina ironwood (*Lyonothamnus floribundus* subsp. *aspleniifolius*), erect European hornbeam (*Carpinus betulus* 'Fastigata'), Brisbane box (*Lophostemon confertus*), and holly oak (*Quercus ilex*). Suggested mitigation includes:

- Eight coast live oak

- 11 other trees (as proposed by the project's landscape architect)

CONCLUSIONS

The tree inventory identified 54 trees on the project site, including 19 significant trees.

Mitigation for removed significant trees includes the planting of 19 trees on site or posting of a monetary bond in the amount determined by the governing agency.

Existing significant trees to be retained on site should be protected by implementing tree protection.

LSA appreciates the opportunity to provide this arborist report to you, and I am available to answer questions regarding it if needed. Please feel free to contact me (510.236.6810) if you have questions or comments.

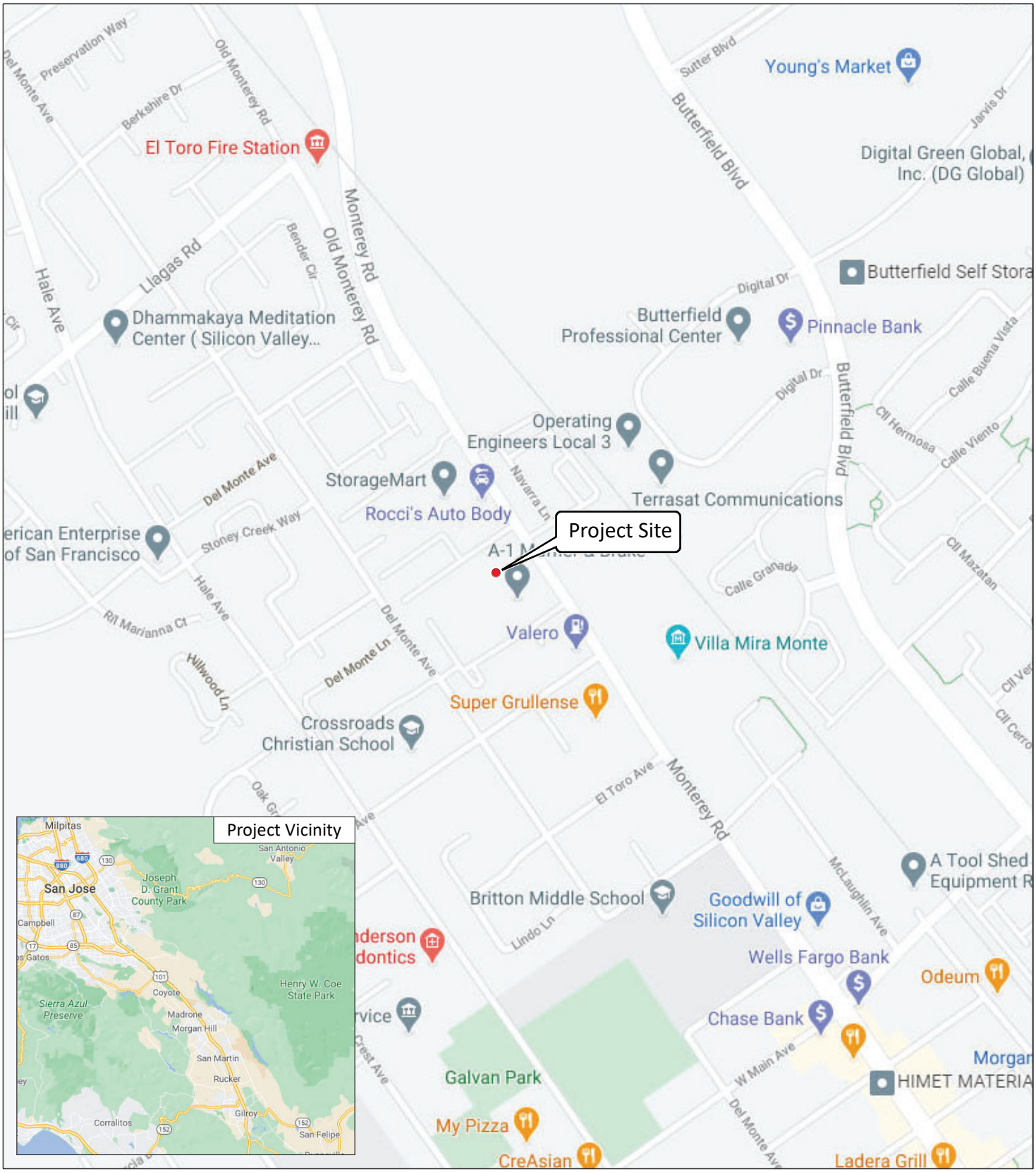
Sincerely,

LSA Associates, Inc.



Tim Milliken
International Society of Arboriculture (ISA) Certified Arborist WE-5539A

Attachments: Figure 1: Project Location
Figure 2: Tree Map
Figure 3: Significant Tree Photographs
Appendix A: Tree Protection Plan



LSA

LEGEND

- Project Site

FIGURE 1

N

0 2 4

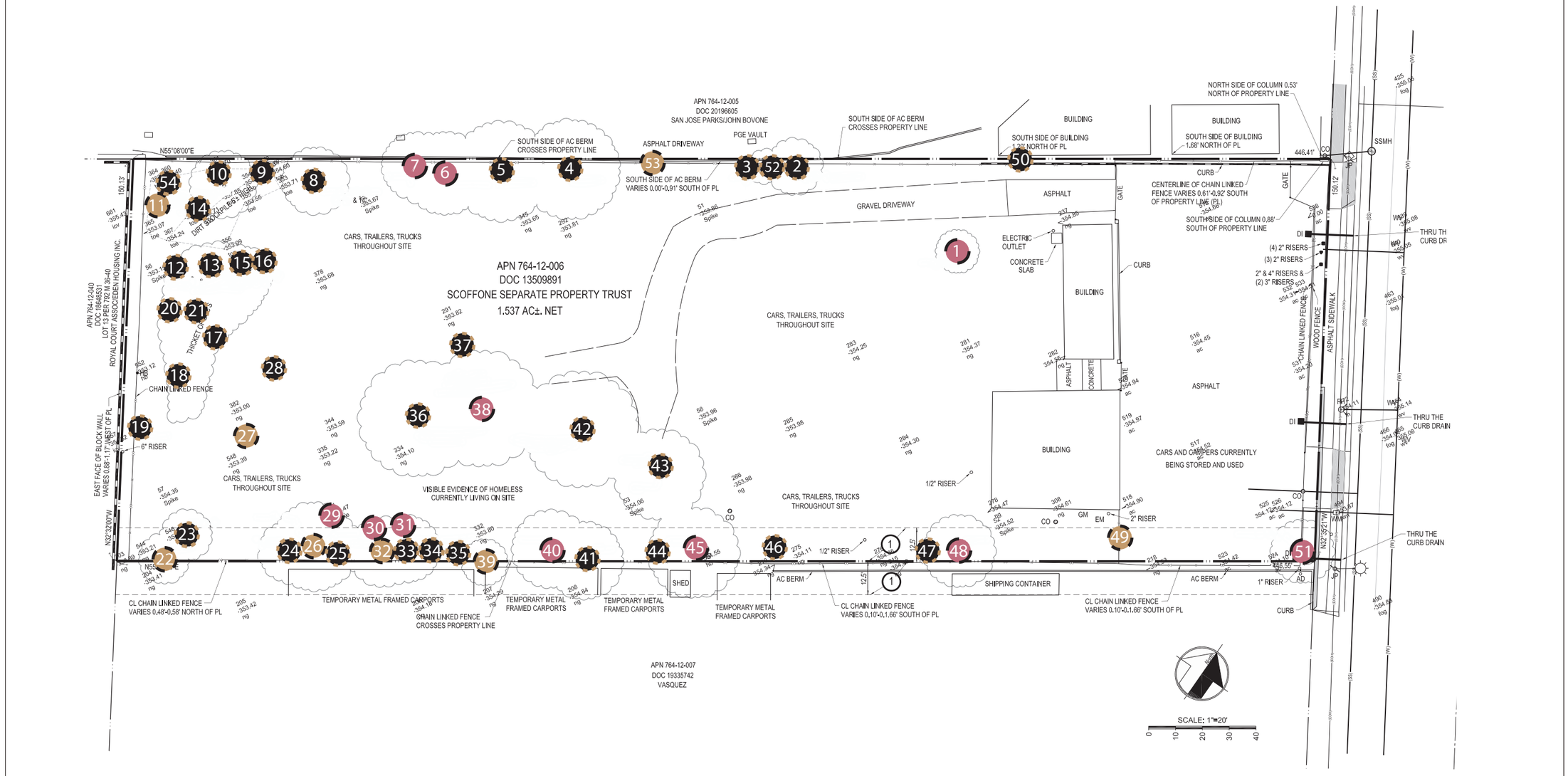
MILES

SOURCE:Google Imagery (2021).

P:\FCY2001\Figure 1.pdf

Magnolias Project
Morgan Hill, California

Regional Location



LSA

LEGEND

- Significant Indigenous Tree to be Removed
- Significan Non-Indigenous Tree to be Removed
- Non-protected Tree to be Removed

Figure 2

Magnolias Project
City of Morgan Hill, California
Tree Map

SOCURCE: Boundary, Topgraphy and Utilities. **Prepared by MH Engineering Co.**

P:\FCY2001\Arborist Report\Figure 2Tree Map.pdf



Tree #11, Coast live oak
January 21, 2021.



Tree #22, Coast live oak
January 21, 2021.

LSA

Figure 3

Magnolias Project
City of Morgan Hill, California

Significant Indigenous Trees Photographic Documentation



Tree #26, Coast live oak
January 21, 2021.



Tree #27, Coast live oak
January 21, 2021.

LSA

Figure 3

Magnolias Project
City of Morgan Hill, California

Significant Indigenous Trees Photographic Documentation



Tree #32, Coast live oak
January 21, 2021.



Tree #39, Coast live oak
January 21, 2021.

LSA

Figure 3

Magnolias Project
City of Morgan Hill, California

Significant Indigenous Trees Photographic Documentation



Tree #49, Coast live oak
January 21, 2021.



Tree #53, Coast live oak
January 21, 2021.

LSA

Figure 3

Magnolias Project
City of Morgan Hill, California
Significant Indigenous Trees Photographic Documentation

APPENDIX A: TREE PROTECTION PLAN

The objective of the tree protection measures is to minimize the potential negative impacts of construction to protected/retained trees. Typical negative impacts that may occur during construction include mechanical injury to roots, trunks, or branches; compaction of the soil and reduced tree root function; grade changes that cut or suffocate tree roots; alteration of water table; microclimate changes including exposing sheltered trees to sun or wind; and creating sterile soil conditions associated with stripping of topsoil.

The following standard recommendations/best management practices shall be implemented to protect retained trees during project construction.

Tree Avoidance. The project plan should avoid as many significant indigenous trees as feasible. Tree protection zones (TPZ) shall be indicated on the project plans. Tree protection zones are delineated in the field with Tree Protection Fencing, which is installed as described in the following section entitled Tree Protection Fencing.

Tree Protection Fencing. Prior to the start of construction, Tree Protection Fencing (TPF) should be installed. The TPF should be maintained during the construction period to prevent direct damage to trees and their growing environment. The TPF should consist of blaze orange barrier fencing supported by metal "T rail" fence posts. The TPF should be placed at a distance that is at or outside of the driplines of avoided trees. The TPF should be installed as part of the site preparation before construction begins and should be installed under the supervision of a qualified arborist. The TPF should not be altered in any way that would increase the encroachment on the avoided trees during construction activities.

Tree Maintenance Prior to and During Construction, Canopy

It may be necessary to trim the canopy of a retained tree to reduce the hazard of accidental limb failure or to allow the movement of construction machinery. Although no specific branch or branches are recommended for removal, planned tree work should consider removing dead, crossed, and/or malformed limbs. All branches to be removed should be pruned back to an appropriately sized lateral or to the trunk by following proper pruning guidelines (International Society of Arboriculture; Best Management Practices; Tree Pruning). It is recommended that a professional tree company with certified arborists be retained to do this work. If accidental damage of tree trunks and limbs should occur during construction, a professional arborist shall be consulted to properly address these issues. Tree trimming shall not be allowed to be performed by construction personnel.

Tree Maintenance Prior to and During Construction, Root Zones

Tree roots often extend far beyond the canopy dripline. To reduce the root shock trees are likely to experience during construction, a watering schedule should be initiated a minimum of 30 days prior to the start of construction. During construction supplemental irrigation should be applied as needed based upon seasonal temperatures and soil moisture. An arborist can help determine the watering schedules.

Excavation Within the Tree Protection Zone

Excavation adjacent to and within the TPZ of any protected/retained tree shall not be permitted where damage to the large structural or fibrous matting root system will result. Root removal that jeopardizes the structural integrity or the health of the tree shall be avoided. The existing ground surface within the TPZ should not be cut, filled, compacted, or paved.

In situations where construction necessitates excavation work within the TPZ of protected/retained trees, excavation shall be done with low impact machinery and hand tools. If large roots of protected/retained trees become exposed during construction and need to be removed to allow construction to proceed, these roots must not be torn, but cut cleanly with a sharp blade. Cut root surfaces shall be covered with backfill soil immediately or covered in wet burlap if backfill is delayed. No more than 30 percent of a tree's root system roots shall be removed, and any root pruning required for construction purposes should receive the prior approval of and be supervised by LSA's certified arborist or a consulting arborist retained for the supervision of tree work on site.

Activities Prohibited Within Canopy Driplines

Use of Heavy Equipment

Heavy machinery shall not be allowed to operate (excavation, grading, drainage, and leveling) or to park within the dripline of protected/retained trees unless approved by a qualified arborist. If it is necessary for heavy machinery to operate within the dripline of the protected/retained trees, then a temporary layer of mulch or pea gravel at least 4 inches in depth should be placed on the ground beneath the dripline. A 3/4-inch sheet of plywood should be placed on top of the mulch. The plywood and mulch will reduce compaction of the soil within the dripline.

Storage of Construction Materials and Debris

Construction materials (excess soil, gravel, aggregate, chemicals, debris, equipment, or other materials) shall not be placed, stored, or spilled within the TPZ or upslope of the protected/retained trees. Furthermore, the attachment of wires, signs, and ropes to any protected/retained tree or placement of fill, debris, or aggregate materials against or on tree trunks and branches is strictly prohibited. Workers may be allowed to rest under trees, but they must not injure trees by any means. The City shall be notified if any damage occurs to a retained tree during construction so that proper treatment may be administered.

Tree Protection Signage

A warning sign shall be prominently displayed on each TPF. The sign shall be a minimum of 8.5 inches by 11 inches and clearly state "Keep Out - Tree Protection Area." The sign shall be laminated in plastic and placed at 50-foot intervals for continuous fence lines or on all sides of smaller enclosures.

Monitoring

A certified arborist shall conduct periodic monitoring of the project site and the health of protected/retained trees. The certified arborist shall be present whenever activities that may pose a potential threat to the health of protected/retained trees may occur.

Appendix C

Geotechnical Investigation

Geotechnical Investigation

Residential Development

17965 Monterey Road

Morgan Hill, California

Report No. 371754 has been prepared for:

First Community Housing

75 East Santa Clara Street, Suite 1300

San Jose, California 95113

January 27, 2020

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GEOTECHNICAL INVESTIGATION
RESIDENTIAL DEVELOPMENT
17965 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

1.0 INTRODUCTION

This report presents the results of our geotechnical investigation for the proposed Residential Development to be located at 17695 Monterey Road in Morgan Hill, California. The site location is shown on the Vicinity Map, Figure 1. The purpose of our investigation was to evaluate the geologic and subsurface conditions and to provide geotechnical recommendations for design of the proposed project.

We received and reviewed a site plan titled, "ALTA/NSPS Land Title Survey EAH Inc., a California Non-Profit public benefit corporation, City of Morgan Hill, County of Santa Clara, State of California," prepared by MH Engineering Co. dated April 9, 2019.

1.1 Project Description

The site consists of an approximately 1.5-acre vacant lot. The site is bounded by Monterey Road to the northeast, a mobile home park to the northwest, a parking lot to the southwest, and an existing commercial development to the southeast.

Based on the information provided, we understand that the project will consist developing the site with a multi-family residential structure(s) with several stories above grade and a slab-on-grade floor. We anticipate that minor grading will be required. Additional improvements will include exterior flatwork, pavements, and landscaping.

Structural loads have not been provided to us; therefore, we assumed that structural loads will be representative for this type of construction.

1.2 Scope of Services

Our scope of services was presented in our proposal dated November 18, 2019. To accomplish this work, we provided the following services:

- Exploration of subsurface conditions by drilling two borings in the area of the proposed improvements and retrieving samples for observation and laboratory testing. We also advanced three Cone Penetration Tests (CPTs).
- Evaluation of the physical and engineering properties of the subsurface soils by visually classifying the samples and performing various laboratory tests on selected samples.
- Engineering analysis to evaluate structure foundations, site earthwork, slabs-on-grade, retaining walls, and pavements.
- Preparation of this report to summarize our findings and to present our conclusions and recommendations.

2.0 SITE CONDITIONS

2.1 Site Reconnaissance

Our Staff Engineer performed a reconnaissance of the site on December 9, 2019. At the time of the reconnaissance, the site was relatively flat with minor grade variation for drainage purposes. Additionally, the exploration locations were marked, and notification was provided to Underground Service Alert (USA) prior to beginning fieldwork to identify public and/or private underground utilities. We also contracted a private utility locator to reduce the risk of damaging unidentified underground utilities.

2.2 Exploration Program

Subsurface exploration was performed on January 2, 2020 using conventional, truck-mounted hollow-stem auger drilling equipment to investigate, sample, and log subsurface soils. Two hollow-stem auger exploratory borings were drilled to a depth of 45 feet. Subsurface exploration was also performed on December 12, 2019 using CPT equipment to investigate subsurface soils. Three CPTs were advanced to a depth of up to 45 feet.

Our borings and CPTs were performed and backfilled in accordance with Santa Clara Valley Water District guidelines. The approximate locations of our borings and CPTs are shown on the Site Plan, Figure 2. The logs of the borings and CPTs and details regarding our field investigation are included in Appendix A; laboratory tests are discussed in Appendix B.

2.3 Subsurface Conditions

In general, soils encountered in our CPTs were interpreted to include interbedded layers of clay, silty clay, clayey silt, sandy silt, and silty sand to a depth of approximately 45 feet.

Our borings generally encountered medium stiff to hard lean clay, and hard lean clay to a depth of approximately 12 feet. Below the depth of 12 feet, our borings generally encountered interbedded layers of dense to very dense clayey sand, very dense poorly graded gravel with clay and sand, very dense clayey gravel with sand, and hard lean clay with sand to a depth of approximately 27 feet. Below the depth of 27 feet, our borings encountered interbedded layers of very stiff to hard lean clay, and hard sandy lean clay with gravel to a depth of 45 feet, the maximum depth explored.

Two Plasticity Index (PI) tests were performed on clay soil samples from borings EB-1 and EB-2 collected at depths of approximately 2 and 3½ feet, which resulted in PI's of 7 and 17, respectively indicating low plasticity to moderate expansion potential of the near-surface soils.

2.4 Ground Water

Free ground water was encountered during subsurface exploration in all our borings at depths of approximately 23 and 27½ feet. Based on pore pressure dissipation measurements, our CPT's inferred ground water at depths of approximately 13½ and 16 feet. Based on the depth to historically high ground water map prepared by the California Geological Survey for the Morgan Hill Quadrangle (CGS, 2004), the depth to historically high ground water levels in the site vicinity is on the order of 20 feet below the existing ground surface (bgs). We judge a ground water depth of 13 feet to be appropriate for design and construction. Fluctuations in the level of the ground water may occur due to variations in rainfall, underground drainage patterns, and other factors not evident at the time measurements were made.

3.0 GEOLOGIC HAZARDS

A brief qualitative evaluation of geologic hazards was made during this investigation. Our comments concerning these hazards are presented below.

3.1 Fault Rupture

The San Francisco Bay Area is one of the most seismically active regions in the United States. The significant earthquakes that occur in the Bay Area are generally associated with crustal movement along well-defined active fault zones of the San Andreas Fault system, which regionally trend in a northwesterly direction. The site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone (known formerly as a Special Studies Zone), or a Santa Clara County Fault Rupture Hazard zone (SCC, 2012). No known surface expression of active faults is believed to cross the site. Fault rupture through the site, therefore, is not anticipated.

3.2 Maximum Estimated Ground Shaking

The seismic history of the region and studies of recurrence intervals of major faults indicate the site will experience strong ground shaking from a significant earthquake during the design life of the planned development. We performed a ground motion hazard analysis, in accordance with the American Society of Civil Engineers (ASCE) 7-16. Please refer to Appendix C for the ground motion hazard analysis.

In general, it is our opinion that the site subsurface profile for the project is consistent with Site Class D classification. In accordance with the ASCE 7-16 for sites classified as D, the average soil shear wave velocity in the upper 100 feet is 600 to 1,200 feet per second, which is consistent with the results of our estimated average shear wave velocity measurements based on our explorations.

Based on the results of the ground motion hazard analysis and on Equation 11.8-1 of ASCE 7-16, a maximum considered earthquake geometric mean peak ground acceleration of 0.86g can be expected to occur at the site during a design level earthquake.

3.3 Future Earthquake Probabilities

Although research on earthquake prediction has greatly increased in recent years, seismologists cannot predict when or where an earthquake will occur. The U.S. Geological Survey's Working Group on California Earthquake Probabilities (WGCEP, 2014) estimates there is a 72 percent chance of at least one magnitude 6.7 earthquake occurring in the San Francisco Bay region between 2014 and 2044. This result is an important outcome of WGCEP's work because any major earthquake can cause damage throughout the region. The 1989 Loma Prieta earthquake demonstrated this potential by causing severe damage in Oakland and San Francisco, more than 50 miles from the fault epicenter.

Although earthquakes can cause damage at a considerable distance, shaking will be very intense near the fault rupture. Therefore, earthquakes located in urbanized areas of the region have the potential to cause much more damage than the 1989 Loma Prieta earthquake.

3.4 Liquefaction

The site is not located within an area zoned by the State of California for seismically induced liquefaction hazard (CGS, 2002). The site is also not located within an area zoned by the Santa Clara County Geologic Hazard Zones maps as a Liquefaction Hazard Zone (2012). During cyclic ground shaking, such as earthquakes, cyclically induced stresses may cause increased pore water pressures within the soil matrix, which results in liquefaction. Liquefied soil may lose shear strength that may lead to large shear

deformations and/or flow failure (Youd et al., 2001). Liquefied soil can also settle as pore pressures dissipate following an earthquake. Limited field data is available on this subject; however, settlement on the order of 2 to 3 percent of the thickness of the liquefied zone has been measured in some cases.

Soils most susceptible to liquefaction are loose to moderately dense, saturated, non-cohesive soils with poor drainage, such as sands and silts with interbedded or capping layers of relatively low permeability soil.

Based on our explorations, no loose to moderately dense non-cohesive soils were encountered below the design ground water depth of 13 feet. Therefore, we judge the risk of liquefaction at the project site to be low.

3.5 Dry Seismic Settlement

If near-surface soils vary in composition both vertically and laterally, strong earthquake shaking can cause non-uniform densification of loose to medium dense cohesionless soil strata. This results in movement of the near-surface soils. Our explorations did not encounter any cohesionless soil layers above the design groundwater level. Therefore, we judge the probability of significant differential settlement of non-saturated cohesionless soil layers at the site to be low.

3.6 Lateral Spreading

Lateral spreading typically occurs as a form of horizontal displacement of relatively flat-lying alluvial material toward an open or "free" face such as an open body of water, channel, or excavation. In soils this movement is generally due to failure along a weak plane and may often be associated with liquefaction. As cracks develop within the weakened material, blocks of soil displace laterally towards the open face. Cracking and lateral movement may gradually propagate away from the face as blocks continue to break free. Generally, failure in this mode is analytically unpredictable since it is difficult to evaluate where the first tension crack will occur.

Coyote Creek is located approximately 2 miles north of the site. Because of the low probability for liquefaction, the probability of lateral spreading occurring at the site during a seismic event is low.

4.0 CORROSION EVALUATION

To evaluate the corrosion potential of the subsurface soils at the site, we submitted two samples collected during our subsurface investigation to an analytical laboratory for pH, resistivity, soluble sulfate and chloride content testing. The results of these tests are summarized in Table 1 below.

Table 1. Results of Corrosivity Testing

Sample	Depth (feet)	Chloride (mg/kg)	Sulfate (mg/kg)	pH	Resistivity (ohm-cm)	Estimated Corrosivity Based on Resistivity	Estimated Corrosivity Based on Sulfates
EB-1, 2A	3.5	5	105	6.5	3,206	Moderately	Negligible
EB-2, 1B	2.0	58	89	8.4	5,067	Mildly	Negligible

Notes: 1. mg/kg = milligrams per kilogram.

Many factors can affect the corrosion potential of soil including soil moisture content, resistivity, permeability and pH, as well as chloride and sulfate concentration. In general, soil resistivity, which is a measure of how easily electrical current flows through soils, is the most influential factor. Based on

classification developed by William J. Ellis (1978), the approximate relationship between soil corrosiveness was developed as shown in Table 2 below.

Table 2. Relationship Between Soil Resistivity and Soil Corrosivity

Soil Resistivity (ohm-cm)	Classification of Soil Corrosiveness
0 to 900	Very Severely Corrosive
900 to 2,300	Severely Corrosive
2,300 to 5,000	Moderately Corrosive
5,000 to 10,000	Mildly Corrosive
10,000 to >100,000	Very Mildly Corrosive

Chloride and sulfate ion concentrations and pH appear to play secondary roles in affecting corrosion potential. High chloride levels tend to reduce soil resistivity and break down otherwise protective surface deposits, which can result in corrosion of buried metallic improvements or reinforced concrete structures. Sulfate ions in the soil can lower the soil resistivity and can be highly aggressive to Portland cement concrete (PCC) by combining chemically with certain constituents of the concrete, principally tricalcium aluminate. This reaction is accompanied by expansion and eventual disruption of the concrete matrix. Soils containing high sulfate content could also cause corrosion of the reinforcing steel in concrete. Table 4.2.1 of the American Concrete Institute (ACI, 2008) provides requirements for concrete exposed to sulfate-containing solutions as summarized in Table 3.

Table 3. Relationship Between Sulfate Concentration and Sulfate Exposure

Water-Soluble Sulfate (SO_4) in soil, ppm	Sulfate Exposure
0 to 1,000	Negligible
1,000 to 2,000	Moderate[1]
2,000 to 20,000	Severe
over 20,000	Very Severe

[1]= seawater

Acidity is an important factor of soil corrosivity. The lower the pH (the more acidic the environment), the higher will the soil corrosivity be with respect to buried metallic structures. As soil pH increases above 7 (the neutral value), the soil is increasingly more alkaline and less corrosive to buried steel structures due to protective surface films which form on steel in high pH environments. A pH between 5 and 8.5 is generally considered relatively passive from a corrosion standpoint.

As shown in Table 1, the soil resistivity results were 3,206 and 5,067 ohm-centimeters. Based on these results and the resistivity correlations presented in Table 2, the corrosion potential to buried metallic improvements may be characterized as mildly to moderately corrosive. We recommend that a corrosion protection engineer be consulted about appropriate corrosion protection methods for buried metallic materials.

Based on our previous experience and Table 4.2.1 of the ACI, it is our opinion that sulfate exposure to PCC may be considered negligible for the native subsurface materials sampled.

5.0 CONCLUSIONS AND RECOMMENDATIONS

From a geotechnical engineering viewpoint, the proposed improvements may be constructed as planned, in our opinion, provided the design and construction are performed in accordance with the recommendations presented in this report.

5.1 Primary Geotechnical Concerns

The primary geotechnical and geologic concerns at the site are as follows:

- Strong seismic shaking
- Moderately expansive near surface soils
- Corrosion potential of the near-surface soils

We have prepared a brief description of the issues and presented typical approaches to manage potential concerns associated with the long-term performance of the improvements.

5.1.1 Strong Seismic Shaking

We recommend that, at a minimum, the proposed improvements be designed in accordance with the seismic design criteria provided in the site-specific ground motion hazard analysis included in Appendix C.

5.1.2 Moderately Expansive Soils

To reduce the potential for damage to the planned structures due to the presence of moderately expansive surficial soils, we recommend slabs-on-grade have sufficient reinforcement and be supported on a layer of non-expansive fill and that any shallow foundations extend below the zone of seasonal moisture fluctuation. Detailed recommendations are presented in the following sections of this report.

5.1.3 Corrosion Potential of Near-Surface Soils

As discussed above, the corrosion potential to buried metallic improvements constructed within the soils may be characterized as mildly to moderately corrosive. A qualified corrosion engineer should be contacted to provide specific recommendations regarding corrosion protection for buried metal pipe or buried metal pipefittings.

5.2 Plans, Specifications, and Construction Review

We recommend that our firm perform a plan review of the geotechnical aspects of the project design for general conformance with our recommendations. In addition, subsurface materials encountered in the relatively small diameter, widely spaced borings and CPTs may vary significantly from other subsurface materials on the site. Therefore, we also recommend that a representative of our firm observe and confirm the geotechnical specifications of the project construction. This will allow us to form an opinion about the general conformance of the project plans and construction with our recommendations. In addition, our observations during construction will enable us to note subsurface conditions that may vary from the conditions encountered during our investigation and, if needed, provide supplemental recommendations. For the above reasons, our geotechnical recommendations are contingent upon our firm providing geotechnical observation and testing services during construction.

6.0 EARTHWORK

6.1 Clearing and Site Preparation

The proposed project areas should be cleared of all surface and subsurface improvements to be removed and deleterious materials including existing building foundations, slabs, irrigation lines, utilities, fills, pavements, debris, designated trees, shrubs, and associated roots. Abandonment of existing buried utilities is discussed below. Excavations extending below the planned finished site grades should be cleaned and backfilled with suitable material compacted as recommended in the "Compaction" section of this report. We recommend that backfilling of holes or pits resulting from demolition and removal of existing building foundations, buried structures or other improvements be carried out under our observation and that the backfill be observed and tested during placement.

After clearing, any vegetated areas within the proposed improvements should be stripped to sufficient depth to remove all surface vegetation and topsoil containing greater than 3 percent organic matter by weight. The actual stripping depth required depends on site usage prior to construction and should be established in the field by us at the time of construction. The stripped materials should be removed from the site or may be stockpiled for use in landscaped areas, if desired.

6.2 Removal of Undocumented Fill

If undocumented fill is encountered, it should be removed down to the native soil. If the fill material meets the requirements in the "Material for Fill" section below, it may be reused as engineered fill. Side slopes of fill removal excavations in building and pavement areas should be sloped at inclinations no steeper than 3:1 (horizontal:vertical) to minimize abrupt variations in fill thickness. All fill should be compacted in accordance with the recommendations for fill presented in the "Compaction" section of this report.

6.3 Abandoned Utilities

Abandoned utilities within the proposed improvement areas should be removed in their entirety. Utilities within the proposed improvement area would only be considered for in-place abandonment provided they do not conflict with new improvements, if the ends and all laterals are located and completely grouted, and the previous fills associated with the utility do not pose a risk to the structure.

Utilities outside the building area should be removed or abandoned in-place by grouting or plugging the ends with concrete. Fills associated with utilities abandoned in-place could pose some risk of settlement; utilities that are plugged could also pose some risk of future collapse or erosion should they leak or become damaged.

6.4 Subgrade Preparation

After the site has been properly cleared, stripped and necessary excavations have been made, exposed surface soils in those areas to receive fill or pavements should be scarified to a depth of 12 inches, moisture conditioned, and compacted in accordance with the recommendations for fill presented in the "Compaction" section. The finished compacted subgrade should be firm and non-yielding under the weight of compaction equipment.

6.5 Material for Fill

All on-site soils below the stripped layer having an organic content of less than 3 percent by weight are suitable for use as fill at the site. In general, fill material should not contain rocks or lumps larger than 6 inches in greatest dimension, with 15 percent or less larger than 2½ inches in the greatest dimension.

Import fill material should be inorganic, have a PI of 20 or less and should have sufficient binder to reduce the potential for sidewall caving of foundation and utility trenches. Non-expansive fill (NEF) should have a PI of 15 or less. Samples of the proposed import fill should be submitted to us at least 10 working days prior to delivery to the site to allow for visual review and laboratory testing. This will allow us to evaluate the general conformance of the import fill with our recommendations.

Consideration should also be given to the environmental characteristics and corrosion potential of any imported fill. Suitable documentation should be provided for import material. In addition, it may be appropriate to perform laboratory testing of the environmental characteristics and corrosion potential of imported materials. Import soils should not be more corrosive than the on-site native materials, including pH, soluble sulfates, chlorides and resistivity.

6.6 Compaction

All fill, as well as scarified surface soils in those areas to receive fill, should be uniformly compacted to 90 percent relative compaction as determined by ASTM Test Designation D1557, latest edition, at a moisture content 2 to 3 percent over the laboratory optimum. The native soils should be compacted between 87 and 92 percent relative compaction as determined by ASTM Test Designation D1557, latest edition, at a moisture content at least 3 percent over the laboratory optimum. Fill should be placed in lifts no greater than 8 inches in uncompacted thickness. Each successive lift should be firm and relatively non-yielding under the weight of construction equipment.

In pavement areas, the upper 6 inches of subgrade and full depth of aggregate base should be compacted to at least 95 percent relative compaction (ASTM D1557, latest edition), except for the native clays, which should be compacted as noted above. Aggregate base should be compacted at a moisture content near the laboratory optimum moisture content. Import soils with a PI between 15 to 20 should be compacted at a moisture content at least 3 percent over optimum.

6.7 Wet Soils and Wet Weather Conditions

Earthwork such as subgrade preparation, fill placement and trench backfill may be difficult for soil containing high moisture content or during wet weather. The contractor should be aware that soils at the bottom of the excavation may contain high moisture content. If the soil is significantly above its optimum moisture content, it will become soft, yielding, and difficult to compact. If saturated soils are encountered, aerating or blending with drier soils to achieve a workable moisture content may be required. We recommend that earthwork be performed during periods of suitable weather conditions, such as the "summer" construction season.

There are several alternatives to facilitate subgrade preparation, fill placement and trench backfill if the soil is wet or earthwork is performed during the wet winter season.

- Scarify and air dry until the fill materials have a suitable moisture content for compaction,
- Over-excavate the fill and replace with suitable on-site or import materials with an appropriate moisture content,

- Install a layer of geo-synthetic (geotextile or geogrid) to reduce surface yielding and bridge over soft fill,

- Chemically treat the higher moisture content soils with quicklime (CaO), kiln-dust, or cement to reduce the moisture content and increase the strength of the fill.

The implementation of these methods should be reviewed on a case-by-case basis so that a cost effective approach may be used for the specific conditions at the time of construction.

6.8 Trench Backfill

Bedding and pipe embedment materials to be used around underground utility pipes should be well graded sand or gravel conforming to the pipe manufacturer's recommendations and should be placed and compacted in accordance with project specifications, local requirements of the governing jurisdiction. General fill to be used above pipe embedment materials should be placed and compacted in accordance with local requirements or the recommendations contained in this section, whichever is more stringent.

On-site soils may be used as general fill above pipe embedment materials provided, they meet the requirements of the "Material for Fill" section of this report. General fill should be placed in lifts not exceeding 8 inches in uncompacted thickness and should be compacted to at least 90 percent relative compaction (ASTM D1557, latest edition) by mechanical means only. If native moderately expansive soil is used for trench backfill, it should be compacted to between 87 to 92 percent at a moisture at least 3 percent over optimum. Water jetting of trench backfill should not be allowed. The upper 6 inches of general fill in all pavement areas subject to wheel loads should be compacted to at least 95 percent relative compaction.

Utility trenches located adjacent to footings should not extend below an imaginary 1:1 (horizontal:vertical) plane projected downward from the footing bearing surface to the bottom edge of the trench. Where utility trenches will cross beneath footing bearing planes, the footing concrete should be deepened to encase the pipe or the utility trench should be backfilled with sand/cement slurry or lean concrete within the foundation-bearing plane.

Where relatively higher permeability sand or gravel backfill is used in trenches through lower permeability soils, we recommend that a cut-off plug of compacted clayey soil or a 2-sack cement/sand slurry be placed where such trenches enter the building and pavement areas. This would reduce the likelihood of water entering the trenches from the landscaped areas and seeping through the trench backfill into the building and pavement areas, and coming into contact with expansive subgrade soils.

6.9 Temporary Slopes and Trench Excavations

The contractor should be responsible for all temporary slopes and trenches excavated at the site and design of any required temporary shoring. Shoring, bracing, and benching should be performed by the contractor in accordance with the strictest governing safety standards. On a preliminary basis, site soils can be classified as Type C based on soil classification by OSHA. Therefore a maximum slope 1.5:1 (horizontal:vertical) should be anticipated. A TRC representative should be retained to verify soil conditions in the field at the time of the excavation.

6.10 Surface Drainage

Positive surface water drainage gradients, at least 2 percent in landscaping and 0.5 percent in pavement areas, should be provided to direct surface water away from foundations and slabs towards suitable

discharge facilities. Ponding of surface water should not be allowed on or adjacent to structures, slabs-on-grade, or pavements. Roof runoff should be directed away from foundation and slabs-on-grade. Downspouts may discharge onto splash-blocks provided the area is covered with concrete slabs or asphalt concrete pavements.

6.11 Landscaping Considerations

We recommend restricting the amount of surface water infiltrating these soils near structures and slabs-on-grade. This may be accomplished by:

- Selecting landscaping that requires little or no watering, especially within 3 feet of structures, slabs-on-grade, or pavements,
- Using low flow rate sprinkler heads, or drip irrigation systems,
- Regulating the amount of water distributed to lawn or planter areas by installing timers on the sprinkler system,
- Providing surface grades to drain rainfall or landscape watering to appropriate collection systems and away from structures, slabs-on-grade, or pavements,
- Preventing water from draining toward or ponding near building foundations, slabs-on-grade, or pavements, and
- Avoiding open planting areas within 3 feet of the building perimeters.

We recommend that the landscape architect consider these items when developing the landscaping plans.

6.12 Construction Observation

A representative from our company should observe the geotechnical aspects of the grading and earthwork for general conformance with our recommendations including site preparation, selection of fill materials, and the placement and compaction of fill. To facilitate your construction schedule we request sufficient notification (48 hours) for site visits. The project plans and specifications should incorporate all recommendations contained in the text of this report.

7.0 FOUNDATIONS

We recommend that the proposed structures be supported on shallow foundations, provided the estimated settlements discussed below are acceptable. Recommendations for shallow foundations are presented in the sections below.

7.1 Footings

The proposed structures may be supported on conventional spread footing foundations bearing on natural, undisturbed soil or compacted engineered fill. All footings should have a minimum width of at least 18 inches and footing bottoms should extend at least 18 inches below lowest adjacent finished grade. Lowest adjacent finished grade may be taken as the bottom of interior slab-on-grade or the finished exterior grade, excluding landscape topsoil, whichever is lower.

Footings constructed on native soil or engineered fill in accordance with the above recommendations would be capable of supporting maximum allowable bearing pressures of 2,000 pounds per square foot

(psf) for dead loads, 3,000 psf for combined dead and live loads, and 4,000 psf for all loads including wind or seismic. These allowable bearing pressures are based upon factors of safety of 3.0, 2.0, and 1.5 for dead, dead plus live, and seismic loads, respectively.

These maximum allowable bearing pressures are net values; the weight of the footing may be neglected for design purposes. All footings located adjacent to utility trenches should have their bearing surfaces below an imaginary 1:1 (horizontal:vertical) plane projected upward from the bottom edge of the trench to the footing.

All continuous footings should be reinforced with top and bottom steel to provide structural continuity and to help span local irregularities. We should observe all footing excavations before reinforcing steel is placed.

7.1.1 Footing Foundation Settlement

Structural loads were not available for our review at the time of our investigation. Therefore, we assumed interior column loads on the order of 300 kips and using the maximum allowable bearing pressures recommended above, we estimate that total static settlement for footings will be up to approximately 1-inch, with differential settlements of ½-inch over a horizontal distance of 50 feet. We should be retained to review the final foundation plans and structural loads to verify the above settlement estimates.

7.1.2 Lateral Loads on Footings

Lateral loads may be resisted by friction between the bottom of footings and the supporting subgrade. A maximum allowable frictional resistance of 0.3 may be used for design. In addition, lateral resistance may be provided by passive pressures acting against footings poured neat against competent soil. We recommend that an allowable passive pressure based on an equivalent fluid pressure of 300 pounds per cubic foot (pcf) be used in design. The upper 12 inches of soil should be neglected when determining lateral passive resistance.

7.1.3 Slabs-on-Grade

We recommend concrete slabs used in conjunction with shallow footings be supported on at least 6 inches of non-expansive fill (NEF). NEF may include aggregate base, crushed rock, quarry fines or import soil having a PI of 15 or less. We also recommend that the contractor take special measures to protect the subgrade from any inflow of water during construction, especially after the floor slab has been cast. Areas to receive special attention include slab joints and areas where building columns pass through the floor slab.

If desired to limit moisture rise through slab-on-grade floors, the guidelines presented in the "Moisture Protection Considerations" section of this report should be considered.

Post-construction cracking of concrete slabs-on-grade is inherent in any project. In our opinion, consideration should be given toward a maximum control joint spacing of 10 to 15 feet in both directions for the interior slab-on-grade construction. Adequate slab reinforcement should be provided to satisfy the anticipated use and loading requirements.

7.2 Moisture Protection Considerations

Since the long-term performance of concrete slabs-on-grade foundations depends to a large degree on good design, workmanship, and materials, the following general guidelines are presented for

consideration by the developer, design team, and contractor. The purpose of these guidelines is to aid in producing a concrete slab of sufficient quality to allow successful installation of floor coverings and reduce the potential for floor covering failures due to moisture-related problems associated with the slab-on-grade construction. These guidelines may be supplemented, as necessary, based on the specific project requirements.

- A minimum 15-mil thick vapor barrier meeting minimum ASTM E 1745, Class A requirements should be placed directly below the slab. The vapor barrier should extend to the edge of the slab. At least 4 inches of free-draining gravel, such as ½-inch or ¾-inch crushed rock with no more than 5 percent passing the ASTM No. 200 sieve, should be placed below the vapor barrier to serve as a capillary break (no sand). The crushed rock should be consolidated in place with vibratory equipment. The vapor barrier should be sealed at all seams and penetrations.

- The concrete water/cement ratio should not exceed 0.45. Midrange plasticizers could be used to facilitate concrete placement and workability.

- Water should not be added after initial batching, unless the slump of the concrete is less than specified, and the resulting water/cement ratio will not exceed 0.45.

- Polishing the concrete surface with metal trowels should not be permitted.

- All concrete surfaces to receive any type of floor covering should be moist-cured for a minimum of 7 days. Moist curing methods may include frequent sprinkling, or using coverings such as burlap, cotton mats, or carpet. The covering should be placed as soon as the concrete surface is firm enough to resist surface damage. The covering should be kept continuously wet and not allowed to dry out during the required curing period.

- Water vapor emission levels and pH should be determined before floor installation as required by the manufacturer of the floor covering materials. Measurements and calculations should be made according to ASTM F1869-98 and F710-98 protocol.

The guidelines presented above are based on information obtained from various technical sources, including the American Concrete Institute (ACI), and are intended to present information that can be used to reduce potential long-term impacts from slab moisture infiltration. It should be noted that the application of these guidelines does not affect the geotechnical aspects of the foundation performance.

8.0 RETAINING WALLS

8.1 Lateral Earth Pressures

Any proposed retaining walls should be designed to resist lateral earth pressures from adjoining natural materials, backfill, and surcharge loads. Provided that adequate drainage is provided as recommended below, we recommend that walls restrained from movement at the top be designed to resist an equivalent fluid pressure of 45 pcf plus a uniform pressure of 8H pounds per square foot, where H is the distance in feet between the bottom of the footing and the top of the retained soil. Restrained walls should also be designed to resist an additional uniform pressure equivalent to one-half of any surcharge loads applied at the surface. Any unrestrained retaining walls with adequate drainage should be designed to resist an equivalent fluid pressure of 45 pcf plus one-third of any surcharge loads.

The above lateral earth pressures assume level backfill conditions and sufficient drainage behind the walls to prevent build-up of hydrostatic pressure from surface water infiltration and/or a rise in the ground water level. If adequate drainage is not provided, we recommend an equivalent fluid pressure of 40 pcf be added

to the values recommended above for both restrained and unrestrained walls. Damp proofing of the walls should be included in areas where wall moisture and efflorescence would be undesirable.

8.2 Seismic Lateral Earth Pressures

Walls greater than 6 feet in height need to be designed for seismic lateral loading. For our analysis, we have assumed that the walls will have flat, non-sloping backfill. We used the Mononobe-Okabe approach to approximate the increased earth pressures induced by earthquakes. As discussed in Section 3.2 of our report, a peak ground acceleration of 0.86g is expected at the site. We performed calculations using this ground acceleration and estimated an additional seismic increment of 25.2 pcf to be applied to in addition to the static lateral earth pressures given in Section 8.1 for flexible walls. For restrained walls, under seismic conditions the total pressure to be used in analysis (seismic plus static) should be the greater of at-rest pressure or the sum of the active pressure and the seismic increment acting in a triangular distribution. For unrestrained walls under seismic loading, the total pressure should be sum of the active pressure and the seismic increment acting in a triangular distribution.

8.3 Drainage

Adequate drainage may be provided by a subdrain system behind the walls. This system should consist of a 4-inch minimum diameter perforated pipe placed near the base of the wall (perforations placed downward). The pipe should be bedded and backfilled with Class 2 Permeable Material per Caltrans Standard Specifications, latest edition. The permeable backfill should extend at least 12 inches out from the wall and to within 2 feet of outside finished grade. Alternatively, ½- to ¾-inch crushed rock may be used in place of the Class 2 Permeable Material provided the crushed rock and pipe are enclosed in filter fabric, such as Mirafi 140N or equivalent. The upper 2 feet of wall backfill should consist of relatively low permeable compacted on-site clayey soil. The subdrain outlet should be connected to a free-draining outlet or sump.

Miradrain, Geotech Drainage Panels, or Enkadrain drainage matting may be used for wall drainage as an alternative to the Class 2 Permeable Material or drain rock backfill. The drainage panel should be connected to the perforated pipe at the base of the wall, or to some other closed or through-wall system. Miradrain panels should terminate 24 inches from final exterior grade. The Miradrain panel filter fabric should be extended over the top of and behind the panel to protect it from intrusion of the adjacent soil.

8.4 Backfill

Where surface improvements will be located over the retaining wall backfill, backfill placed behind the walls should be compacted to at least 95 percent relative compaction using light compaction equipment. Where no surface improvements are planned, backfill should be compacted to at least 90 percent. If heavy compaction equipment is used, the walls should be temporarily braced

8.5 Foundation

Retaining walls may be supported on a continuous spread footing designed in accordance with the recommendations presented in the "Footings" section of this report. Lateral load resistance for the walls may be developed in accordance with the recommendations presented in the "Lateral Loads."

9.0 PAVEMENTS

9.1 Asphalt Concrete

Based on the near-surface soils encountered during our explorations, which generally consisted of lean clay, we judged an R-value of 10 to be applicable for design based on a subgrade consisting of untreated on-site soils. Using estimated traffic indices for various pavement-loading requirements and untreated on-site soils, we developed the following recommended pavement sections based on Procedure 608 of the Caltrans Highway Design Manual, presented in Table 4.

Table 4. Recommended Asphalt Concrete Pavement Design Alternatives
Pavement Components
Design R–Value = 10

General Traffic Condition	Design Traffic Index	Asphalt Concrete (Inches)	Aggregate Baserock* (Inches)	Total Thickness (Inches)
Automobile	5.0	3.0	9.0	12.0
Parking Channel	5.5	3.0	11.0	14.0
Truck Access &	6.0	3.5	11.5	15.0
Parking Areas	6.5	4.0	13.0	17.0

*Caltrans Class 2 aggregate base; minimum R-value equal to 78.

The traffic indices used in our pavement design are considered reasonable values for the proposed development and should provide a pavement life of approximately 20 years with a normal amount of flexible pavement maintenance. Because the native soils at the site are moderately expansive, some increased maintenance and reduction in pavement life should be expected. The traffic parameters used for design were selected based on engineering judgment and not on information furnished to us such as an equivalent wheel load analysis or a traffic study. Because of the presence of moderately expansive clay at the site, some increased amount of maintenance should be expected.

Because the full thickness of asphalt concrete is frequently not placed prior to construction traffic being allowed to use the streets (or parking lots), rutting and pavement failures can occur prior to project completion. To reduce this occurrence, we recommend that either the full design pavement section be placed prior to use by construction traffic, or a higher Traffic Index (TI) be specified where construction traffic will use the pavement.

In addition, it has been our experience that asphalt concrete pavements constructed over expansive soils and adjacent to non-irrigated open space areas may experience cracking parallel to the edge of the pavement. This is typically caused by seasonal shrinkage and swelling adjacent to non-irrigated edges of the pavement. The cracks typically occur within the first few years of construction and are typically located within a few to several feet of the edge of the pavement. The cracks, if they occur, can be filled with a bituminous sealant. Otherwise, a moisture barrier would need to be installed to a depth of at least 24 inches to reduce the potential for shrinkage of the pavement subgrade soils.

9.2 Exterior Portland Cement Concrete (PCC) Pavements

Recommendations for exterior PCC pavements are presented below in Table 5. Since the expected Average Daily Truck Traffic (ADTT) is not known at this time, we have provided alternatives for minimum pavement thickness. An allowable ADTT should be chosen that is greater than expected for the development.

Table 5. Recommended Minimum PCC Pavement Thickness

Allowable ADTT	Minimum PCC Pavement Thickness (inches)
0.8	5
13	5½
130	6

Our design is based on an R-value of 10 and a 28-day unconfined compressive strength for concrete of at least 3,500 pounds per square inch (psi), and a modulus of rupture of at least 550 psi .In addition, our design assumes that pavements are restrained laterally by a concrete shoulder or curb and that all PCC pavements are underlain by at least 6 inches of Class 2 aggregate base. We recommend that adequate construction and control joints be used in design of the PCC pavements to control the cracking inherent in this construction.

9.3 Pavement Cutoff

Surface water infiltration beneath pavements could significantly reduce the pavement design life. While the amount of reduction in pavement life is difficult to quantify, in our opinion, the normal design life of 20 years may be reduced to less than 10 years. Therefore, long-term maintenance greater than normal may be required.

To limit the need for additional long-term maintenance, it would be beneficial to protect at-grade pavements from landscape water infiltration by means of a concrete cut-off wall, deepened curbs, redwood header, "Deep-Root Moisture Barrier," or equivalent. However, if reduced pavement life and greater than normal pavement maintenance are acceptable, the cutoff barrier may be eliminated. If desired to install pavement cutoff barriers, they should be considered where pavement areas lay downslope of any landscape areas that are to be sprinkled or irrigated, and should extend to a depth of at least 4 inches below the base rock layer.

9.4 Asphalt Concrete, Aggregate Base and Subgrade

Asphalt concrete and aggregate base should conform to and be placed in accordance with the requirements of Caltrans Standard Specifications, latest edition, except that ASTM Test Designation D1557 should be used to determine the relative compaction of the aggregate base. Pavement subgrade should be prepared and compacted as described in the "Earthwork" section of this report.

9.5 Flatwork and Sidewalks

We recommend that exterior slabs-on-grade, such as flatwork and sidewalks be at least 4 inches thick and be underlain by at least 4 inches of NEF or Class 2 aggregate base compacted to a minimum of 90 percent relative compaction in accordance with ASTM Test Method D1557, latest edition. If sidewalks are subject to wheel loads, they should be designed in accordance with the "Exterior Portland Cement Concrete Pavements" section of this report.

We recommend that exterior slabs be isolated from adjacent foundations and that adequate construction and control joints be used in design of the concrete slabs to control cracking inherent in concrete construction.

10.0 LIMITATIONS

This report has been prepared for the sole use of First Community Housing, specifically for design of the proposed Residential Development in Morgan Hill, California. The opinions, conclusions, and recommendations presented in this report have been formulated in accordance with accepted geotechnical engineering practices that exist in the San Francisco Bay Area at the time this report was written. No other warranty, expressed or implied, is made or should be inferred.

The opinions, conclusions and recommendations contained in this report are based upon the information obtained from our investigation, which includes data from widely separated discrete locations, visual observations from our site reconnaissance, and review of other geotechnical data provided to us, along with local experience and engineering judgment. The recommendations presented in this report are based on the assumption that soil and geologic conditions at or between the borings and CPTs do not deviate substantially from those encountered or extrapolated from the information collected during our investigation. We are not responsible for the data presented by others.

We should be retained to review the geotechnical aspects of the final plans and specifications for conformance with our recommendations. The recommendations provided in this report assume that we will be retained to provide observation and testing services during construction to confirm that conditions are similar to that assumed for design and to form an opinion as to whether the work has been performed in accordance with the project plans and specifications. If we are not retained for these services, TRC cannot assume any responsibility for any potential claims that may arise during or after construction as a result of misuse or misinterpretation of TRC's report by others. Furthermore, TRC will cease to be the Geotechnical-Engineer-of-Record if we are not retained for these services and/or at the time another consultant is retained for follow up service to this report.

The opinions presented in this report are valid as of the present date for the property evaluated. Changes in the condition of the property will likely occur with the passage of time due to natural processes and/or the works of man. In addition, changes in applicable standards of practice can occur as a result of legislation and/or the broadening of knowledge. Furthermore, geotechnical issues may arise that were not apparent at the time of our investigation. Accordingly, the opinions presented in this report may be invalidated, wholly or partially, by changes outside of our control. Therefore, this report is subject to review and should not be relied upon after a period of three years, nor should it be used, or is it applicable, for any other properties.

11.0 REFERENCES

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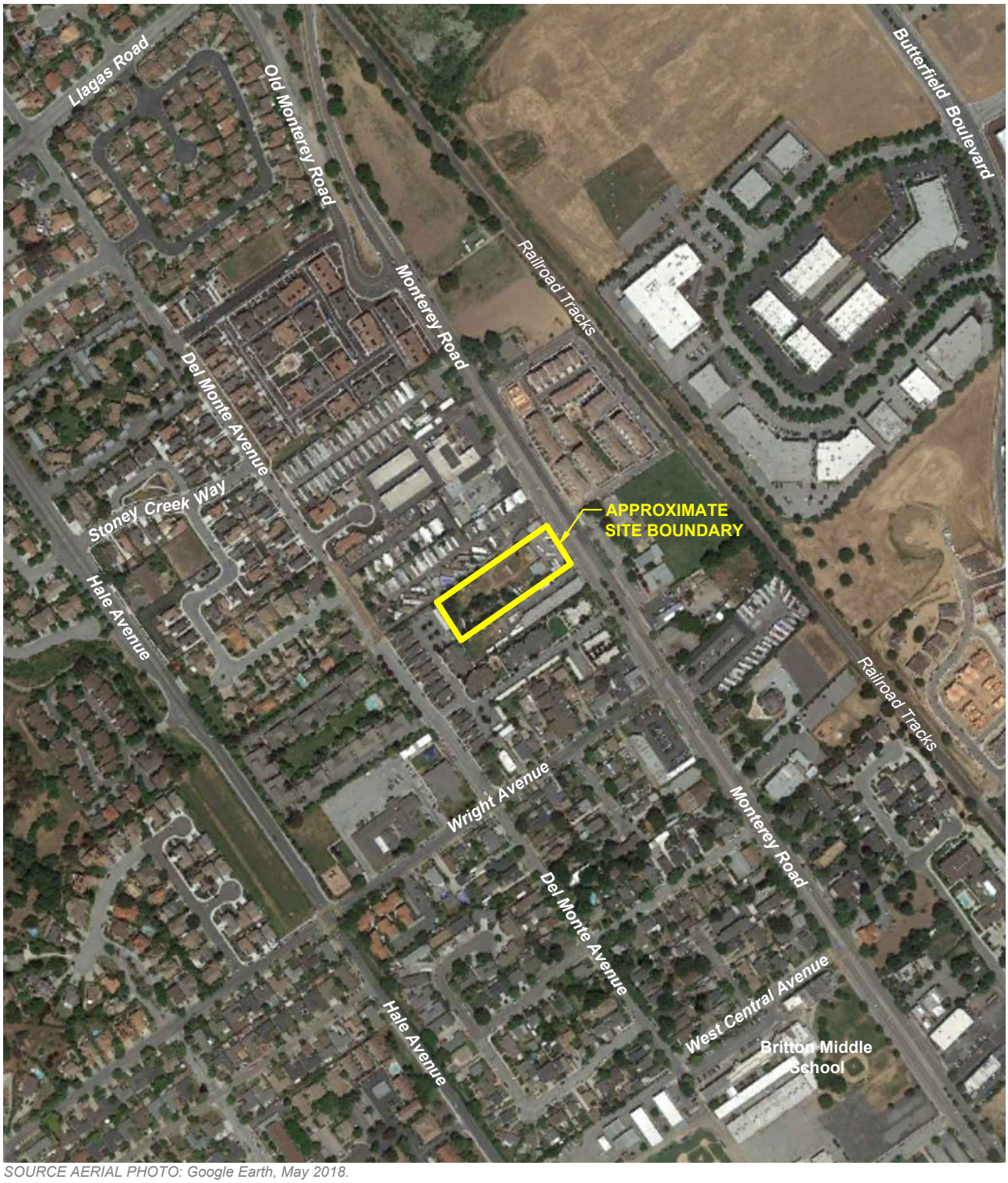
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SOURCE AERIAL PHOTO: Google Earth, May 2018.

N

APPROXIMATE SCALE (FEET)

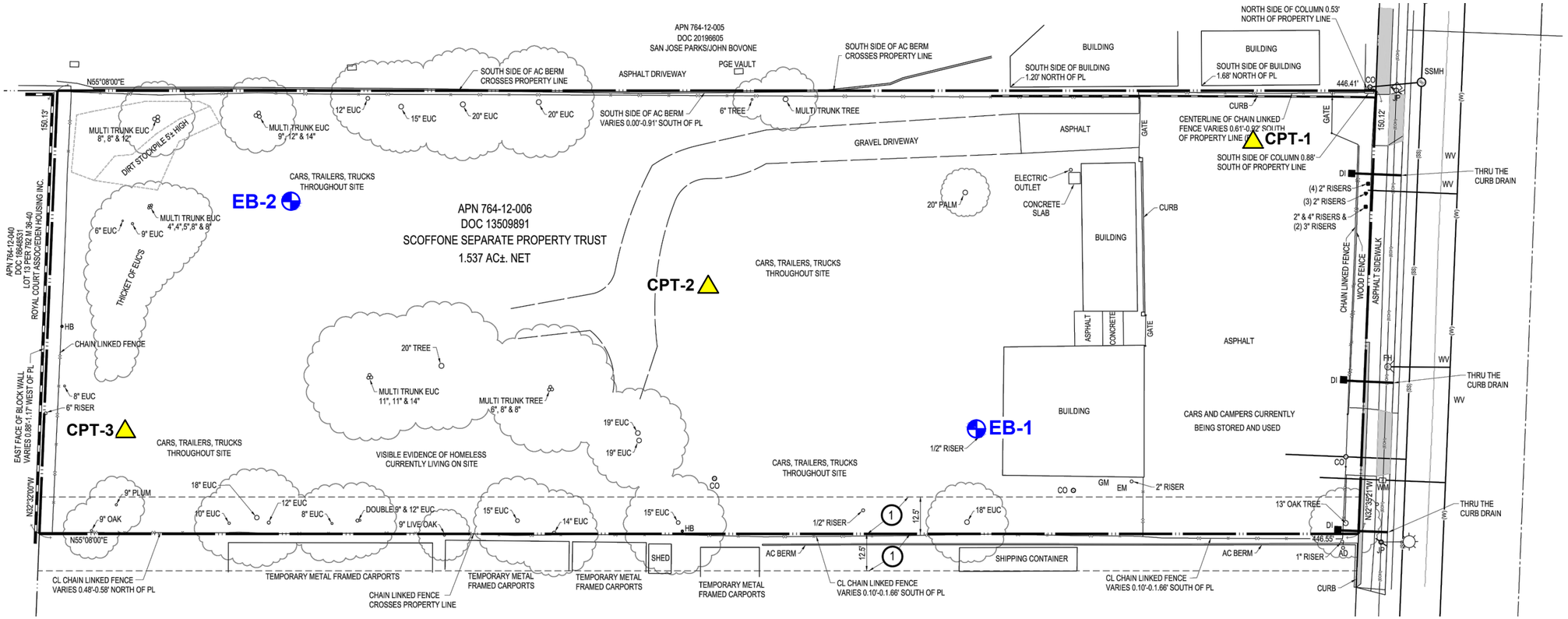
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VICINITY MAP

Residential Development
17965 Monterey Road
Morgan Hill, California

TRC | 371754 | **FIGURE 1**

FILE NAME: N:\Shared\CAD_DRAW\Current\Morgan Hill Res Development\Fig1_Vicinity Map.DWG | Layout Tab: 8x11



LEGEND

Approximate locations of:

- Cone penetration test (CPT)
- Exploratory boring

APPROXIMATE SCALE (FEET)

0 40 80

SOURCE: ALTA/NSPS Land Title Survey by MH Engineering Co., April 2019.

SITE PLAN

Residential Development
17965 Monterey Road
Morgan Hill, California

TRC | 371754 | **FIGURE 2**

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APPENDIX A

FIELD INVESTIGATION

The field investigation consisted of a surface reconnaissance and a subsurface exploration program using conventional, truck-mounted, hollow-stem auger drilling equipment, and cone penetration test (CPT) equipment. Two exploratory borings were drilled on January 2, 2020 to a maximum depth of 45 feet. Three CPTs were advanced on December 12, 2019 to a maximum depth of 45 feet. The approximate locations of the exploratory borings and CPTs are shown on Figure 2. The soils encountered in the borings were continuously logged in the field by our representative and described in accordance with the Unified Soil Classification System (ASTM D2488). The logs of the borings and CPTs, as well as a key to the classification of the soil, are included as part of this appendix.

The locations of borings and CPTs were approximately determined by pacing from existing site boundaries. Elevations of the borings were not determined. The locations should be considered accurate only to the degree implied by the method used.

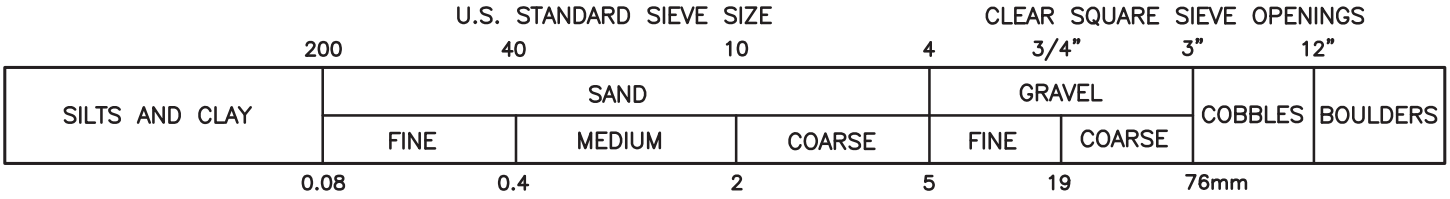
Representative soil samples were obtained from the borings at selected depths. All samples were returned to our laboratory for evaluation and appropriate testing. Penetration resistance blow counts were obtained by dropping a 140-pound hammer 30 inches. Modified California 3.0-inch outside diameter (O.D.) samples and Standard Penetration Test (SPT) 2-inch O.D. samples were obtained by driving the samplers 18 inches and recording the number of hammer blows for each 6 inches of penetration. Unless otherwise indicated, the blows per foot recorded on the boring logs represent the accumulated number of blows required to drive the samplers the last two 6-inch increments. When using the SPT sampler, the sum of the last two 6-inch increments is the uncorrected SPT measured blow count. The various samplers are denoted at the appropriate depth on the boring logs and symbolized as shown on Figure A-1.

The attached borings and CPT logs and related information depict subsurface conditions at the locations indicated and on the date designated on the logs. Subsurface conditions at other locations may differ from conditions occurring at these boring and CPT locations. The passage of time may result in altered subsurface conditions due to environmental changes. In addition, any stratification lines on the logs represent the approximate boundary between soil types and the transition may be gradual.

* * * * * * * * * * * *

PRIMARY DIVISIONS			SOIL TYPE		SECONDARY DIVISIONS
COARSE GRAINED SOILS (MORE THAN HALF OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE)	GRAVELS (MORE THAN HALF OF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE)	CLEAN GRAVELS (Less than 5% Fines)	GW		Well graded gravels, gravel–sand mixtures, little or no fines
			GP		Poorly graded gravels or gravel–sand mixtures, little or no fines
		GRAVEL WITH FINES	GM		Silty gravels, gravel–sand–silt mixtures, plastic fines
			GC		Clayey gravels, gravel–sand–clay mixtures, plastic fines
	SANDS (MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE)	CLEAN SANDS (Less than 5% Fines)	SW		Well graded sands, gravelly sands, little or no fines
			SP		Poorly graded sands or gravelly sands, little or no fines
		SANDS WITH FINES	SM		Silty sands, sand–silt–mixtures, non–plastic fines
			SC		Clayey sands, sand–clay mixtures, plastic fines
FINE GRAINED SOILS (MORE THAN HALF OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE)	SILTS AND CLAYS (LIQUID LIMIT IS LESS THAN 50 %)		ML		Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
			CL		Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL		Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS (LIQUID LIMIT IS GREATER THAN 50 %)		MH		Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
			CH		Inorganic clays of high plasticity, fat clays
			OH		Organic clays of medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS			PT		Peat and other highly organic soils

DEFINITION OF TERMS



GRAIN SIZES



SAMPLERS

SAND AND GRAVEL	BLOWS/FOOT*
VERY LOOSE	0–4
LOOSE	4–10
MEDIUM DENSE	10–30
DENSE	30–50
VERY DENSE	OVER 50

RELATIVE DENSITY

SILTS AND CLAYS	STRENGTH+	BLOWS/FOOT*
VERY SOFT	0–1/4	0–2
SOFT	1/4–1/2	2–4
MEDIUM STIFF	1/2–1	4–8
STIFF	1–2	8–16
VERY STIFF	2–4	16–32
HARD	OVER 4	OVER 32

CONSISTENCY

*Number of blows of 140 pound hammer falling 30 inches to drive a 2–inch O.D. (1–3/8 inch I.D.) split spoon (ASTM D–1586).
+Unconfined compressive strength in tons/sq.ft. as determined by laboratory testing or approximated by the standard penetration test (ASTM D–1586), pocket penetrometer, torvane, or visual observation.

KEY TO EXPLORATORY BORING LOGS

Unified Soil Classification System (ASTM D–2487)

TRC

FIGURE A–1

EXPLORATORY BORING: EB-1

DRILL RIG: TRUCK MOBILE B-53
BORING TYPE: 8-INCH HOLLOW-STEM AUGER
LOGGED BY: BM
START DATE: 1-2-20 FINISH DATE: 1-2-20

PROJECT NO: 371754
PROJECT: RESIDENTIAL DEVELOPMENT
LOCATION: MORGAN HILL, CA
COMPLETION DEPTH: 45.0 FT.

This log is a part of a report by TRC, and should not be used as a stand-alone document. This description applies only to the location of the exploration at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with time. The description presented is a simplification of actual conditions encountered. Transitions between soil types may be gradual.

ELEVATION (FT)	DEPTH (FT)	MATERIAL DESCRIPTION AND REMARKS	SOIL TYPE	PENETRATION RESISTANCE (BLOWS/FT.)	SAMPLER	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	PERCENT PASSING NO. 200 SIEVE
	0	SURFACE ELEVATION:						
		LEAN CLAY (CL) medium stiff, moist, brown, low plasticity, trace fine to coarse sand Liquid Limit = 22, Plasticity Index = 7		8		21	101	
		hard		30 50/6		16	101	
	5		CL	33 50/6		15	115	
		trace fine gravel (subangular to subrounded)		52		17	112	
	10							
		CLAYEY SAND WITH GRAVEL (SC) dense, moist, brown, medium plasticity, fine to coarse sand, fine gravel (subangular to subrounded)	SC	58		9	109	
	15							
		LEAN CLAY WITH SAND (CL) hard, moist, brown, medium plasticity, fine to medium sand	CL	28 50/6		15	115	
	20							
		POORLY GRADED GRAVEL WITH CLAY AND SAND (GP-GC) very dense, moist, brown to light brown, medium plasticity, fine to coarse sand, fine to coarse gravel (subangular to subrounded)	GP-GC	69				
	25							
▽		**LEAN CLAY (CL)** hard, moist, brown, medium plasticity	CL	39				
	30							
		Continued Next Page						

Undrained Shear Strength (ksf)
○ Pocket Penetrometer
△ Torvane
● Unconfined Compression
▲ U-U Triaxial Compression
1.0 2.0 3.0 4.0

GROUND WATER OBSERVATIONS:
▽: FREE GROUND WATER MEASURED DURING DRILLING AT 27.5 FEET

LA_CORP.GDT 1/25/20 MV, CA*

EXPLORATORY BORING: EB-1 Cont'd

DRILL RIG: TRUCK MOBILE B-53
BORING TYPE: 8-INCH HOLLOW-STEM AUGER
LOGGED BY: BM
START DATE: 1-2-20 FINISH DATE: 1-2-20

PROJECT NO: 371754
PROJECT: RESIDENTIAL DEVELOPMENT
LOCATION: MORGAN HILL, CA
COMPLETION DEPTH: 45.0 FT.

This log is a part of a report by TRC, and should not be used as a stand-alone document. This description applies only to the location of the exploration at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with time. The description presented is a simplification of actual conditions encountered. Transitions between soil types may be gradual.

ELEVATION (FT)	DEPTH (FT)	MATERIAL DESCRIPTION AND REMARKS	SOIL TYPE	PENETRATION RESISTANCE (BLOWS/FT.)	SAMPLER	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	PERCENT PASSING NO. 200 SIEVE
	35	**LEAN CLAY (CL)** very stiff, moist, brown, medium plasticity, trace fine to coarse sand	CL	39		21	109	
	40			42		26	99	
	45	**LEAN CLAY WITH SAND (CL)** very stiff, moist, brown, medium plasticity, medium to coarse sand	CL	28				
		Bottom of boring at 45 feet						
	50							
	55							
	60							

Undrained Shear Strength (ksf)
○ Pocket Penetrometer
△ Torvane
● Unconfined Compression
▲ U-U Triaxial Compression
1.0 2.0 3.0 4.0

GROUND WATER OBSERVATIONS:
▽: FREE GROUND WATER MEASURED DURING DRILLING AT 27.5 FEET

LA_CORP.GDT 1/25/20 MV, CA*

EXPLORATORY BORING: EB-2

DRILL RIG: TRUCK MOBILE B-53
BORING TYPE: 8-INCH HOLLOW-STEM AUGER
LOGGED BY: BM
START DATE: 1-2-20 FINISH DATE: 1-2-20

PROJECT NO: 371754
PROJECT: RESIDENTIAL DEVELOPMENT
LOCATION: MORGAN HILL, CA
COMPLETION DEPTH: 45.0 FT.

This log is a part of a report by TRC, and should not be used as a stand-alone document. This description applies only to the location of the exploration at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with time. The description presented is a simplification of actual conditions encountered. Transitions between soil types may be gradual.

ELEVATION (FT)	DEPTH (FT)	MATERIAL DESCRIPTION AND REMARKS	SOIL TYPE	PENETRATION RESISTANCE (BLOWS/FT.)	SAMPLER	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	PERCENT PASSING NO. 200 SIEVE
	0	SURFACE ELEVATION:						
		LEAN CLAY (CL) very stiff, moist, brown, medium plasticity, trace fine to medium sand Liquid Limit = 32, Plasticity Index = 17	CL	35		17	108	
		LEAN CLAY WITH SAND (CL) hard, moist, brown, medium plasticity, fine to medium sand		28 50/5		13	111	
	5			38 50/6		10	114	
			CL					
		trace fine gravel (subangular to subrounded)		64		11	101	
	10							
		CLAYEY SAND (SC) very dense, dry, brown, medium plasticity, trace fine sand	SC	28 50/5		13	114	
	15	**CLAYEY GRAVEL WITH SAND (GC)** very dense, dry, brown, medium plasticity, fine to coarse sand, fine to coarse gravel (subangular to subrounded)	GC					
		LEAN CLAY WITH SAND (CL) hard, dry, brown, medium plasticity, fine to coarse sand, trace fine gravel (subangular to subrounded)	CL	54				
	20							
		CLAYEY GRAVEL WITH SAND (GC) very dense, moist, brown to dark brown, medium plasticity, fine to coarse sand, fine to coarse gravel (subangular to subrounded)	GC	73		13	113	
	25							
		SANDY LEAN CLAY WITH GRAVEL (CL) hard, moist, brown, medium plasticity, fine to coarse sand, fine gravel (subangular to subrounded)	CL	34				
	30							

Continued Next Page

Undrained Shear Strength (ksf)
○ Pocket Penetrometer
△ Torvane
● Unconfined Compression
▲ U-U Triaxial Compression
1.0 2.0 3.0 4.0

GROUND WATER OBSERVATIONS:
▽: FREE GROUND WATER MEASURED DURING DRILLING AT 23.0 FEET

LA_CORP.GDT 1/25/20 MV, CA*

EXPLORATORY BORING: EB-2 Cont'd

DRILL RIG: TRUCK MOBILE B-53
BORING TYPE: 8-INCH HOLLOW-STEM AUGER
LOGGED BY: BM
START DATE: 1-2-20 FINISH DATE: 1-2-20

PROJECT NO: 371754
PROJECT: RESIDENTIAL DEVELOPMENT
LOCATION: MORGAN HILL, CA
COMPLETION DEPTH: 45.0 FT.

This log is a part of a report by TRC, and should not be used as a stand-alone document. This description applies only to the location of the exploration at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with time. The description presented is a simplification of actual conditions encountered. Transitions between soil types may be gradual.

ELEVATION (FT)	DEPTH (FT)	SOIL LEGEND	MATERIAL DESCRIPTION AND REMARKS	SOIL TYPE	PENETRATION RESISTANCE (BLOWS/FT.)	SAMPLER	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	PERCENT PASSING NO. 200 SIEVE
				CL					
			LEAN CLAY WITH SAND (CL) very stiff, moist, brown, medium plasticity, fine to coarse sand		30		29	99	
	35			CL					
					51		27	98	
	40								
			LEAN CLAY (CL) hard, moist, brown, medium plasticity, trace fine sand	CL	48				
	45		Bottom of boring at 45 feet						
	50								
	55								
	60								

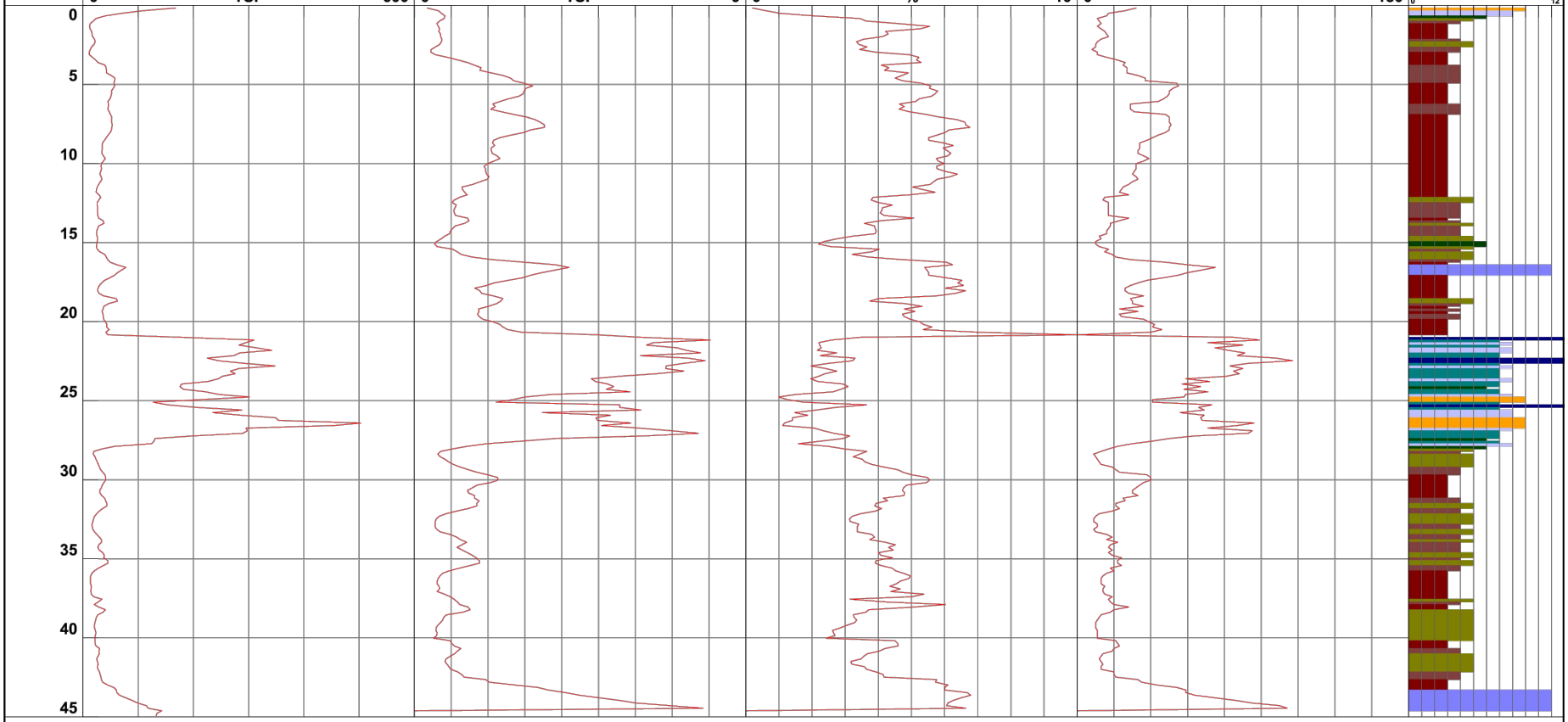
Undrained Shear Strength (ksf)
○ Pocket Penetrometer
△ Torvane
● Unconfined Compression
▲ U-U Triaxial Compression
1.0 2.0 3.0 4.0

GROUND WATER OBSERVATIONS:
▽: FREE GROUND WATER MEASURED DURING DRILLING AT 23.0 FEET

LA_CORP.GDT 1/25/20 MV, CA*

Net Area Ratio .8

CPT DATA



1 - sensitive fine grained
2 - organic material
3 - clay
4 - silty clay to clay
5 - clayey silt to silty clay
6 - sandy silt to clayey silt
7 - silty sand to sandy silt
8 - sand to silty sand
9 - sand
10 - gravelly sand to sand
11 - very stiff fine grained (*)
12 - sand to clayey sand (*)

Cone Size 10cm squared

S*Soil behavior type and SPT based on data from UBC-1983

CONE PENETRATION TEST
CPT-1

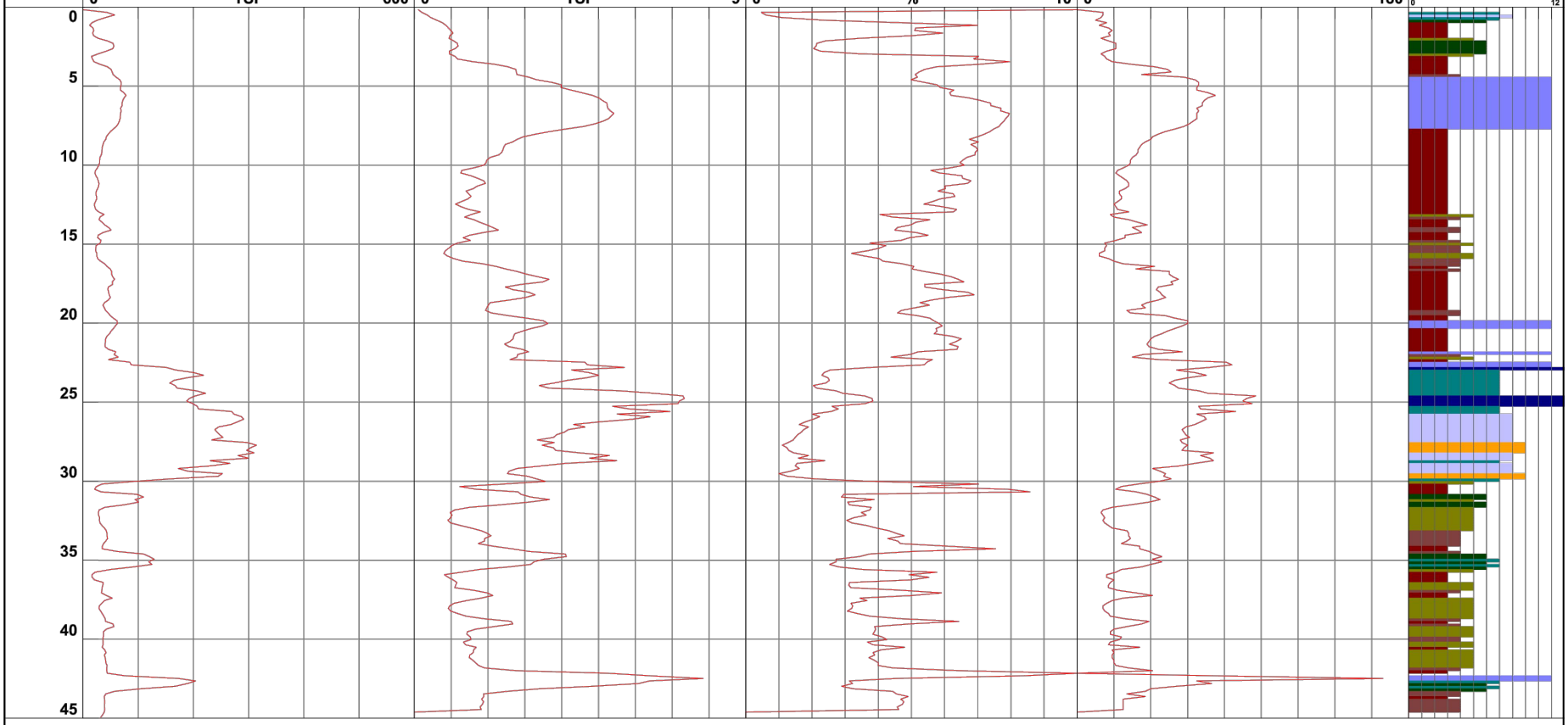
Residential Development
17965 Monterey Road
Morgan Hill, California

TRC | 371754 | **CPT-1**

FILE NAME: N:\Shared\CAD_DRAW\Current\Morgan Hill Res Development\CPT-1.dwg | Layout Tab: 8x11

Net Area Ratio .8

CPT DATA



1 - sensitive fine grained
2 - organic material
3 - clay
4 - silty clay to clay
5 - clayey silt to silty clay
6 - sandy silt to clayey silt
7 - silty sand to sandy silt
8 - sand to silty sand
9 - sand
10 - gravelly sand to sand
11 - very stiff fine grained (*)
12 - sand to clayey sand (*)

Cone Size 10cm squared

S*Soil behavior type and SPT based on data from UBC-1983

CONE PENETRATION TEST
CPT-2

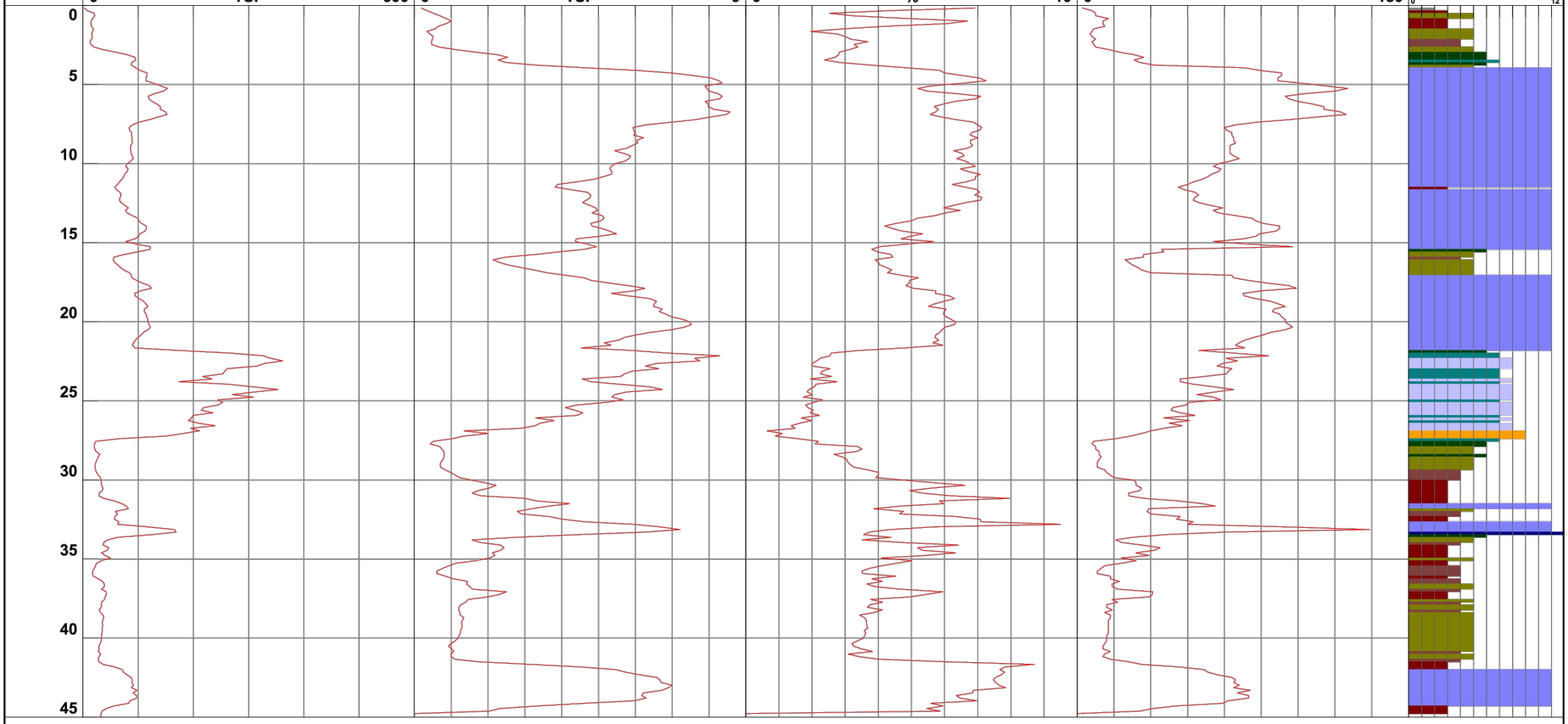
Residential Development
17965 Monterey Road
Morgan Hill, California

TRC | 371754 | **CPT-2**

FILE NAME: N:\Shared\CAD_DRAW\Current\Morgan Hill Res Development\CPT-2.dwg | Layout Tab: 8x11

Net Area Ratio .8

CPT DATA



1 - sensitive fine grained
2 - organic material
3 - clay
4 - silty clay to clay
5 - clayey silt to silty clay
6 - sandy silt to clayey silt
7 - silty sand to sandy silt
8 - sand to silty sand
9 - sand
10 - gravelly sand to sand
11 - very stiff fine grained (*)
12 - sand to clayey sand (*)

Cone Size 10cm squared

S*Soil behavior type and SPT based on data from UBC-1983

CONE PENETRATION TEST
CPT-3

Residential Development
17965 Monterey Road
Morgan Hill, California

TRC | 371754 | **CPT-3**

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APPENDIX B

LABORATORY PROGRAM

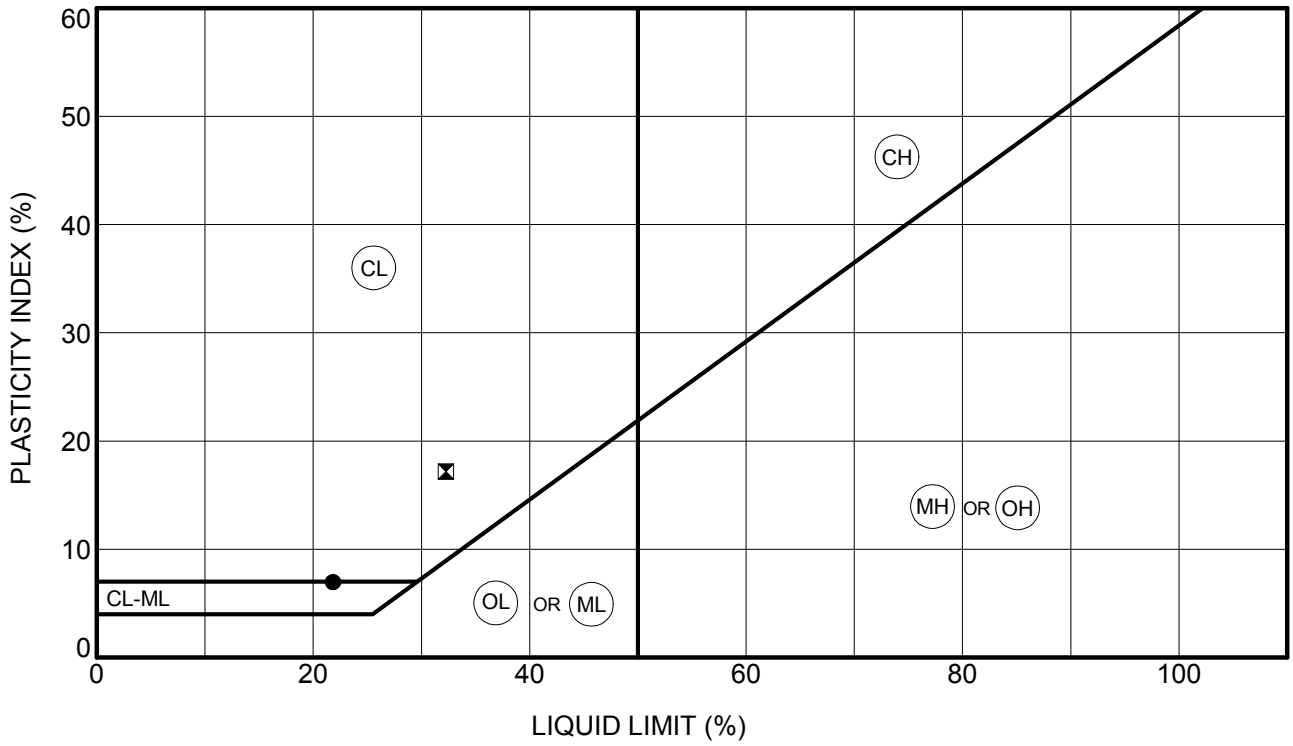
The laboratory testing program was directed toward a quantitative and qualitative evaluation of the physical and mechanical properties of the soils underlying the site and to aid in verifying soil classification.

Moisture Content: The natural water content was measured (ASTM D2216) on samples of the materials recovered from the boring. These water contents are recorded on the boring log at the appropriate sample depths.

Dry Densities: In place dry density tests (ASTM D2937) were performed on samples to measure the unit weight of the subsurface soils. Results of these tests are shown on the boring log at the appropriate sample depths.

Plasticity Index: Plasticity Index (PI) test determinations (ASTM D4318) were performed on samples of the subsurface soil to measure the range of water contents over which this material exhibits plasticity. The Plasticity Index was used to classify the soil in accordance with the Unified Soil Classification System and to evaluate the soil expansion potential. Results of these tests are presented on the Plasticity Chart of this appendix and on the logs of the boring at the appropriate sample depths.

* * * * * * * * * * * *



Symbol	Boring No.	Depth (ft.)	Natural Water Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Passing No. 200 Sieve	Unified Soil Classification Description
●	**EB-1**	**2.0**		**22**	**15**	**7**		
⧓	**EB-2**	**3.5**		**32**	**15**	**17**		

LA_CORP.GDT 1/25/20 MV, CA*

TRC

PLASTICITY CHART AND DATA

Project: RESIDENTIAL DEVELOPMENT

Location: MORGAN HILL, CA

Project No.: 371754

FIGURE B-1

Corrosivity Tests Summary

CTL # 028-2868 **Date:** 1/13/2020 **Tested By:** PJ **Checked:** PJ
Client: TRC **Project:** 17965 Mont. Rd Dev **Proj. No:** 371754
Remarks:

Sample Location or ID			Resistivity @ 15.5 °C (Ohm-cm)			Chloride	Sulfate		pH	ORP (Redox)		Sulfide Qualitative by Lead	Moisture At Test %	Soil Visual Description
			As Rec.	Min	Sat.	mg/kg	mg/kg	%						
						Dry Wt.	Dry Wt.	Dry Wt.		E_H (mv)	At Test			
Boring	Sample, No.	Depth, ft.	ASTM G57	Cal 643	ASTM G57	ASTM D4327	ASTM D4327	ASTM D4327	ASTM G51	ASTM G200	Temp °C	Acetate Paper	ASTM D2216	
EB-1	2A	3.5	-	-	3,206	5	105	0.0105	6.5	-	-	-	20.5	Dark Yellowish Brown Sandy CLAY
EB-2	1B	2.0	-	-	5,067	58	89	0.0089	8.4	-	-	-	17.4	Brown Clayey SAND

APPENDIX C

SITE SPECIFIC GROUND MOTION HAZARD ANALYSIS

1920 Old Middlefield Way
Mountain View, CA 94043

T 650.967.2365
TRCcompanies.com

January 27, 2020
371754

Mr. Michael Schaefer, AIA, LEED AP
Construction Manager
FIRST COMMUNITY HOUSING
75 East Santa Clara Street, Suite 1300
San Jose, California 95113

RE: SITE SPECIFIC GROUND MOTION
RESIDENTIAL DEVELOPMENT
17965 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

Dear Mr. Schaefer:

We are providing the results of a site-specific ground motion analysis as described in the American Society of Civil Engineers (ASCE) Publication 7-16.

Method of Analysis

We performed a ground motion hazard analysis in general accordance with Chapter 21 of the ASCE document 7-16 titled "Minimum Design Loads and Associated Criteria for Buildings and Other Structures," and the updated procedures as described in the ASCE document titled "Standard 7-16, Minimum Design Loads and Associated Criteria for Buildings and Other Structures, Supplement 1," with an effective date of December 12, 2018. The ASCE 7-16 requires the use of the 84th percentile of the deterministic Maximum Credible Earthquake (MCE) response spectra and requires that the maximum directional spectral acceleration shaking be used.

The intent of our analysis was to evaluate the site subsurface characteristics on site seismic ground response by using the attenuation relationships and to consider the effects of the local and regional geologic and geotechnical conditions related to site seismicity. Details regarding the attenuation relationship parameters used in the analysis are discussed below.

NGA Calculation Details

NGA response spectra calculations were performed using the computer software EZ-FRISK version 8.06 published by Risk Engineering, Inc. The recommended site response presented in this letter was developed by performing ground motion hazard analysis using the mean response of the four NGA relationships published by Abrahamson-et al (2014), Boore-et al (2014), Campbell-Bozorgnia (2014), and Chiou-Youngs (2014). The analysis included the application of the near-source directivity using the method based on Huang, Whittaker, and Luco (2008) to estimate the maximum rotated component from attenuation equations that evaluate the geometric mean of the horizontal components of ground motions, such as the NGA equations above. Details regarding our seismicity model, site soil profile, NGA calculation parameters, and rotation modification factors are discussed below.

Seismicity Model

2008 United States Geological Survey (USGS) fault models were used to evaluate both the probabilistic and deterministic seismic hazards.

Soil Profile

The site shear-wave velocity profile was based on measurements taken by field standard penetration resistance as described in the ASCE 7-16 Section 20.4. The site subsurface profile is judged to be consistent with Site Class D classification. Based on our subsurface exploration and local experience, we estimate that the depth to bedrock with a shear wave velocity of 1,000 meters per second is approximately 30 meters below the ground surface.

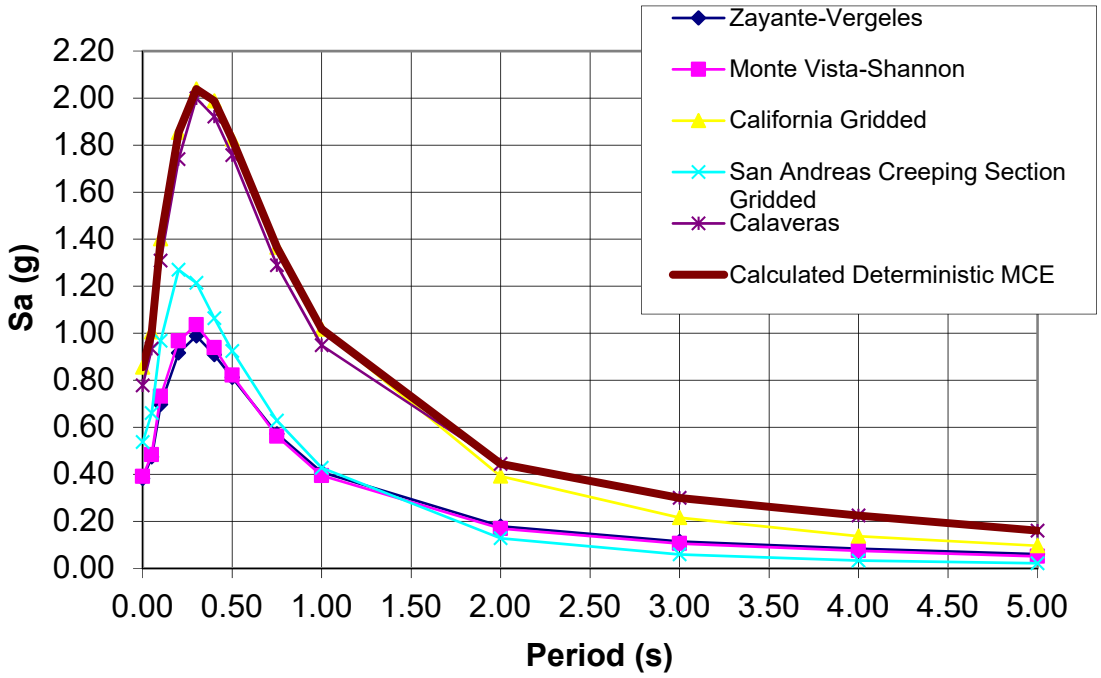
Calculation Parameters

For the NGA analysis, input parameters V_s30, Depth to V_s of 1,000 meters per second, and Z25, were taken as about 331 meters per second, 30 meters, and 0.63 kilometers, respectively. For both probabilistic and deterministic analyses, the mean result of the four attenuation relationships was used to determine the recommended MCE response spectrum.

Calculated Deterministic MCE

A summary of the response spectra from several characteristic earthquakes that are significant from a deterministic viewpoint is presented in Figure 1, below. The spectral accelerations shown on Figure 1 are the mean of the 84th percentile deterministic spectral response accelerations calculated using the four NGA equations (described above) that include the application of the near-source directivity using the method based on Huang, Whittaker, and Luco (2008). Additionally, the largest spectral response acceleration of the resulting deterministic ground motion response spectrum is greater than 1.5F_A, therefore, scaling of the response spectrum was not applied. The California Gridded and Northern San Andreas faults, modeled as 7.0 and 8.05Mw earthquakes located 5.0 and 16.05 kilometers, respectively from the site, possess the largest hazards and control the deterministic MCE.

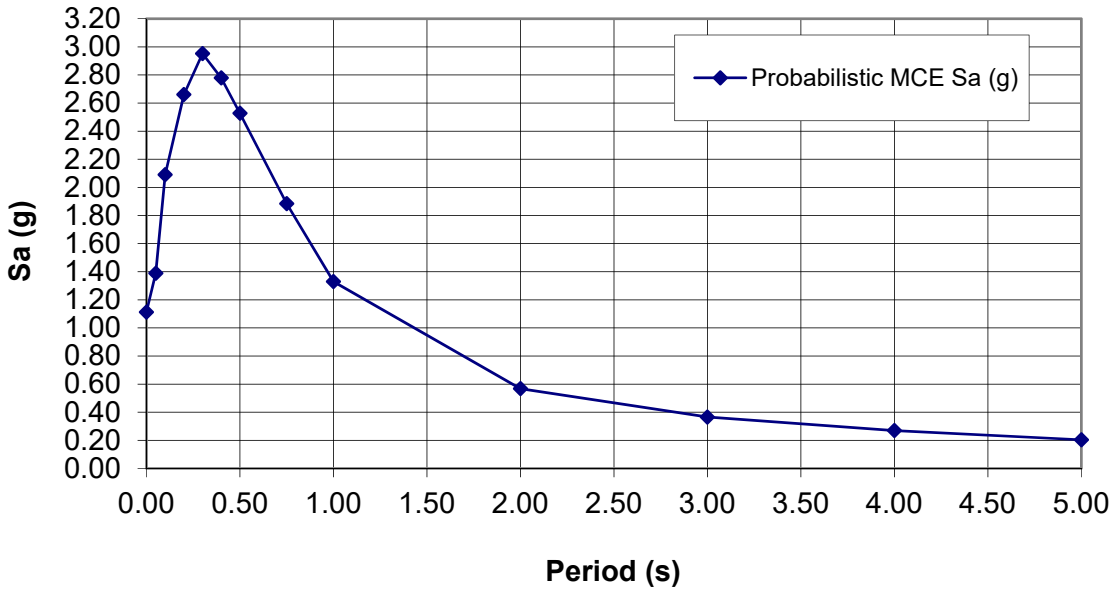
Figure 1. Deterministic MCE for Selected Faults 5% Damping



Probabilistic MCE_R

A summary of the 2 percent chance in 50 year horizontal acceleration response spectra is shown on Figure 2, below. The spectral accelerations shown on Figure 2 were calculated using the four NGA equations (described above) that included the application of the near-source directivity using the method based on Huang, Whittaker, and Luco (2008). Additionally, in accordance with Section 21.2.1.1 of ASCE 7-16, the spectral response accelerations were multiplied by the risk coefficient, C_R. At spectral responce periods less than or equal to 0.2s, the value of C_R was taken as equal to C_{RS}. At spectral responce periods greater than or equal to 1.0s, the value of C_R was taken as equal to C_{R1}. At responce spectral periods between 0.2 seconds and less than 1 second, the value of C_R was based on linear interpolation of C_{RS} and C_{R1}.

Figure 2. Probabilistic MCE_R 5% Damping



Site Specific MCE_R

The site-specific MCE_R spectral response acceleration at any period, S_{aM}, was taken as the lesser of the spectral response accelerations from the probabilistic ground motions of Section 21.2.1. and the deterministic ground motions of Section 21.2.2. Additionally, the site-specific MCE_R spectral response accelerations were adjusted so that spectral response acceleration at any period is not less than 150% of the site-specific design response spectrum determined in accordance with 21.3.

Recommended Site Specific Design

As discussed in Chapter 21.2.3 of ASCE 7-16, both a deterministic and probabilistic seismic hazard analysis were performed, with the lower of either the deterministic spectral acceleration or the 2 percent in 50-year exceedance spectral acceleration from the probabilistic analysis used to determine the MCE spectral acceleration for the site for 5 percent structural damping. The design site specific spectral response is the greater of 2/3 of the spectral response acceleration (S_{aM}) or 80 percent of the general mapped spectrum, as shown in Figure 3 below. The S_{aM} response acceleration is above the 80 percent general mapped spectrum, except for periods between 0.90s and 0.95s, therefore, the site specific design spectrum (S_a) is governed by a combination of the spectral response accelerations and the general mapped spectrum.

Figure 3. Site Specific Design

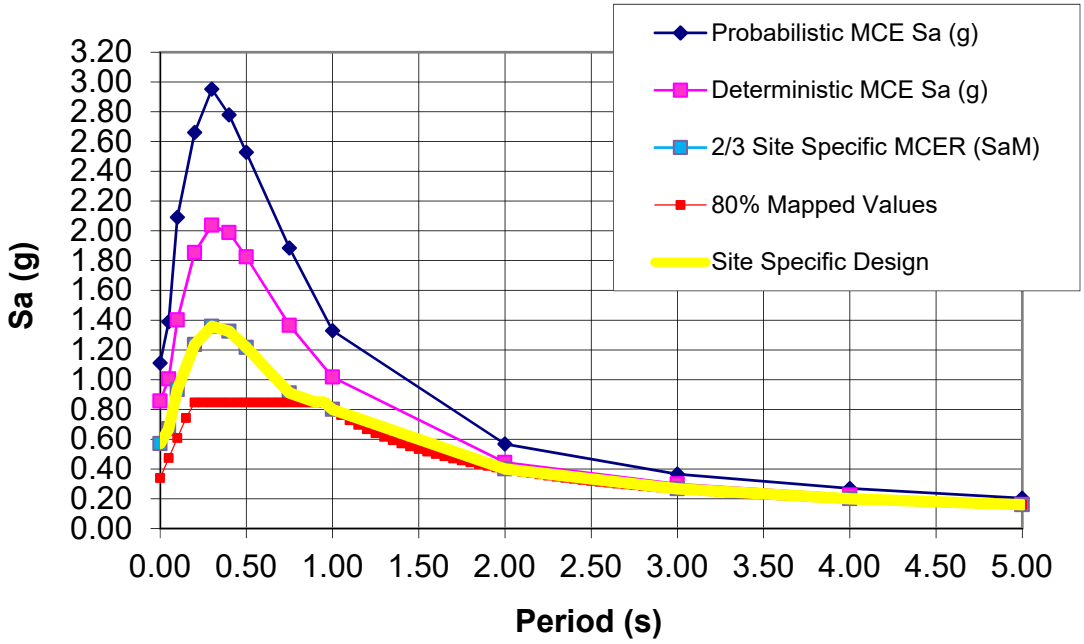


Table 1 below summarizes the details of our calculations including the calculated deterministic response spectrum, the calculated probabilistic response spectrum having a 2 percent chance of exceedance in 50 years, the site-specific MCE_R spectral response accelerations, and the recommended site-specific design response spectrum.

Table 1. Summary of MCE Response Spectrum Calculations for 5 Percent Structural Damping

Period (sec)	Calculated Deterministic MCE	Probabilistic MCE_R	Site Specific MCE_R	Site Specific Design
0.00	0.86	1.11	0.86	0.57
0.05	1.01	1.39	1.01	0.67
0.10	1.40	2.09	1.40	0.93
0.20	1.85	2.66	1.85	1.24
0.30	2.04	2.95	2.04	1.36
0.40	1.99	2.78	1.99	1.33
0.50	1.83	2.53	1.83	1.22
0.75	1.37	1.88	1.37	0.91
1.00	1.02	1.33	1.20	0.80
2.00	0.44	0.57	0.60	0.40
3.00	0.30	0.37	0.40	0.27
4.00	0.22	0.27	0.30	0.20
5.00	0.16	0.20	0.24	0.16

Table 2, below, presents recommended S_{MS}, S_{M1}, S_{DS} and S_{D1} seismic coefficients for seismic design of the project.

Table 2. Recommended Seismic Coefficients

Seismic Design Coefficient	Value
S_{MS}	1.83
S_{M1}	1.20
S_{DS}	1.22
S_{D1}	0.80

Based on Section 21.5.3 of ASCE 7-16, a site specific maximum considered earthquake geometric mean peak ground acceleration (PGA_M) of 0.86g is the peak horizontal acceleration that can be anticipated to occur under a design level earthquake. Deaggregation of probabilistic seismic hazard indicates that a modal magnitude (M_w) for a 0.1 bin size is 6.25 and modal distance for a 2.5km bin size is 8.75 kilometers (EZ-FRISK 2015).

Seismic Design Category

We recommend the structural engineer determine the seismic design category using Table 2 above and an S_1 value of 0.60 in accordance with the 2016 ASCE 7-16.

For reference only, Table 3 below presents the 2016 ASCE 7-16 Site Class and Site Seismic Coefficients.

Table 3. ASCE 7-16 Site Class and Site Seismic Coefficients (for reference only)

Latitude: 37.1359 N **Longitude: -122.6604 W**	**CBC Table/ Figure**	**Factor/ Coefficient**	**Value**
Soil Profile Type	Table 1613.3.2	Site Class	D
Mapped Spectral Response Acceleration for MCE at 0.2 second Period	Figure 1613.3(1)	S_s	1.59
Mapped Spectral Response Acceleration for MCE at 1 Second Period	Figure 1613.3(2)	S_1	0.60
Site Coefficient	Table 1613.3.3(1)	F_a	1.00
Site Coefficient	Table 1613.3.3(2)	F_v	Null – See Section 11.4.8
Adjusted MCE Spectral Response Parameter	Equation 16A-37	S_{MS}	1.59
Adjusted MCE Spectral Response Parameter	Equation 16A-38	S_{M1}	Null – See Section 11.4.8
Design Spectral Response Acceleration Parameter	Equation 16A-39	S_{DS}	1.06
Design Spectral Response Acceleration Parameter	Equation 16A-40	S_{D1}	Null – See Section 11.4.8

Closure

This letter has been prepared for the sole use of First Community Housing, specifically for design of the Residential Development in Morgan Hill, California. The recommendations presented in this letter have been

formulated in accordance with accepted geotechnical engineering practices that exist in the San Francisco Bay Area at the time this letter was written. No warranty, expressed or implied, is made or should be inferred.

If you have any questions concerning this letter, please call and we will be glad to discuss them with you.

Sincerely,

Scott M. Leck, P.E., G.E.
Principal Geotechnical Engineer

Attachment: References

References

Abrahamson-et al (2014) NGA West 2, "Norman A. Abrahamson, Walter J. Silva, and Ronnie Kamai, *Summary of the ASK14 Ground Motion Relation for Active Crustal Regions*, Earthquake Spectra, Volume 30, No. 3, pages 1025-1055, August 2014; © 2014, Earthquake Engineering Research Institute [DOI: 10.1193/070913EQS198M]"

ASCE (American Society of Civil Engineers), 2016, *Minimum Design Loads and Associated Criteria for Buildings and Other Structures*, ASCE/SEI Standard 7-16.

ASCE (American Society of Civil Engineers), *Standard 7-16, Minimum Design Loads and Associated Criteria for Buildings and Other Structures, Supplement 1*, December, 2018.

Boore-et al 2014 NGA West 2, "David M. Boore, Jonathan P. Stewart, Emel Seyhan, and Gail M. Atkinson, NGA-West2 Equations for Predicting PGA, PGV, and 5% Damped PSA for Shallow Crustal Earthquakes, Earthquake Spectra, Volume 30, No. 3, pages 1057-1085, August 2014; © 2014, Earthquake Engineering Research Institute [DOI: 10.1193/070113EQS184M]"

Campbell-Bozorgnia 2014 NGA West 2, "Kenneth W. Campbell and Yousef Bozorgnia, *NGA-West2 Ground Motion Model for the Average Horizontal Components of PGA, PGV, and 5% Damped Linear Acceleration Response Spectra*, Earthquake Spectra, Volume 30, No. 3, pages 1087-1115, August 2014; © 2014, Earthquake Engineering Research Institute. [DOI: 10.1193/062913EQS175M]"

Chiou-Youngs 2014 NGA West 2, "Brian S.-J. Chiou and Robert R. Youngs, *Update of the Chiou and Youngs NGA Model for the Average Horizontal Component of Peak Ground Motion and Response Spectra*, Earthquake Spectra, Volume 30, No. 3, pages 1117-1153, August 2014; © 2014, Earthquake Engineering Research Institute. [DOI: 10.1193/072813EQS219M]"

Fugro Risk Engineering, 2015, EZ-FRISK Earthquake Ground Motion Estimations Software, version 8.06

Huang, Y-H, Whittaker, A.S. and Luco, N., 2008, "Maximum Spectral Demands in the Near-Fault Region," Earthquake Spectra, Volumn 24, No. 1, pages 319-341, February 2008.

Appendix D

Phase I Environmental Site Assessment and Phase II Limited Subsurface

January 22, 2019 Project No. 034-18192

Mr. Michael Schaier
EAH Housing, Inc.
22 Pelican Way
San Rafael, California 94901
michael.schaier@eahhousing.org

RE: Phase I Environmental Site Assessment
Proposed Acquisition Property
17965 Monterey Road
APN 764-12-006
Morgan Hill, California 95037

Dear Mr. Schaier:

Krazan & Associates, Inc., (Krazan) completed a Phase I Environmental Site Assessment at the referenced site, summarized in a report dated January 22, 2019. We appreciate the opportunity to serve your environmental due diligence needs. During the course of this assessment, Krazan identified no evidence of recognized environmental conditions (RECs), controlled RECs (CRECs) or historical RECs (HRECs) in conjunction with the subject site as defined by ASTM E 1527-13. However, the following potential areas of concern (PAOCs) and ASTM non-scope issues were identified in connection with the subject site.

PAOCs

- During Krazan's January 10, 2019 site reconnaissance, a relatively large soil mound was observed in the northwestern corner of the subject site. No odors, surface staining, stressed vegetation, or other obvious evidence of the presence of hazardous materials or hazardous waste were noted in association with the soil mound. Mr. David Scoffone, the owner of the subject site familiar with the subject site for the past 15 years, stated that be believed the soil mound to have been derived from the construction of an on-site depression utilized for stormwater control. Mr. Scoffone stated that he believed the referenced depression to have been constructed by a former plant nursery occupant of the subject site. However, the plant nursery appears to have terminated its occupation of the subject site by 1999, indicating that it is unlikely that Mr. Scoffone has first-hand knowledge of the origin of the on-site soil mound as he indicated that he has been familiar with the subject site since 2003. Furthermore, no information concerning the origin of this soil mound was obtained from other sources during the course of this assessment. Krazan's experience indicates that imported soil can be contaminated with agricultural chemicals or other hazardous materials, dependent upon the specific location from which the soil is derived. Consequently, the origin and composition of the soil contained within this mound related to potential contaminants is unknown relative to future use in the proposed redevelopment of the property or for disposal purposes.

For a higher level of due diligence, Krazan recommends that soil samples be collected from the on-site soil mound and analyzed to assess the presence or absence of potential significant concentrations of constituents of concern to determine whether or not the soil can be spread on site at the time of redevelopment or for disposal purposes if found to be inappropriate for use in connection with the proposed residential redevelopment.

- Krazan's historical research indicates that the subject site was occupied by a plant nursery (Bell Nursery) from original development in approximately 1978 until the late-1990s. Building permit records on file with the City of Morgan Hill indicate that the northern-most building was constructed for greenhouse use, and Mr. Scoffone confirmed that this building was utilized as a greenhouse historically. Mr. Scoffone stated that the southern-most building was used for indoor plant sales and office use, and he indicated that the central portion of the subject site was used for the storage of outdoor potted plants when the subject site was occupied by a nursery. Review of historical aerial photographs taken in 1982 and 1998 provide additional information that the central portion of the subject site, adjacent to the west of the on-site buildings, was utilized for exterior plant storage in the 1980s and 1990s.

  Housekeeping conditions were observed to be good within the area of the subject site reportedly previously occupied by Bell Nursery. No odors, surface staining, stressed vegetation or other obvious evidence of an unauthorized release of pesticides/herbicides/hazardous materials was observed in association with the area previously occupied by Bell Nursery. Based on Krazan's site observations, the potential for a significant impact to the subsurface of the subject site from activities conducted at the historical on-site nursery appears to be low. However, given the potential application of pesticides, herbicides, and other agricultural chemicals in this portion of the subject site for 20 years, including the late-1970s/early-1980s time interval during which environmental regulation was less rigorous, the specific condition of surficial and near-surface soils in this portion of the subject site is unknown. This consideration, coupled with the planned multi-family residential redevelopment of the subject site and a potentially conservative position which the City of Morgan Hill Community Development Department may take relative to the residential use of properties at which agricultural chemicals have been applied, represents a potential area of concern.

  For a higher level of due diligence, Krazan recommends that the soil sampling recommended previously be expanded to include a Limited Soil Assessment in the central portion of the subject site to assess the presence or absence of significant concentrations of environmentally persistent pesticide and herbicide constituents.

ASTM Non-scope Issues

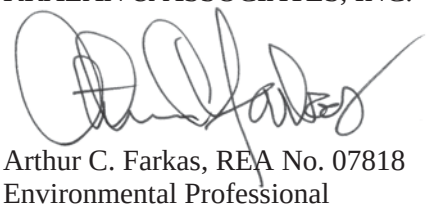
- The southern-most on-site structure appears to have been constructed in approximately 1978 and the northern-most structure appears to have been constructed prior to 1982. It is unknown if the on-site structures contain asbestos-containing materials (ACMs) or lead-based paint (LBP). An asbestos and/or LBP survey and sampling of the on-site structures were not included within the scope of this assessment. However, based on the apparent dates of construction, ACMs and LBP may be present at the subject site. During Krazan's January 10, 2019 site reconnaissance, no damaged building materials or friable suspect ACMs which appeared to be posing a health hazard were noted in the on-site structures. Furthermore, no evidence of significant peeling paint was observed in association with the on-site structures. Prior to the disturbance of any of the suspect ACMs or LBP at this facility via renovation or demolition, a comprehensive asbestos and LBP survey designed to determine if the suspect ACM and LBP are regulated materials is

recommended. If such materials are identified and need to be disturbed, repaired, or removed, a licensed abatement contractor should be consulted.

Our firm specializes in full-service Site Development Engineering with considerable project management experience. When you are interested in proceeding with the recommended work, Krazan can evaluate your unique circumstances and prepare a Phase II Proposal/Cost Estimate for the additional assessment including the proposed scope of work, budget, and anticipated project schedule.

If you have any questions regarding the information presented in this report, please call me at (559) 348-2200.

Respectfully Submitted,
KRAZAN & ASSOCIATES, INC.



Arthur C. Farkas, REA No. 07818
Environmental Professional

ACF/mlt

PHASE I ENVIRONMENTAL SITE ASSESSMENT PROPOSED ACQUISITION PROPERTY 17965 MONTEREY ROAD APN 764-12-006 MORGAN HILL, CALIFORNIA 95037

Pursuant to ASTM E 1527-13

Project No. 034-18192
January 22, 2019

Prepared for:
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Krazan & ASSOCIATES, INC.
SITE DEVELOPMENT ENGINEERS

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January 22, 2019 Project No. 034-18192

PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED ACQUISITION PROPERTY
17965 MONTEREY ROAD
APN 764-12-006
MORGAN HILL, CALIFORNIA 95037

1.0 EXECUTIVE SUMMARY

Krazan & Associates, Inc. (Krazan) has conducted a Phase I Environmental Site Assessment (ESA) of the Proposed Acquisition Property associated with Santa Clara County Assessor's Parcel Number (APN) 764-12-006 located at 17965 Monterey Road in Morgan Hill, California 95037 (subject site). It is incumbent upon the user to read this Phase I ESA report in its entirety. If not otherwise defined within the text of this report, please refer to the Glossary of Terms Section following the References Section for definitions of terms and acronyms utilized within this Phase I ESA report. Krazan conducted the Phase I ESA of the subject site in conformance with the American Society for Testing and Materials (ASTM) E 1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.* This Phase I ESA constitutes all appropriate inquiry (AAI) designed to identify recognized environmental conditions (RECs) in connection with the previous ownership and uses of the subject site as defined by ASTM E 1527-13.

ASTM E 1527-13 Section 1.1.1 *Recognized Environmental Conditions* – In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.

Krazan's findings of this Phase I ESA revealed no evidence of recognized environmental conditions (RECs), controlled RECs (CRECs) or historical RECs (HRECs) in conjunction with the subject site as defined by ASTM E 1527-13. However, the following potential areas of concern (PAOCs) and ASTM non-scope issues were identified in connection with the subject site.

PAOCs

- The potential presence of hazardous materials associated with a relatively large soil mound of undocumented origin and composition which was observed in the northwestern corner of the subject site during Krazan's January 10, 2019 site reconnaissance.

- The potential for an adverse impact to surficial soils in the central portion of the subject site from the application of pesticides/herbicides to nursery plants stored in this portion of the subject site circa 1978 to 1998, the approximate time interval during which Bell Nursery appears to have occupied the subject site.

ASTM Non-scope Issues

- The structures located in the eastern portion of the subject site appear to have been constructed between 1978 and 1982. It is unknown if the on-site structures contain asbestos-containing materials (ACMs) or lead-based paint (LBP). However, based on the apparent dates of construction, asbestos-containing materials and/or lead based paint may be present at the subject site.

Please refer to Section 8.0 Conclusions/Opinions for a detailed discussion of the findings included in this summary.

2.0 PURPOSE AND SCOPE OF ASSESSMENT

2.1 Purpose

According to ASTM E 1527-13, the purpose of this practice is to define good commercial and customary practice in the United States of America for conducting an *environmental site assessment* of a parcel of *commercial real estate* with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and *petroleum products.* As such, this practice is intended to permit a *user* to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner,* or *bona fide prospective purchaser* limitation on CERCLA liability (hereinafter, the *landowner liability protections,* or *LLPs*): that is, the practice that constitutes *all appropriate inquiries* into the previous ownership and uses of the *property* consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B).

2.2 Scope of Work

The Phase I ESA includes the following scope of work: a) a site reconnaissance of existing on-site conditions and observations of adjacent property uses, b) a review of user-provided documents and search of available current land title records compiled by AFX Corp., Inc., c) a review of historical aerial

photographs, a review of pertinent building permit records, cross-reference directories, historical Sanborn Fire Insurance Maps (SFIMs), and interview(s) with person(s) knowledgeable of the previous and current ownership and uses of the subject site, d) a review of local regulatory agency records, and e) a review of local, state, and federal regulatory agency lists compiled by Environmental Data Resources, Inc. (EDR). The scope of work for this Phase I ESA conforms to ASTM E 1527-13. Krazan was provided written authorization to conduct the Phase I ESA by Mr. Michael Schaier with EAH Housing, Inc. on December 17, 2018, in Krazan's December 12, 2018 Proposal/Cost Estimate No. P18-405.

3.0 SITE DESCRIPTION

The subject site is located west of Monterey Road and approximately 475 feet to the north of Wright Avenue within the City of Morgan Hill, Santa Clara County, California. The subject site consists of one rectangular-shaped parcel measuring approximately 1.54 acres with the associated Santa Clara County Assessor's Parcel Number of 764-12-006. The subject site is currently developed with a commercial building with a structural footprint of approximately 2,200 square feet and a converted former greenhouse structure with a structural footprint of approximately 1,000 square feet. The subject site is associated with an address of 17965 Monterey Road. The existing subject site development appears to have been originally constructed between 1978 and 1982. The remainder of the subject site is developed with paved and unpaved driveways/parking areas, paved walkways, and landscaped grounds.

General property information and property use are summarized in the following Table I. Refer to Figures No. 1 and No. 2 following the Reference Section.

TABLE I
Subject Site Information Summary

Current Owner:	David J. Scoffone, Trustee
Assessor's Parcel Number:	764-12-006
Address:	17965 Monterey Road Morgan Hill, California 95037
Historical Address:	None Identified
General Location:	West of Monterey Road and approximately 475 feet to the north of Wright Avenue
Acreage:	1.54 acres (approximately)
Existing Use:	Commercial – vehicle storage / Personal Storage
Number of Buildings:	Two
Original Construction Date:	1978 to 1982
Proposed Use:	Multi-family Residential
Topographic Map Location:	Southeastern quarter of Section 20, Township 09 South, Range 03 East, Mount Diablo Baseline and Meridian

TABLE I (continued)
Subject Site Information Summary

Latitude/Longitude:	37.13581° / –121.66032°
Topography:	Relatively flat, approximately 355 feet above mean sea level
Approximate Depth to Groundwater:	30 to 35 feet below ground surface (bgs), State of California Regional Water Quality Control Board (RWQCB), Geotracker Database, vicinity environmental investigation/remediation site located approximately 340 feet to the south-southeast of the subject site
Regional Groundwater Flow Direction:	East, RWQCB, Geotracker Database, vicinity environmental investigation/remediation site located approximately 340 feet to the south-southeast of the subject site

3.1 Geology and Hydrogeology

The subject site is located within the southern portion of the Santa Clara Valley, a structural trough which extends southeast from San Francisco Bay and is bound by the Diablo Range on the northeast and by the Santa Cruz and Gabilan Ranges on the southwest. The Santa Clara Valley, a large structural depression within the central Coastal Ranges of California, has been filled with up to 1,500 feet of alluvial and fluvial deposits. Sediments in the Santa Clara Valley, derived from the erosion of the central Coastal Ranges, have been deposited by major to minor drainages and their tributaries. Near-surface sediments in the subject site vicinity have been mapped as being underlain by recent-age fine- to medium-grained alluvium which is described as unconsolidated, plastic, poorly sorted, moderately permeable, fine sand, silt and clay with occasional lenses of coarse sand. At the base of adjacent mountains, gently sloping alluvial fans merge laterally to form an alluvial apron extending into the interior of the basin. Data obtained from an environmental investigation site located approximately 340 feet to the south-southeast of the subject site indicates that groundwater in the area of the subject site is first encountered at a depth of approximately 30 to 35 feet bgs. Groundwater monitoring conducted at the above-referenced site indicates that the groundwater flow direction in the vicinity of the subject site is consistently toward the east.

4.0 SITE RECONNAISSANCE

A site reconnaissance, which included a visual observation of the subject site and surrounding properties, was conducted by Mr. Bill Vick, Krazan's Environmental Professional, on January 10, 2019. Mr. David Scoffone, the owner of the subject site, accompanied Krazan's Environmental Professional during the site reconnaissance. The objective of the site reconnaissance is to obtain information indicating the likelihood

of identifying recognized environmental conditions, including hazardous substances and petroleum products, in connection with the property (including soils, surface waters, and groundwater).

4.1 Observations

The following Table II summarizes conditions encountered during our site reconnaissance. A discussion of visual observations is presented in the following table. Refer to the Site Map (Figure No. 2) and color photographs following the text for the locations of items discussed in this section of the report.

TABLE II
Summary of Site Reconnaissance

Feature	Observed	Not Observed
Structures (existing)	X	
Evidence of Past Uses (foundations, debris)		X
Hazardous Substances and/or Petroleum Products (including containers)	X	
Aboveground Storage Tanks (ASTs)		X
Underground Storage Tanks (USTs) or Evidence of USTs		X
Evidence of Underground Pipelines		X
Strong, Pungent, or Noxious Odors		X
Pools of Liquid Likely to be Hazardous Materials or Petroleum Products		X
Drums		X
Unidentified Substance Containers		X
Potential Polychlorinated Biphenyl (PCB)-Containing Equipment		X
Subsurface Hydraulic Equipment		X
Heating/Ventilation/Air conditioning (HVAC)		X
Stains or Corrosion on Floors, Walls, or Ceilings		X
Floor Drains, Sumps, or Oil/Water Clarifiers	X	
Storm Drains		X
Pits, Ponds, or Lagoons		X
Stained Soil and/or Pavement	X	
Soil Piles/Mounded Soil	X	
Mound of Asphaltic Material	X	
Stressed Vegetation		X
Waste or Wastewater (including stormwater) Discharges to Surface/ Surface Waters		X
Wells (irrigation, domestic, dry, injection, abandoned, monitoring wells)		X
Septic Systems		X

The subject site comprises approximately 1.54 acres of commercial property with the associated Santa Clara County APN of 764-12-006. The subject site is currently developed with two commercial buildings. Refer to Figure No. 2, Site Map, for locations of the following referenced on-site features:

- The subject site was observed to be occupied by two commercial buildings, a paved parking area, an unpaved storage yard, and landscaped areas (See Photographs No. 1 - No. 10). The on-site commercial buildings were observed to be associated with a subject site address of 17965 Monterey Road. The southern-most structure, with a structural footprint of approximately 2,200 square feet, was observed to be of wood frame construction on a slab-on-grade foundation. The northern-most structure, with a structural footprint of approximately 1,000 square feet, was

observed to be of wood frame construction on a slab-on-grade foundation with corrugated roof and siding.

- At the time of Krazan's January 10, 2019 site reconnaissance, the on-site structures were not occupied by a business entity nor being utilized for any commercial purpose. The southern-most building was observed to include a former product display/sales area, an office area, a restroom, and a former outdoor display area which had been enclosed and fitted with a roll-up door. The southern-most building was being utilized for personal storage by Mr. Scoffone and was observed to contain two sedans, four motorcycles, and dry goods; however, much of this structure was empty (See Photographs No. 11 and No. 12). Mr. Scoffone stated that the subject site was occupied by a plant nursery historically, and the southern-most building had been utilized for the display of indoor plants and for sales/office purposes. Mr. Scoffone stated that the western portion of this building was historically a concrete slab utilized for display/storage of outside plants. Mr. Scoffone stated that he constructed the enclosure with the roll-up door after his purchase of the property. The northern-most building was observed to be largely empty (See Photograph No. 13), although a piano was being stored in the southern portion of this building. Mr. Scoffone stated that this building had been constructed as a greenhouse originally, and this structure was observed to be consistent with greenhouse use.

- Housekeeping conditions were observed to be good within the on-site structures. Building materials were observed to be in good condition and no damaged building materials which appeared to be posing a health hazard were noted within those areas of the on-site structures observed. Interior and exterior paint were observed to be in good condition.

- Numerous vehicles, including sedans, pickup trucks, trailers, a tractor trailer, recreational vehicles (RVs) and boats were observed in the paved parking area located in the eastern portion of the subject site and within an apparent storage yard located in the central and western portions of the subject site (See Photographs 4, 7, 8, 14, 15 and 16). Mr. Scoffone stated that he owned many of these vehicles and that space was being rented to others for storage of the remaining vehicles. Mr. Scoffone stated that the vehicles he owned are functional; however, some of the other vehicles observed on site did not appear to be functional. No odors, surface staining, stressed vegetation, or other obvious evidence of a release of fuel or engine fluids was observed in association with the vehicles located on site. However within the scope of this Phase I ESA, it was not possible to inspect the ground beneath all of the vehicles located on site and it is thus possible that some engine fluid leakage will be revealed upon removal of the vehicles.

- Other than small quantities of common cleaning materials (three containers of one gallon or less) and lubricants (three one-quart containers) observed in the southeastern portion of the storage building, no hazardous materials or hazardous waste were observed on the subject site. However, interior access to a tractor trailer, two smaller trailers, and two RVs located on the subject site was not obtainable at the time of the site reconnaissance. Mr. Scoffone, the owner of the subject site for the past 15 years, stated that no chemicals or hazardous materials are contained within any of the above-referenced trailers/RVs or within any of the other vehicles located on the subject site other than fuel and engine fluids contained within fuel tanks and drive trains.

- A mound of soil partially covered with vegetation was observed in the northwestern corner of the subject site (See Photograph No. 17). No odors, discolored soil, or other obvious evidence of the presence of hazardous materials/waste was noted in association with the soil mound, although only the surface material of the mounded soil was observable. Additionally, a mound of at least loosely consolidated asphaltic material was observed in the northwestern corner of the subject site adjacent to the soil mound (See Photograph No. 18).

- Piles of vegetative debris were observed in the southwestern portion of the subject site and wooden debris and several broken clay pots were observed in the central-western portion of the subject site (See Photographs No. 19 and No. 20). No hazardous materials or hazardous waste were observed in association with the vegetative debris or wooden/clay debris.

- A floor drain was observed in the central portion of the storage building located in the southeastern portion of the subject site (See Photograph No. 21). According to Mr. Scoffone, the floor drain is connected to the municipal sewer system. No odors, surface staining, or other evidence of the disposal of hazardous materials or hazardous waste was observed within or adjacent to the on-site floor drain.

- A natural gas meter/valve and main electrical service were observed in association with the on-site building (See Photograph No. 22).

- The remainder of the subject site not occupied by the previously referenced structures/features was observed to be occupied by paved and unpaved driveways/parking areas, paved walkways, and landscaped grounds. No evidence of hazardous materials storage or hazardous waste was observed within these portions of the subject site except as previously noted. Several areas of minor engine-drip related surface staining were observed within the paved parking area located in the eastern portion of the subject site and this pavement staining is considered to be *de minimis*.

- During the visual observations of the subject site, no hazardous materials or hazardous waste were observed other than the *de minimis* quantities of common cleaning and maintenance materials previously noted. Exposed surface soils did not exhibit obvious signs of discoloration. No obvious evidence (vent pipes, fill pipes, dispensers, etc.) of USTs was noted within the areas observed. No major depressions were observed on the subject site. No indications of former structures, such as foundations, were observed on the subject site.

- No pole- or pad-mounted electrical transformers were observed on the subject site.

- No high-voltage, tower-mounted electrical transmission lines were observed on or within 100 feet of the subject site.

4.2 Utilities

Based on Krazan's research, the following Table III summarizes companies/municipalities that currently provide utility services to the subject site:

TABLE III
Municipal Service / Utility Providers

Service / Utility	Provider
Electricity	Pacific Gas & Electric (PG&E)
Natural Gas	PG&E
Potable Water	City of Morgan Hill
Sanitary Sewer	City of Morgan Hill

Water / Wells

The municipal potable water purveyor for the subject site is the City of Morgan Hill. The City of Morgan Hill's water quality monitoring is an on-going program with water samples obtained on a regular basis. It is the responsibility of the City of Morgan Hill to provide customers with potable water in compliance with the California State Maximum Contaminant Levels (MCLs) for primary drinking water constituents in water supplied to the public. The City of Morgan Hill's 2017 Water Quality Consumer Confidence Report posted on the City of Morgan Hill's website indicates that water provided by the City of Morgan Hill is in compliance with the California State MCLs for primary drinking water.

Krazan's review of City of Morgan Hill Building Division records indicates that potable water has been provided to the subject site by the City of Morgan Hill since original development in 1977/1978. Additionally, Mr. Scoffone stated that no water wells are located on the subject site.

Sewer / Septic Systems

The municipal sewer service provider to the subject site is the City of Morgan Hill. Krazan's review of City of Morgan Hill Building Division records indicates that sewer service has been provided to the subject site by the City of Morgan Hill since original development in 1977/1978. Additionally, Mr. Scoffone stated that no water wells are located on the subject site.

4.3 Adjacent Streets and Property Usage

The following Table IV summarizes the current adjacent roads and adjacent property uses observed during the site reconnaissance.

TABLE IV
Adjacent Streets and Property Use

Direction	Adjacent Street	Adjacent Property Use
North	None	Mobile Home Park
South	None	Engine service/repair shop (Star Import Motors) Muffler & brake repair/installation shop (A-1 Muffler)
East	Monterey Road	Educational facility
West	None	Multi-family residential development

Based on the observed uses of the properties located immediately adjacent to the subject site, it is unlikely that significant quantities of hazardous materials are stored at the immediately adjacent properties. However, reportable quantities of hazardous materials are used/stored at the southern adjacent engine repair shop and muffler/brake shop (17945 Monterey Road). Please refer to Section 6.4 of this report for a discussion of regulatory records for the 17945 Monterey Road facilities.

4.4 ASTM Non-Scope Considerations

According to ASTM E 1527-13, there may be environmental issues or conditions at the subject site that are outside the scope of the Phase I ESA practice (non-scope considerations). Some substances may be present at the subject site in quantities and under conditions that may lead to contamination of the subject site or of nearby properties but are not included in CERCLA's definition of hazardous substances (42 U.S.C. §9601[14]). ASTM non-scope considerations are discussed below.

Asbestos-Containing Materials

Asbestos is a group of naturally occurring mineral fibers that have been used commonly in a variety of building construction materials for insulation and as a fire-retardant. Because of its fiber strength and heat resistant properties, asbestos has been used for a wide range of manufactured goods, mostly in building materials, vehicle brakes, and heat-resistant fabrics, packaging, gaskets, and coatings. When asbestos-containing materials (ACMs) are damaged or disturbed by repair, remodeling, or demolition activities, microscopic asbestos fibers may become airborne and can be inhaled into the lungs, where they can cause significant health problems.

The southern-most on-site structure appears to have been constructed in approximately 1978 and the northern-most structure appears to have been constructed prior to 1982. It is unknown if the on-site structures contain ACMs. An asbestos survey and sampling of the on-site structures was not included within the scope of this assessment. However, based on the apparent dates of construction, ACMs may be present at the subject site. During Krazan's January 10, 2019 site reconnaissance, no damaged building materials or friable suspect ACMs which appeared to be posing a health hazard were noted in the on-site structure. Prior to the disturbance of any of the suspect ACMs at this facility via demolition, a comprehensive asbestos survey designed to determine if the suspect ACM is a regulated material is recommended. If such materials are identified and need to be disturbed, repaired, or removed, a licensed abatement contractor should be consulted.

Lead-Based Paint

Although lead-based paint (LBP) was banned in 1978, many building constructed prior to 1978 have paint that contains lead. Lead from paint, chips, and dust can pose serious health hazards if not addressed properly.

The southern-most on-site structure appears to have been constructed in approximately 1978 and the northern-most structure appears to have been constructed prior to 1982. It is unknown if the on-site structures contain LBP. A LBP survey and sampling of the on-site structures was not included within the

scope of this assessment. However, based on the apparent dates of construction, LBP may be present at the subject site. During Krazan's January 10, 2019 site reconnaissance, no evidence of significant peeling paint was observed in association with the on-site structures. Prior to the disturbance of any of the suspect LBP at this facility via demolition, a comprehensive LBP survey designed to determine if the suspect LBP is a regulated material is recommended. If such materials are identified and need to be disturbed, repaired, or removed, a licensed abatement contractor should be consulted.

Radon

Radon is a radioactive gas that is found in certain geologic environments and is formed by the natural breakdown of radium, which is found in the earth's crust. A radon survey was not included within the scope of this investigation; however, the State of California Department of Public Health (CDPH) maintains a statewide database of radon results in designated geographic areas. Radon detection devices are placed in homes throughout the study region to determine geographic regions with elevated radon concentrations. The U.S. EPA has set the safety standard for radon gas in homes to be 4.0 pico Curies per liter (pCi/L).

The US EPA has prepared a map to assist National, State and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action Limit of 4.0 pCi/L. It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures. Review of the EPA Map of Radon Zones places the Property in Zone 2, where average predicted radon levels are between 2.0 and 4.0 pCi/L. Therefore, the available data suggests that the potential for radon to adversely impact the subject site appears to be low.

Environmental Non-Compliance Issues

No obvious material non-compliance issues were identified in connection with the subject site in the process of preparing this report.

Activity and Use Limitations

No activity and use limitations were identified in connection with the subject site in the process of preparing this report.

Wetlands

As defined by the U.S. EPA and the Department of Army, Corps of Engineers, wetlands are "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Jurisdictional wetlands are regulated under Section 404 of the Clean Water Act (1972, 1977, and 1987, and also the 1985 and 1990 Farm Bills), and are important for protection of aquatic waterfowl and species, water purification, and flood control. According to current Corps of Engineers information, three basic criteria are currently used to define wetlands:

- Wetland hydrology - areas exhibiting surface or near-surface saturation or inundation at some point in time (greater than 12.5 percent of growing season defined on basis of frost-free days) during an average rainfall year.

- Hydrophilic vegetation - frequency of occurrence of wetland indicator plants (plant life growing in water, soil, or substrate that is periodically deficient in oxygen as a result of excessive water content).

- Hydric soil - landscape patterns identified by saturation, flooding, or ponding long enough during the growing season (generally seven days) which develop characteristic color changes in the upper part of the soil as a result of anaerobic conditions.

Based on Krazan's reconnaissance of the subject site, evidence was not apparent to suggest that the site contained a wetland. Furthermore, according to the U. S. Fish & Wildlife Service (USFWS) National Wetlands Inventory available via the USFWS Internet website, the subject site does not contain a designated wetland. Therefore, at this time, regulations pertaining to wetlands do not appear to impact the subject site.

5.0 USER-PROVIDED INFORMATION

A review of user-provided information was conducted in order to help identify pertinent information regarding potential environmental impacts associated with the subject site.

5.1 Environmental Liens/Activity and Use Limitations Report

On January 11, 2019, an Environmental Lien/Activity and Use Limitations (EL/AUL) Report was completed by AFX Corp. Inc. (AFX) for the subject site. The AFX EL/AUL Report provides results from a search of available land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls. The subject site EL/AUL Report was reviewed to identify potential environmental liens, institutional controls (ICs), land use controls (LUCs),

activity and use limitations (AULs), or declaration of environmental use restrictions (DEULs) which may have been filed against the subject site or exist in connection with the subject site as indicated by the subject site EL/AUL Report. Krazan's review of the EL/AUL Report indicated no liens, judgments, ICs, LUCs, AULs, or DEULs were found for the subject site according to the scope of work and limitations. Please refer to Appendix A in the Table of Contents for a copy of the AFX EL/AUL Report.

5.2 Title Report

A Preliminary Title Report (PTR) dated November 21, 2018, prepared for the subject site by Chicago Title Company, was provided to Krazan by Mr. Michael Schaier with EAH Housing, Inc., Krazan's client and the Phase I ESA user. The subject site PTR was reviewed to identify potential environmental deed restrictions, environmental liens, or environmental activity and use limitations (AULs) which may have occurred on or exist in connection with the subject site. Krazan's review of the PTR indicated no environmental deed restrictions, environmental liens or environmental AULs for the subject site. However, as quoted from the subject site PTR, "It is important to note that this Preliminary Title Report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land." Please refer to Appendix B in the Table of Contents for a copy of the PTR.

5.3 Phase I Environmental Site Assessment User Questionnaire

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiry* is not complete. The user is asked to provide information or knowledge of the following:

1. Environmental cleanup liens that are filed or recorded against the site.
2. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry.
3. Specialized knowledge or experience of the person seeking to qualify for the LLPs.
4. Relationship of the purchase price to the fair market value of the *property* if it were not contaminated.
5. Commonly known or *reasonably ascertainable* information about the *property*.

6. The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation.

7. The reason for preparation of this Phase I ESA.

On December 28, 2018, a completed Phase I ESA user questionnaire was received from Mr. Michael Schaier with EAH Housing, Inc., the Phase I ESA user. Please refer to Appendix C in the Table of Contents for a copy of the completed Phase I ESA user questionnaire.

According to the questionnaire responses, Mr. Schaier, to the best of his knowledge as the user of this Phase I ESA, was not aware of any environmental cleanup liens and activity or land use limitations which have been filed or recorded against the subject site and Mr. Schaier has no specialized knowledge or experience of the prior nature of the business or chemical utilization on the subject site. Mr. Schaier did not provide a response to questions concerning the historical uses of the subject site, knowledge of the past or current presence of specific chemicals or hazardous materials, unauthorized spills or chemical releases or of any environmental cleanups in connection with the subject site. However, Mr. Schaier indicated that he is not aware of any obvious indications pointing to the presence or likely presence of contamination of the subject property other than the presence of "several gas stations in the area." Mr. Schaier stated that the purchase price of the subject site reasonably reflects fair market value. Additionally, Mr. Schaier indicated that the reason for preparation of this Phase I ESA is related to a proposed property purchase.

6.0 SITE USAGE SURVEY

The property usage survey included assessing property history, and reviewing local, state, and federal regulatory agency records.

6.1 Site History

A review of historical aerial photographs, City of Morgan Hill Community Development Department – Building Division records, and reasonably ascertainable cross-reference directories, a search for historical fire insurance maps (HFIMs), and a Phase I ESA interview were utilized to assess the history of the subject site.

Previous Environmental Assessment

No previous environmental assessments of the subject site were provided to Krazan for review during the course of this assessment.

Aerial Photograph Interpretation

Historical aerial photographs dated 1939, 1940, 1948 1950, 1956, 1963, 1968, 1970, 1982, 1998, 2004, 2011, and 2018 were reviewed to assess the history of the subject site. These photographs were obtained from Environmental Data Resources, Inc. (EDR) and via the internet at Microsoft® Research Maps and Google Earth™. The aerial photograph summary is provided in the following Table V. Please refer to Appendix D in the Table of Contents for a copy of the Historical Aerial Photographs.

TABLE V
Summary of Aerial Photograph Review

Year/Scale	Site Use	Site and Adjacent Property Observation
1939 1" = 500'	Vacant Land	The subject site appears to be vacant land with no visible on-site structures. The northern and southern adjacent properties appear to be vacant land, although elongated structures are visible 200 feet to the south of the subject site. Monterey Road is visible adjacent to the east of the subject site, beyond which is vacant land. The western adjacent property appears to be utilized for agricultural purposes.
1940 1" = 500'	Vacant Land	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 1939aerial photograph although a small pool of water may be present in the eastern portion of the subject site.
1948 1" = 500'	Vacant Land	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 1940 aerial photograph except: 1) no pooled water is visible on the subject site, 2) the northern adjacent property appears to be occupied by a rural residence, and 3) the western adjacent property does not appear to be cultivated.
1950 1" = 500'	Vacant Land	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 1948 aerial photograph.
1956 1" = 500'	Vacant Land	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 1950 aerial photograph except additional structures have been developed on the northern adjacent property and an elongated structure has been developed on the western adjacent property.
1963 1" = 500'	Vacant Land	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 1956 aerial photograph except the northern adjacent property appears to be have been redeveloped with an first generation version of the existing mobile home park.
1968 1" = 500'	Vacant Land	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 1963 aerial photograph.
1970 1" = 500'	Vacant Land	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 1968 aerial photograph except the mobile home park has been enlarged on the northern adjacent property.

TABLE V (continued)
Summary of Aerial Photograph Review

Year/Scale	Site Use	Site and Adjacent Property Observation
1982 1" = 500'	Commercial Buildings(2)/ Plant Storage Area/Vacant Land (Plant Nursery)	The eastern portion of the subject site appears to be occupied by two commercial-type structures and a paved parking area consistent in approximate size and configuration with those observed during Krazan's site reconnaissance. The central portion of the subject site appears to an exterior storage area consistent with the storage of rows of outdoor plants. The western portion of the subject site appears to be primarily vacant land with some apparent vehicle parking use. Site use is consistent with that of a retail plant nursery. Conditions on the adjacent properties appear relatively similar to those noted in the 1970 aerial photograph except for the development of the existing commercial-type building on the southern adjacent property.
1998 1" = 500'	Plant Nursery	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 1982 aerial photograph except for the development of a commercial-type building on the eastern adjacent property and the development of commercial-type buildings to the north of the subject site.
2004 1" = 500'	Commercial/ Vehicle Storage	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 1998 aerial photograph except the exterior areas of the subject site appear to be utilized for dry goods and vehicle storage. Subject site use is consistent with a clay pot sales and distribution facility which the current owner of the subject site stated occupied the subject site during a portion of his 2003 -2018 ownership of the subject site.
2011 1" = 500'	Commercial/ Vehicle Storage	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 2004 aerial photograph except for the development of the existing multi-family residential facility on the western adjacent property.
2018 1" = 500'	Commercial Buildings (2)/ Vehicle Storage	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 2011 aerial photograph except dry goods are no longer visible in the central portion of the subject site. The central and western portions of the subject site appear to be utilized for vehicle storage in a manner similar to that observed during Krazan's site reconnaissance.

City of Morgan Hill Community Development Department – Building Division Records

On January 10, 2019, the City of Morgan Hill Community Development Department – Building Division (CMHBD) was visited to review building permit records for the subject site address of 17965 Monterey Road. According to a representative of the City of Morgan Hill Building Division, several building permit records are on file with the CMHBD for the subject site. Krazan's review of permit records on file with the CMHBD for the subject site revealed permit records dated from 1977 to 1996, including permits records from 1977 and 1978 which appear to be associated with the original construction of the existing on-site storage building. Building permit records indicate that a nursery and/or Bell Nursery occupied the subject site in 1977/1978, and that EMF Motor Sports was at least a proposed occupant of the subject site circa 1996. No permits for items such as underground storage tanks, septic systems, complete building

demolition, or previous structures/features are on file with the City of Morgan Hill Community Building Division for the subject site. Building permit records on file with the City of Morgan Hill Community Building Division for the subject site address are listed in the following Table VI.

TABLE VI
Summary of Building Department Records

Date	Record Type	Description
17965 Monterey Road		
1977	Utility Services	Application for water and sewer connection
1977	Building Permit	"Nursery Garden Center/Office"
1977	Plumbing Permit	Permit for installation of plumbing fixtures which shows water & sewer connections to City services
1978	Correspondence	Correspondence which refers to "Bell Nursery"
1978	Electrical Permit	Installation of outlets
1981	Notice of Violation	Sign installation without a permit
1981	Sign Permit	Sign installation
1996	Correspondence	Correspondence from the City Planning Department in which a use permit was approved for a "minor motorcycle repair shop"
Illegible	Building Permit	"Sales/Office Building existing; greenhouse per plans and specs"
Illegible	Sign Permit	Directional sign

City Directories

Reasonably ascertainable Haines Criss-Cross Directories (HCCDs) and Polk Guide Directories (PGDs) dated 1962 through 2018 were reviewed utilizing approximately three- to five-year intervals at the Morgan Hill Public Library, Central Branch, located in Morgan Hill, California, and at the Santa Clara County Public Library, Cupertino Branch, located in Cupertino, California, for the subject site address of 17965 Monterey Road and the adjacent properties. A summary of HCCD/PGD information is presented in the following Table VII.

TABLE VI
Haines Criss-Cross and/or Polk Guide Directory Summary

Address	Owner/Occupant	Years
Subject Site		
17965 Monterey Road	Address Not Listed Bell Nursery EMF Motorcycle Parts Artesanias Jalisco No Return Address Not Listed	1962 to 1977 1982 to 1995/1996 1999/2000 2004, 2007 2009 2013, 2018

TABLE VI (continued)
Haines Criss-Cross and/or Polk Guide Directory Summary

Address	Owner/Occupant	Years
Adjacent Properties		
North – 17975 Monterey Road	Address Not Listed	1962, 1968
	Hill Haven Trailer Park	1973, 1977
	Hill Haven Mobile Park	1982 to 2004
	"Apartments"	2007 to 2018
South – 17945 Monterey Road	Address Not Listed	1962, 1968
	Gavilan Auto Parts	1973 to 1980
	Perkins Glass	1973
	Nob Hill Heating	1973
	Cook Upholstery	1977 to 1995/1996
	Ceramics by D	1977
	AMD Tile	1977
	Valley Glass	1980
	Frontier Appliance	1982 to 1999/2000
	Precision Foreign Auto	1985, 1990/1991
	Morgan Hill Muffler	1985
	RCS Lawn Mower Shop	1990/1991, 1995/1996
	A1 Muffler	1990/1991 to 2018
	Acoustechs Sound	1995/1996, 1999/2000
	Star Import Autos	1999/2000 to 2018
	DRE	2004 to 2009
	Advance Wheels	2004
	JV Systems	2004, 2007
East – 17960 Monterey Road	Address Not Listed	1962 to 1977
	Morgan Hill Central School	1980 to 2004
	Central High School	2007
	No Return/Address Not Listed	2009, 2013
	Residential Listing	2018
West – 17925 Monterey Road	Address Not Listed	1962, 1968
	Realty Offices	1973 to 1980
	Grooming By Joseph	1985
	No Return/Address Not Listed	1990/1991 to 2018

Krazan's review of cross-reference directories indicates that the subject site address of 17965 Monterey Road was: 1) not listed in any of the directories reviewed between 1962 and 1977, 2) occupied by Bell Nursery from at least 1982 until at least 1995/1996, 3) occupied by EMF Motorcycle Parts & Accessories in 1999/2000, 4) occupied by Artesanias (handicrafts) Jalisco in 2004 and 2007, and 5) not listed in any of the directories reviewed between 1962 and 1977. Information obtained from review of cross-reference directories is consistent with that obtained from other sources during the course of this assessment.

Historical Fire Insurance Maps

Krazan reviews HFIMs to evaluate prior land use of the subject site and the adjacent properties. HFIMs typically exist for cities with populations of 2,000 or more, the coverage dependent on the location of the

subject site within the city limits. Krazan contracted with EDR to provide copies of available HFIMs for the subject site and the adjacent properties as far back as 1867. EDR's search of HFIMs revealed no coverage for the subject site and the adjacent properties. Please refer to Appendix E in the Table of Contents for a copy of the EDR HFIM *No Maps Available* Report.

6.2 Interviews

Krazan conducted an interview with the owner of the subject site. The interview is designed to provide pertinent information regarding potential environmental impacts associated with the subject site.

Subject Site Owner – An interview was conducted with Mr. David Scoffone, the owner of the subject site, via his completion of an environmental questionnaire and responses to questions posed during the site reconnaissance. According to questionnaire responses, Mr. Scoffone indicated that he has been familiar with the subject site for the past 15 years. Mr. Scoffone stated that the subject site is currently utilized for personal storage and as a rental yard for the storage of vehicles. Mr. Scoffone stated that other than vehicle storage and rental and clay pot sales/distribution (see below), the subject site has not been utilized for any commercial purpose during the past 15 years that he has been familiar with the subject site. Mr. Scoffone's knowledge of the historical uses of the subject site prior to 2003 is presented in the discussion below.

According to Mr. Scoffone, to the best of his knowledge, no use, storage, or disposal of hazardous materials; no existing or former ASTs or USTs; no hazardous materials spills, no environmental cleanups, no on-site treatment and/or discharge of waste; no environmental liens, AULs, engineering or institutional controls, no on-site leach fields, dry wells, sumps, or disposal ponds; no buried materials; no monitoring, domestic, or irrigation wells; or any items of environmental concern are associated with the subject site. Mr. Scoffone indicated that he is not aware of any obvious indications pointing to the presence or likely presence of contamination of the subject property. Mr. Scoffone indicated that the reason for preparation of this Phase I ESA is related to a proposed property sale/purchase. Mr. Scoffone indicated that the purchase price of the subject site reasonably reflects fair market value. Please refer to Appendix F in the Table of Contents for a copy of the Phase I ESA Owner Questionnaire completed by Mr. Scoffone.

At the time of the site reconnaissance, Mr. Scoffone, stated that be believed the soil mound located in the northwestern corner of the subject site to have been derived from the construction of an on-site depression utilized for stormwater control. Mr. Scoffone stated that he believed the referenced depression to have been constructed by a former plant nursery occupant of the subject site. Mr. Scoffone stated that the southern-most on-site building was used for indoor plant sales and office use by the former nursery

occupant, and he indicated that the central portion of the subject site was used for the storage of outdoor potted plants. Mr. Scoffone stated that the northern-most building was utilized as a greenhouse by the former nursery occupant. Mr. Scoffone stated that during his ownership of the subject site, a tenant utilizing the property for the sale and distribution of clay pots occupied the property for several years. Mr. Scoffone stated that otherwise, the subject site has been utilized for storage during his ownership of the property.

Previous Subject Site Owners/Occupants – An interview with a previous owner/occupant of the subject site was not reasonably ascertainable. Consequently, information regarding the history and historical uses of the subject site obtained from an interview of a previous owner and/or occupant constitutes a data gap.

6.3 Agricultural Chemicals

Review of historical aerial photographs indicates the subject site was not utilized for agricultural purposes from at least 1937 to the present. Consequently, the use, storage and application of environmentally persistent pesticides and herbicides associated with the current/historical cultivation of the subject site are not considered an environmental concern. However, the subject site appears to have been occupied by a plant nursery for approximately 20 years circa 1978 to 1998. Based on the apparent 20-year occupation of the subject site by a nursery, the potential exists for an adverse impact to surficial soils in the central portion of the subject site from the application of pesticides/herbicides to nursery plants stored in this portion of the subject site for 20 years. Please refer to Section 8.0 of this report for a discussion of potential environmental concerns associated with this historical use of the subject site.

6.4 Regulatory Agency Interface

A review of regulatory agency records was conducted to help determine if hazardous materials have been handled, stored, or generated on the subject site and/or the adjacent properties and businesses.

Regulatory records are reviewed based on the following criteria: 1) properties with known soils and/or groundwater releases considered to represent the potential for impact to the subject site that are located within 1,760 feet of the subject site for constituents of concern impacts or 528 feet of the subject site for petroleum hydrocarbon impacts; 2) properties that are adjacent or in proximity to the subject site included within the EDR regulatory database report or noted during the site reconnaissance to possibly handle, store, or generate hazardous materials. Applicable property records are discussed below.

Santa Clara County Hazardous Materials Compliance Division

The Santa Clara County Hazardous Materials Compliance Division (SCCHMCD) is the lead regulatory agency or Certified Unified Program Agency (CUPA) for hazardous materials handling facilities located in the City of San Jose. On December 28, 2018, the Santa Clara County Hazardous Materials Compliance Division was contacted regarding potential hazardous materials records including AST, UST, leaking underground storage tank (LUST), hazardous materials business plan (HMBP), hazardous material release, environmental cleanup/site mitigation and/or hazardous waste generator records for the subject site address of 17965 Monterey Street. According to Ms. Melissa Belloso with the County of Santa Clara Consumer and Environmental Protection Agency, no hazardous materials records are on file with the Santa Clara County Hazardous Materials Compliance Division for the subject site address of 17965 Monterey Street.

State of California Regional Water Quality Control Board - Geotracker

Krazan's December 28, 2018 review of the State of California Regional Water Quality Control Board (RWQCB) Geotracker database available via the RWQCB Internet Website indicated that no cleanup sites including LUST sites, cleanup program sites, land disposal sites, or military sites are listed for the subject site or the adjacent properties. Two closed LUST sites are located within the subject site vicinity which area discussed below.

Volpi/Gaither Property — 150 feet to the north-northwest
17995 Monterey Road

According to records on file with the RWQCB, leaking fuel USTs resulted in petroleum hydrocarbon impacts to subsurface soil at the Volpi/Gaither property, the closest boundary of which is located 150 feet to the north-northwest of the subject site. Four quarters of groundwater monitoring were conducted at this site, with groundwater reported to have been first encountered at a depth of 60 feet bgs in the early-1990s. The groundwater flow direction in the vicinity of this closed LUST site is reported to be toward the east, placing the LUSTs at this site hydraulically cross-gradient of the subject site. Gasoline-range total petroleum hydrocarbon (TPH-g) and benzene, toluene, ethylbenzene and xylenes (BTEX) were reportedly the constituents of concern (COCs), and these COCs were detected in the UST excavation pit. Remediation of the UST release involved the excavation and over-excavation of impacted/potentially impacted soil with bioremediation of the impacted/potentially impacted soil conducted on the property. Following over-excavation, analysis of confirmation soil samples revealed that only a minor residual soil impact remained beneath the former USTs, a location reported to have been approximately 200 feet to the north-northwest of the closest subject site boundary. Four quarters of groundwater monitoring revealed none of the COCs to have been present in groundwater at concentrations above their respective laboratory reporting limits. Given the reportedly effective soil removal remediation and absence of a groundwater impact, this LUST site was granted a case closure status by the oversight regulatory agencies in correspondence dated August 9, 1993. Based on the removal of the contaminant source, the regulatory agency closure status, the reported absence of a groundwater impact, and location of the fuel release hydraulically cross-gradient of the

subject site and 200 feet distant, there is no evidence to suggest that this facility currently represents an environmental concern in connection with the subject site.

Former Shell Station — 340 feet to the south-southeast
17905 Monterey Road
According to records on file with the RWQCB, leaking fuel USTs and/or fuel dispensers resulted in petroleum hydrocarbon impacts to subsurface soil and groundwater at the former Shell Station property, the closest boundary of which is located 340 feet to the south-southeast of the subject site. However, the fuel release at this site was located at least 415 feet to the south-southeast of the subject site. Groundwater monitoring conducted at this site revealed groundwater to be first encountered at a depth of 30 to 35 feet bgs. The groundwater flow direction is reported to have been consistently toward the east, placing the former Shell Station LUST site hydraulically downgradient of the subject site. TPH-g and BTEX were detected in subsurface media at this site; however, methyl tertiary-butyl ether (MTBE) and tertiary-butyl alcohol (TBA) were reportedly the primary COCs. MTBE and TBA appear to have migrated in groundwater only a relatively short distance downgradient, with only TBA present off-site (beneath the adjacent surface street) at concentrations of potential regulatory concern. MTBE and the other COCs do not appear to have migrated beyond the property boundaries at concentrations of potential regulatory concern. This LUST site was granted case closure status by the oversight regulatory agencies on May 2, 2016. Based on the removal of the contaminant source, the regulatory agency closure status, and location of the fuel release hydraulically downgradient of the subject site and at least 415 feet distant, there is presently no evidence to suggest that this facility currently represents an environmental concern in connection with the subject site.

State of California Environmental Protection Agency

Krazan's December 28, 2018 review of the State of California Environmental Protection Agency (CalEPA) – Department of Toxic Substances Control (DTSC) Envirostor database available via the DTSC's Internet Website indicated that no records of cleanup sites including State response sites, voluntary cleanup sites, school cleanup sites, or military or school evaluation sites are listed for the subject site, the adjacent properties, or properties located within 500 feet of the subject site. Additionally, no Federal Superfund – National Priorities List (NPL) sites were determined to be located within a one-mile radius of the subject site.

The following two properties located adjacent to the subject site are listed in the California Environmental Protection Agency Regulated Site Portal database as sites at which reportable quantities of hazardous materials are stored:

Star Motor Imports — adjacent to the south
17945 Monterey Street
According to information contained in the California Environmental Reporting System (CERS) database available via the CalEPA Regulated Site Portal at the CalEPA website, hazardous materials are used/stored in reportable quantity at the Star Motor Imports facility located adjacent to the south of the subject site. Krazan's December 28, 2018 review of the CalEPA Regulated Site Portal database indicates that three chemicals are

used/stored at this property in reportable quantity, including: 1) acetylene (0 to 2,599 cubic feet), 2) oxygen (0-2,599 cubic feet) and 3) used motor oil (12-59 gallons). Hazardous materials release response plan (HMRRP) compliance evaluation inspections and hazardous waste generator inspections of this facility conducted by the Santa Clara County CUPA in January 2016 revealed several minor violations which appear to have been corrected in a timely fashion. One violation was associated with leakage of battery acid onto the concrete floor; however, the amount of battery acid spilled appears to have been small and was confined to the concrete floor. No evidence of a documented release of hazardous materials to the subsurface was identified during Krazan's review of the California Environmental Protection Agency Regulated Site Portal database for this facility.

A-1 Muffler & Brake adjacent to the south
17945 Monterey Street
According to information contained in the CERS database available via the CalEPA Regulated Site Portal, hazardous materials are used/stored in reportable quantity at the A-1 Muffler & Brake facility located adjacent to the south of the subject site. Krazan's December 28, 2018 review of the CalEPA Regulated Site Portal database indicates that two chemicals are used/stored at this property in reportable quantity, including: 1) acetylene (0 to 2,599 cubic feet), and 2) oxygen (0-2,599 cubic feet). A hazardous materials release response plan compliance evaluation inspection of this facility conducted by the Santa Clara County CUPA in December 2015 revealed two minor violations which appear to have been corrected in a timely fashion. These violations were not associated with a release of hazardous materials, and no other evidence of a documented release of hazardous materials to the subsurface was identified during Krazan's review of the California Environmental Protection Agency Regulated Site Portal database for this facility.

Morgan Hill Fire Department / California Department of Forestry and Fire Protection

The Morgan Hill Fire Department (MHFD), in conjunction with the California Department of Forestry and Fire Protection (Cal Fire), have jurisdiction for fire protection for the subject site and the immediate vicinity. On December 27, 2018, the Morgan Hill Fire Department (MHFD) was contacted regarding potential records of hazardous materials storage and hazardous materials release incidents for the subject site. According to a representative of the Morgan Hill Fire Department, hazardous materials records are maintained by the Santa Clara County Hazardous Materials Compliance Division. Additionally, hazardous/flammable release incident records historically have been filed according to the date of occurrence and not by the location of occurrence with the Morgan Hill Fire Department. However, a firefighter familiar with the subject site vicinity for 10+ years stated that he was not aware of a hazardous materials release incident on the subject site in the past 10 years.

California Department of Conservation, Division of Oil, Gas and Geothermal Resources - DOMS

Krazan's December 28, 2018 review of the State of California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR) Online Mapping System (DOMS) indicated that no plugged and abandoned or producing oil wells are located on or adjacent to the subject site.

Local Area Tribal Records

No Indian reservations, USTs on Indian land, or LUSTs on Indian land were reported on the subject site, adjacent properties, or vicinity properties in the EDR-provided government database report.

6.5 Regulatory Agency Lists Review

Several agencies have published documents that list businesses or properties which have handled hazardous materials or waste or may have experienced site contamination. The lists consulted in the course of our assessment were compiled by EDR and Krazan and represent reasonably ascertainable current listings. Krazan did not verify the locations and distances of every property listed by EDR. Krazan verified the location and distances of the properties Krazan deemed as having the potential to adversely impact the subject site. The actual location of the listed properties may differ from the EDR listing. Refer to the following Table VII for a summary of the listed properties considered to have the potential to impact the subject site located within the specified ASTM Search Radii. The actual distances of the listed properties (which are summarized below) are based on observations during Krazan's site reconnaissance. No EDR-listed unmapped (non-geocoded) sites were determined to be located on or adjacent to the subject site. Please refer to Appendix G in the Table of Contents for a copy of the EDR Radius Map report.

TABLE VII
Listed Properties

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		1	0	NR	NR	NR	1
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	0	5	NR	5
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		4	0	5	NR	NR	9

TABLE VII
Listed Properties

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
HIST LUST	0.500		2	0	3	NR	NR	5
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		4	0	NR	NR	NR	4
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		4	3	NR	NR	NR	7
US CDL	0.001		0	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		2	2	NR	NR	NR	4
HIST UST	0.250		2	2	NR	NR	NR	4
CA FID UST	0.250		2	2	NR	NR	NR	4
CERS TANKS	0.250		1	0	NR	NR	NR	1
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0

TABLE VII
Listed Properties

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	1	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.001		0	NR	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	2	NR	NR	2
CUPA Listings	0.250		6	7	NR	NR	NR	13

TABLE VII
Listed Properties

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		2	1	2	NR	NR	5
HWP	1.000		0	0	0	1	NR	1
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.001		0	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
SAN JOSE HAZMAT	0.250		0	0	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
CERS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		3	NR	NR	NR	NR	3
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	33	18	12	6	0	69

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

The subject site address/location were not listed in the EDR regulatory database report.

Hazardous Materials Migration in Soils and/or Groundwater

EDR-listed facilities are located adjacent to the subject site. According to the EDR database report, A-1 Muffler (17945 Monterey Road) and Star Motor Imports (17945 Monterey Road) are listed as CERS sites located within 150 feet of the subject site. However, during Krazan's site reconnaissance, these facilities were observed to be located adjacent to the south of the subject site. Hazardous materials records for these facilities are included in the CalEPA Regulated Site Portal database. CalEPA Regulated Site Portal database records for these facilities were previously discussed in Section 6.4 of this report.

The following facilities which are listed as sites with documented releases of hazardous materials were listed within the subject site vicinity:

Volpi/Gaither Property — 150 feet to the north-northwest
17995 Monterey Road
According to EDR, this facility is listed as a LUST site located within 80 feet of the subject site. During Krazan's site reconnaissance, this facility was observed to be located 150 feet to the north-northwest of the subject site. Hazardous materials records for this facility are on file with the RWQCB. RWQCB records for this facility were previously discussed in Section 6.4 of this report.

Former Shell Station — 340 feet to the south-southeast
17905 Monterey Road
According to EDR, this facility is listed as a LUST site located within 475 feet of the subject site. During Krazan's site reconnaissance, this facility was observed to be located 340 feet to the south-southeast of the subject site. Hazardous materials records for this facility are on file with the RWQCB. RWQCB records for this facility were previously discussed in Section 6.4 of this report.

The remaining properties within the specified search radius of the subject site which appeared on local, state, or federally published lists of sites that use or have had releases of hazardous materials or petroleum products are of sufficient distance and/or situated hydraulically cross- or downgradient from the subject site such that impact to the subject site via groundwater migration is unlikely. In general, potentially hazardous materials released from facilities located approximately hydraulically upgradient within subject site vicinity, or in a hydraulically cross-gradient direction in proximity to the site, may have a reasonable potential of migrating to the subject site via groundwater flow. This opinion is based on the assumption that non-vaporous hazardous materials generally do not migrate large distances laterally within the soil, but rather tend to migrate with groundwater in the general direction of groundwater flow. However, the potential for migration of volatile hazardous materials may include movement within soils, groundwater flow or potentially omni-directionally if present in a vaporous state.

Hazardous Materials Migration in Vapor

Hazardous materials or petroleum product vapors which may have the potential to migrate into the subsurface of the subject site may be caused by the release of vapors from contaminated soil or groundwater either on or in the vicinity of the subject site from current or historical uses of the subject site and/or adjacent or vicinity properties. Current or past land uses such as gasoline stations (using petroleum hydrocarbons), dry cleaning establishments (using chlorinated volatile organic compounds), former manufactured gas plant sites (using volatile and semi-volatile organic compounds), and former industrial sites such as those that had vapor degreasing or other parts-cleaning operations (using chlorinated volatile organic compounds) are of particular concern. Constituent of concern vapors are capable of migrating great distances omni-directionally along subsurface conduits such as pipelines, utility lines, sewer and stormwater lines, and building foundations.

Based on Krazan's observations and review of State and local regulatory agency records and the EDR regulatory database report, no listings of concern related to potential vapor migration were determined to be associated with the subject site, adjacent properties, or properties located within the subject site vicinity. Review of vicinity properties listed by EDR as release sites within the applicable search radii suggests that these properties do not represent a significant potential for vapor migration in conjunction with the subject site. The rationale supporting this opinion includes the following:

- None of the reported sites were in close proximity to the subject site.
- Relevant sites had undergone investigation and remediation sufficient to receive regulatory agency closure.
- Sites with reported releases of minor quantities of COCs or COCs of limited volatility impacting soil only were considered of minimal concern.
- The lateral migration of the COCs in groundwater is reported to be limited and COCs were not detected in groundwater samples collected downgradient of the release and several hundred feet upgradient of the subject site.
- Sites with reported releases of COCs including volatile organic compounds (VOCs) were either of sufficient distance or hydraulically down- or cross-gradient from the subject site such that they do not appear to represent a significant potential for vapor migration on the subject site.

No engineering control sites, sites with institutional controls, or sites with deed restrictions were listed for the subject site, adjacent sites or vicinity properties in the EDR Report.

7.0 DISCUSSION OF FINDINGS

TABLE VIII
Summary of Conclusions

Apparent Evidence of RECs or PAOCs From:	Not Noted	Noted
Historical Uses		X
Current Uses	X	
Adjacent or Vicinity Property Uses	X	

Historical Uses

Based on Krazan's review of historical aerial photographs, a site reconnaissance, contacts with the local regulatory agencies, and an interview with the owner of the subject site, there is no evidence that recognized environmental conditions exist in connection with the historical uses of the subject site. However, potential areas of concern (PAOCs) were identified in connection with the historical uses of the subject site which are discussed in the Conclusions/Opinions section of this report.

Current Uses

Based on Krazan's site reconnaissance, contacts with local regulatory agencies, and an interview with the owner of the subject site, there is no evidence that recognized environmental conditions exist in connection with the current uses of the subject site. However, ASTM non-scope issues were identified in connection with the subject site which are discussed in the Conclusions/Opinions section of this report.

Adjacent or Vicinity Property Uses

Based on Krazan's field observations, review of the EDR government database report, and consultation with local regulatory agencies, there is no evidence that recognized environmental conditions exist in connection with the subject site from adjacent property uses.

7.1 Evaluation of Data Gaps/Data Failure

In accordance with ASTM E 1527-13 guidance, data gaps represent a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice. Data failure represents the failure to achieve the historical research objectives of this practice even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

The following is a summary of data gaps encountered in the process of preparing this report including an observation as to the presumed significance of that data gap to the conclusions of this assessment.

- Absence of Interview with Previous Property Owner/Occupant (Section 6.1)

  A Phase I ESA interview with the previous owner/occupant of the subject site was not reasonably ascertainable. Consequently, information regarding the history and historical uses of the subject site obtained from an interview of a previous owner and/or occupant constitutes a data gap. Taken in consideration with the available information obtained in the course of preparing this report in conjunction with professional experience, there is no evidence to suggest that this data gap might alter the conclusions of this assessment. However, the contents of an interview with a previous property owner/occupant are unknown.

8.0 CONCLUSIONS/OPINIONS

We have conducted a Phase I ESA of the subject site in conformance with the scope and limitations of the ASTM E 1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* guidance documents. Any deviations from this practice were previously described in this report. During the course of this assessment, Krazan identified no evidence of recognized environmental conditions (RECs), controlled RECs (CRECs) or historical RECs (HRECs) in conjunction with the subject site as defined by ASTM E 1527-13. However, the following potential areas of concern (PAOCs) and ASTM non-scope issues were identified in connection with the subject site.

PAOCs

- During Krazan's January 10, 2019 site reconnaissance, a relatively large soil mound was observed in the northwestern corner of the subject site. No odors, surface staining, stressed vegetation, or other obvious evidence of the presence of hazardous materials or hazardous waste were noted in association with the soil mound. Mr. David Scoffone, the owner of the subject site familiar with the subject site for the past 15 years, stated that be believed the soil mound to have been derived from the construction of an on-site depression utilized for stormwater control. Mr. Scoffone stated that he believed the referenced depression to have been constructed by a former plant nursery occupant of the subject site. However, the plant nursery appears to have terminated its occupation of the subject site by 1999, indicating that it is unlikely that Mr. Scoffone has first-hand knowledge of the origin of the on-site soil mound as he indicated that he has been familiar with the subject site since 2003. Furthermore, no information concerning the origin of this soil mound was obtained from other sources during the course of this assessment. Krazan's experience indicates that imported soil can be contaminated with agricultural chemicals or other hazardous materials, dependent upon the specific location from which the soil is derived. Consequently, the origin and composition of the soil contained within this mound related to

potential contaminants is unknown relative to future use in the proposed redevelopment of the property or for disposal purposes.

- Krazan's historical research indicates that the subject site was occupied by a plant nursery (Bell Nursery) from original development in approximately 1978 until the late-1990s. Building permit records on file with the City of Morgan Hill indicate that the northern-most building was constructed for greenhouse use, and Mr. Scoffone confirmed that this building was utilized as a greenhouse historically. Mr. Scoffone stated that the southern-most building was used for indoor plant sales and office use, and he indicated that the central portion of the subject site was used for the storage of outdoor potted plants when the subject site was occupied by a nursery. Review of historical aerial photographs taken in 1982 and 1998 provide additional information that the central portion of the subject site, adjacent to the west of the on-site buildings, was utilized for exterior plant storage in the 1980s and 1990s.

  Housekeeping conditions were observed to be good within the area of the subject site reportedly previously occupied by Bell Nursery. No odors, surface staining, stressed vegetation or other obvious evidence of an unauthorized release of pesticides/herbicides/hazardous materials was observed in association with the area previously occupied by Bell Nursery. Based on Krazan's site observations, the potential for a significant impact to the subsurface of the subject site from activities conducted at the historical on-site nursery appears to be low. However, given the potential application of pesticides, herbicides, and other agricultural chemicals in this portion of the subject site for 20 years, including the late-1970s/early-1980s time interval during which environmental regulation was less rigorous, the specific condition of surficial and near-surface soils in this portion of the subject site is unknown. This consideration, coupled with the planned multi-family residential redevelopment of the subject site and a potentially conservative position which the City of Morgan Hill Community Development Department may take relative to the residential use of properties at which agricultural chemicals have been applied, represents a potential area of concern.

ASTM Non-scope Issues

- The southern-most on-site structure appears to have been constructed in approximately 1978 and the northern-most structure appears to have been constructed prior to 1982. It is unknown if the on-site structures contain asbestos-containing materials (ACMs) or lead-based paint (LBP). An asbestos and/or LBP survey and sampling of the on-site structures were not included within the scope of this assessment. However, based on the apparent dates of construction, ACMs and LBP may be present at the subject site. During Krazan's January 10, 2019 site reconnaissance, no damaged building materials or friable suspect ACMs which appeared to be posing a health hazard were noted in the on-site structures. Furthermore, no evidence of significant peeling paint was observed in association with the on-site structures. Prior to the disturbance of any of the suspect ACMs or LBP at this facility via renovation or demolition, a comprehensive asbestos and LBP survey designed to determine if the suspect ACM and LBP are regulated materials is recommended. If such materials are identified and need to be disturbed, repaired, or removed, a licensed abatement contractor should be consulted.

9.0 RELIANCE

This report was prepared solely for use by Client and should not be provided to any other person or entity without Krazan & Associates' prior written consent. No party other than Client may rely on this report without Krazan & Associates' express prior written consent. Reliance rights for third parties will only be in effect once requested by Client and authorized by Krazan & Associates with authorization granted by way of a Reliance Letter. The Reliance Letter will require that the relying party(ies) agree to be bound to the terms and conditions of the agreement between Client and Krazan & Associates as if originally issued to the relying party(ies), or as so stipulated in the Reliance Letter.

10.0 LIMITATIONS

The site reconnaissance and research of the subject site has been limited in scope. This type of assessment is undertaken with the calculated risk that the presence, full nature, and extent of contamination would not be revealed by visual observation alone. Although a thorough site reconnaissance was conducted in accordance with ASTM Guidelines and employing a professional standard of care, no warranty is given, either expressed or implied, that hazardous material contamination or buried structures, which would not have been disclosed through this investigation, do not exist at the subject site. Therefore, the data obtained are clear and accurate only to the degree implied by the sources and methods used.

The findings presented in this report were based upon field observations during a single property visit, review of available data, and discussions with local regulatory and advisory agencies. Observations describe only the conditions present at the time of this investigation. The data reviewed and observations made are limited to accessible areas and currently available records searched. Krazan cannot guarantee the completeness or accuracy of the regulatory agency records reviewed. Additionally, in evaluating the property, Krazan has relied in good faith upon representations and information provided by individuals noted in the report with respect to present operations and existing property conditions, and the historical uses of the property. It must also be understood that changing circumstances in the property usage, proposed property usage, subject site zoning, and changes in the environmental status of the other nearby properties can alter the validity of conclusions and information contained in this report. Therefore, the data obtained are clear and accurate only to the degree implied by the sources and methods used.

This report is provided for the exclusive use of the client noted on the cover page and shall be subject to the terms and conditions in the applicable contract between the client and Krazan. Any third party use of this report, including use by Client's lender, shall also be subject to the terms and conditions governing the work in the contract between the client and Krazan. The unauthorized use of, reliance on, or release of the information contained in this report without the express written consent of Krazan is strictly prohibited and will be without risk or liability to Krazan.

Conclusions and recommendations contained in this report are based on the evaluation of information made available during the course of this assessment. It is not warranted that such data cannot be superseded by future environmental, legal, geotechnical or technical developments. Consequently, given the possibility for unanticipated hazardous conditions to exist on a subject site which may not have been discovered, this Phase I ESA is not intended as the basis for a buyer or developer of real property to waive their rights of recovery based upon environmental unknowns. Parties that choose to waive rights of recovery prior to site development do so at their own risk.

Parties who seek to rely upon Phase I Environmental Site Assessment reports dated more than 180 days prior to the date of reliance do so at their own risk. This limitation in reliance is based on the potential for physical changes at the site, changes in circumstances, technological and professional advances, and guidance related to the continued viability of Environmental Site Assessment reports, user's responsibilities, and requirements for updating of components of the inquiry as stated in the ASTM Standard E 1527-13.

11.0 QUALIFICATIONS

This Phase I ESA was conducted under the supervision or responsible charge of Krazan's undersigned environmental assessor with oversight from the undersigned environmental professional. The work was conducted in accordance with ASTM E 1527-13 guidance, generally accepted industry standards for environmental due diligence in place at the time of the preparation of this report, and Krazan's quality-control policies.

We declare that, to the best of our professional knowledge and belief, we meet the definition of environmental professional as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the

subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Respectfully submitted,
KRAZAN & ASSOCIATES, INC.

William Vick, PhD, REA
Environmental Professional

Arthur C. Farkas, REA
Environmental Professional

WHV/ACF/mlt

REFERENCES

Aerial photographs obtained from Environmental Data Resources, Inc. (EDR), Microsoft® Research Maps, and Google Earth™.

AFX Corp, Inc., Environmental Lien/Activity Use Limitations Report.

American Society for Testing and Materials (ASTM), *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment (ESA) Process*, ASTM Designation: E 1527-13.

ASTM, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions,* ASTM Designation E 2600-10.

City of Morgan Hill Community Development Department – Building Division.

Chicago Title Company, Preliminary Title Report.

EDR, Sanborn Fire Insurance Map *No Maps Available* Report.

EDR, Regulatory Database Report.

Haines Criss-Cross Directories for the Santa Clara County, Santa Clara County Public Library, Cupertino Branch, Cupertino, California, and Polk Guide Directories for the City of Morgan Hill, Morgan Hill Public Library, Central Branch, Morgan Hill, California.

Morgan Hill Fire Department / California Department of Forestry and Fire Protection.

Santa Clara County Hazardous Materials Compliance Division.

Schaier, Mr. Michael, EAH Housing, Inc., Phase I ESA User Questionnaire.

Scoffone, Mr. David, the Owner of the Subject Site, Phase I ESA Property Owner Questionnaire and Site Reconnaissance.

State of California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR) Maps Website: http://www.conservation.ca.gov/dog/maps/Pages/index_map.aspx

State of California Department of Toxic Substances Control, Envirostor Website: http://www.envirostor.dtsc.ca.gov/public

State of California Environmental Protection Agency (CalEPA), California Environmental Reporting System (CERS) Database, CalEPA Regulated Site Portal.

State of California Regional Water Quality Control Board, Geotracker Website: http://geotracker.swrcb.ca.gov

U.S. Environmental Protection Agency (EPA) *Map of Radon Zones*.

U.S. Fish & Wildlife Service National Wetland Inventory *Wetlands Mapper:* http://www.fws.gov/wetlands/Data/Mapper.html

GLOSSARY OF TERMS

Subject Site: The real property being investigated under this Phase I ESA.

Adjacent Properties: Properties which are contiguous with the subject site, or would be contiguous except for a street, road, or other public thoroughfare.

Subject Site Vicinity: Properties located within a 500-foot radius of the subject site.

Environmental Professional: A person meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b). The EP may be an independent contractor or an employee of the user.

User: The party seeking to use Practice E 1527 to complete an environmental site assessment of the subject site. A user may include, without limitation, a potential purchaser of the subject site, a potential tenant of the subject site, an owner of the subject site, a lender, or a property manager.

Recognized Environmental Condition (REC): In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.

Controlled Recognized Environmental Condition (CREC): A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). For example, if a leaking underground storage tank has been cleaned up to a commercial use standard, but does not meet unrestricted residential cleanup criteria, this would be considered a CREC. The "control" is represented by the restriction that the property use remain commercial. A condition considered by the environmental professional to be a CREC shall be listed in the findings section of the Phase I ESA report and as an REC in the conclusions section. A condition identified as a CREC does not imply that the environmental professional has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be, implemented.

Historical Recognized Environmental Condition (HREC): A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release an HREC, the environmental professional must determine whether the past release is an REC at the time the Phase I ESA is conducted (for example, if there has been change in the regulatory criteria). If the EP considers the past release to be an REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as an REC.

GLOSSARY OF TERMS (continued)

Potential Area of Concern (PAOC): A term adopted to provide an alternative designation to the REC and HREC for a range of environmental issues related to current subject site uses, historical subject site uses, or from adjacent and/or vicinity property uses. The PAOC is utilized to emphasize full disclosure and provide the User with conclusions and recommendations related to potential environmental issues in connection with the subject site based on Krazan's professional experience in cases where official documentation or other evidence may be absent in order to identify an REC or HREC, thereby aiding the User's considerations of environmental due diligence risk tolerance.

Migrate/migration: For the purposes of this practice, "migrate" and "migration" refer to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface. Vapor migration in the subsurface is described in ASTM E 2600-10 guidance; however, nothing in the E 1527-13 practice should be construed to require application of the E 2600-10 standard to achieve compliance with AAI.

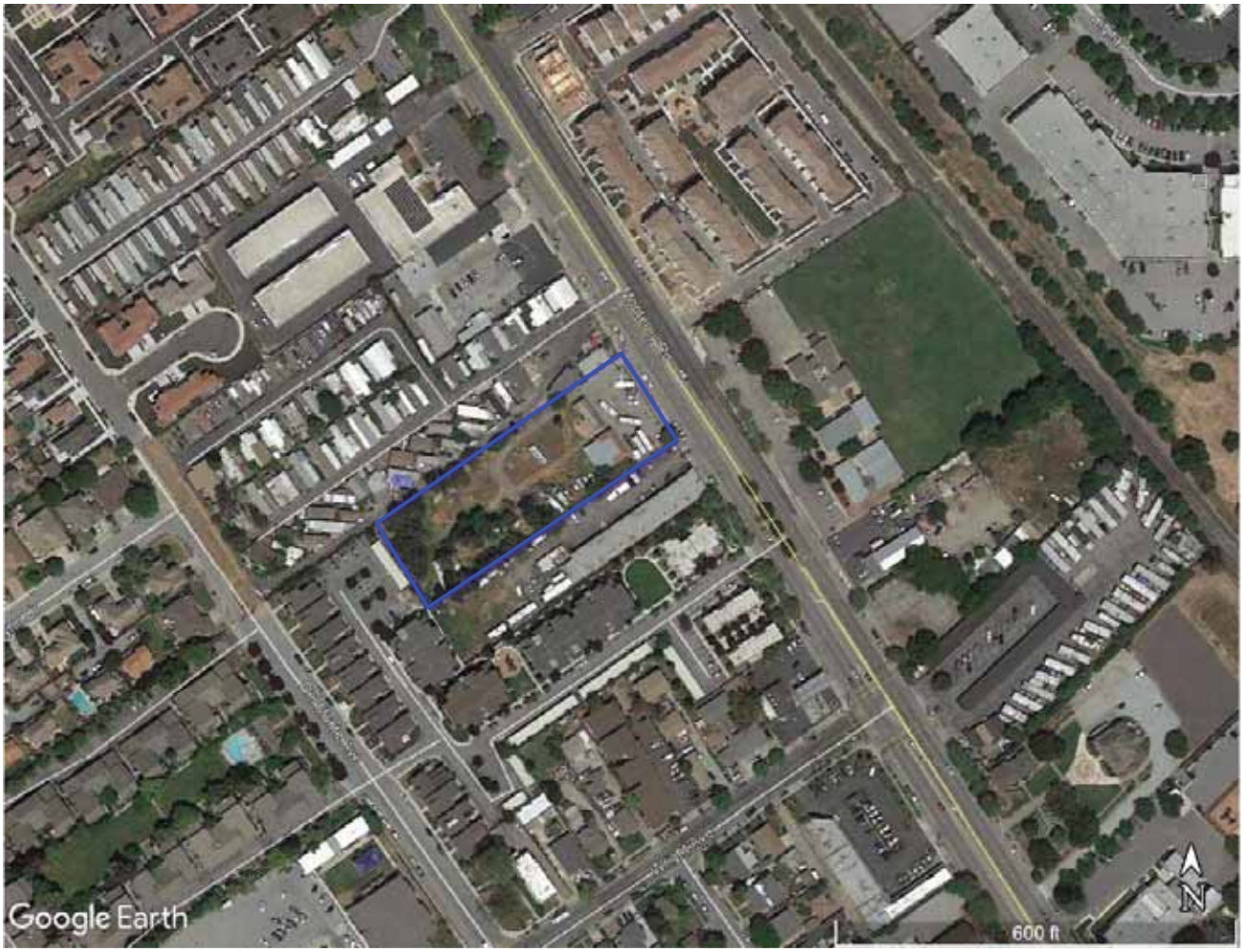
De minimis condition: A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Condition determined to be *de minimis conditions* are not RECS or CRECs.

Data Gap: A lack of or inability to obtain information required by this practice despite good faith efforts by the Environmental Professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to the site reconnaissance and interviews.

Data Failure: A failure to achieve the historical research objectives even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

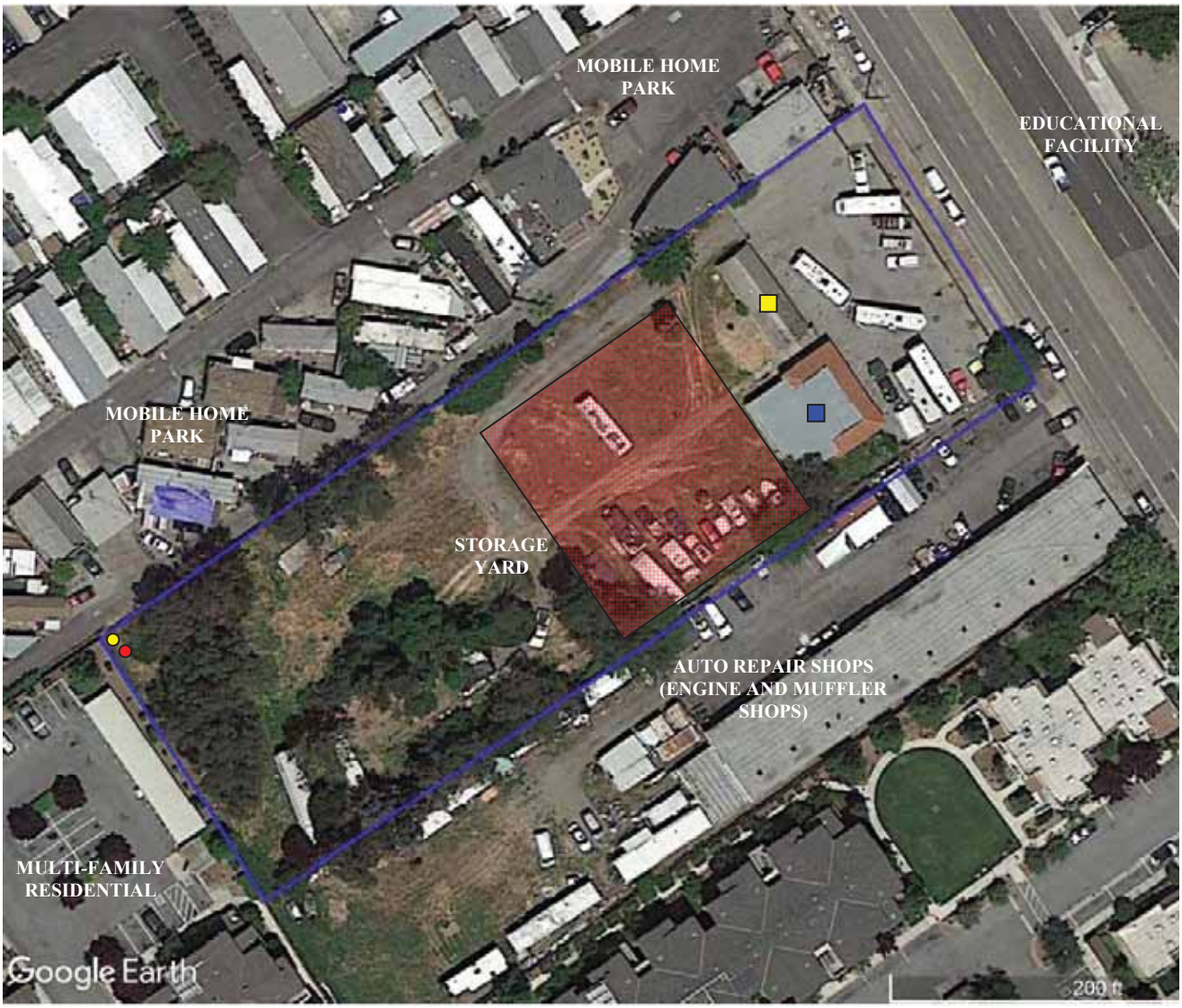
GLOSSARY OF TERMS (continued)

AAI	All Appropriate Inquiries
AC	Asphalt Concrete
ACM	Asbestos-Containing Materials
AOC	Area of Concern
APN	Assessor's Parcel Number
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
AS	Air Sparging
AUL	Activity & Use Limitations
bgs	Below Ground Surface
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes
CERCLA	Comprehensive Environmental Response Compensation and Liability Act
CESQG	Conditionally Exempt Small Quantity Generator
CFR	Code of Federal Regulations
CMU	Concrete Masonry Unit
COCs	Constituents of Concern
DEULs	Declaration of Environmental Use Restrictions
DOGGR	Division of Oil, Gas & Geothermal Resources (CA)
DTSC	Department of Toxic Substances Control (CA)
EC	Engineering Control
EDR	Environmental Data Resources, Inc.
EP	Environmental Professional
EPA	United States Environmental Protection Agency
ERP	Emergency Response Plan
ESA	Environmental Site Assessment
ESL	Environmental Screening Level
FOIA	Freedom of Information Act
GPR	Ground Penetrating Radar
HCCD	Haines Criss-Cross Directory
HFIM	Historical Fire Insurance Map
HMBP	Hazardous Materials Business Plan
HREC	Historical Recognized Environmental Condition
HVAC	Heating, Ventilation, Air Conditioning
IC	Institutional Control
LBP	Lead-Based Paint
LLP	Landowner Liability Protection
LQG	Large Quantity Generator
LUC	Land Use Control
LUST	Leaking Underground Storage Tank
MCL	Maximum Contaminant Level
µg/L	Micrograms Per Liter
mg/kg	Milligrams Per Kilogram
mg/L	Milligrams Per Liter
MSDS	Material Safety Data Sheet
MTBE	Methyl Tertiary Butyl Ether
MFR	Multi-Family Residential
ND	Nondetectable
NFA	No Further Action (letter)
NPDES	National Pollution Discharge Elimination System
NPL	National Priorities List
O&M	Operations & Maintenance Plan
PAOC	Potential Area of Concern
PCB	Polychlorinated Biphenyl
PCC	Portland Cement Concrete
PCE	Perchloroethylene
PEC	Potential Environmental Concern (TS)
PGD	Polk Guide Directory
PG&E	Pacific Gas & Electric
PHCs	Petroleum Hydrocarbon Constituents
PID	Photoionization Detector
ppb	Parts Per Billion
ppm	Parts Per Million
PRG	Preliminary Remediation Goal
PRP	Potentially Responsible Party
RAP	Remedial Action Plan
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
RP	Responsible Party
RWQCB	Regional Water Quality Control Board (CA)
SBA	Small Business Administration
SFR	Single-Family Residential
SPCC	Spill Prevention Control and Countermeasure Plan
SQG	Small Quantity Generator
SCE	Southern California Edison
SVE	Soil Vapor Extraction
SVOC	Semi-Volatile Organic Compound
SWRCB	State Water Resources Control Board
TCE	Trichloroethylene
TPH	Total Petroleum Hydrocarbons
TPH-D	Total Petroleum Hydrocarbons as Diesel
TPH-G	Total Petroleum Hydrocarbons as Gasoline
TPH-MO	Total Petroleum Hydrocarbons as Motor Oil
TS	Transaction Screen
USGS	United States Geological Survey
USFWS	United States Fish & Wildlife Service
UST	Underground Storage Tank
VEC	Vapor Encroachment Condition
VES	Vapor Encroachment Screening
VOCs	Volatile Organic Compounds



= SUBJECT SITE BOUNDARY

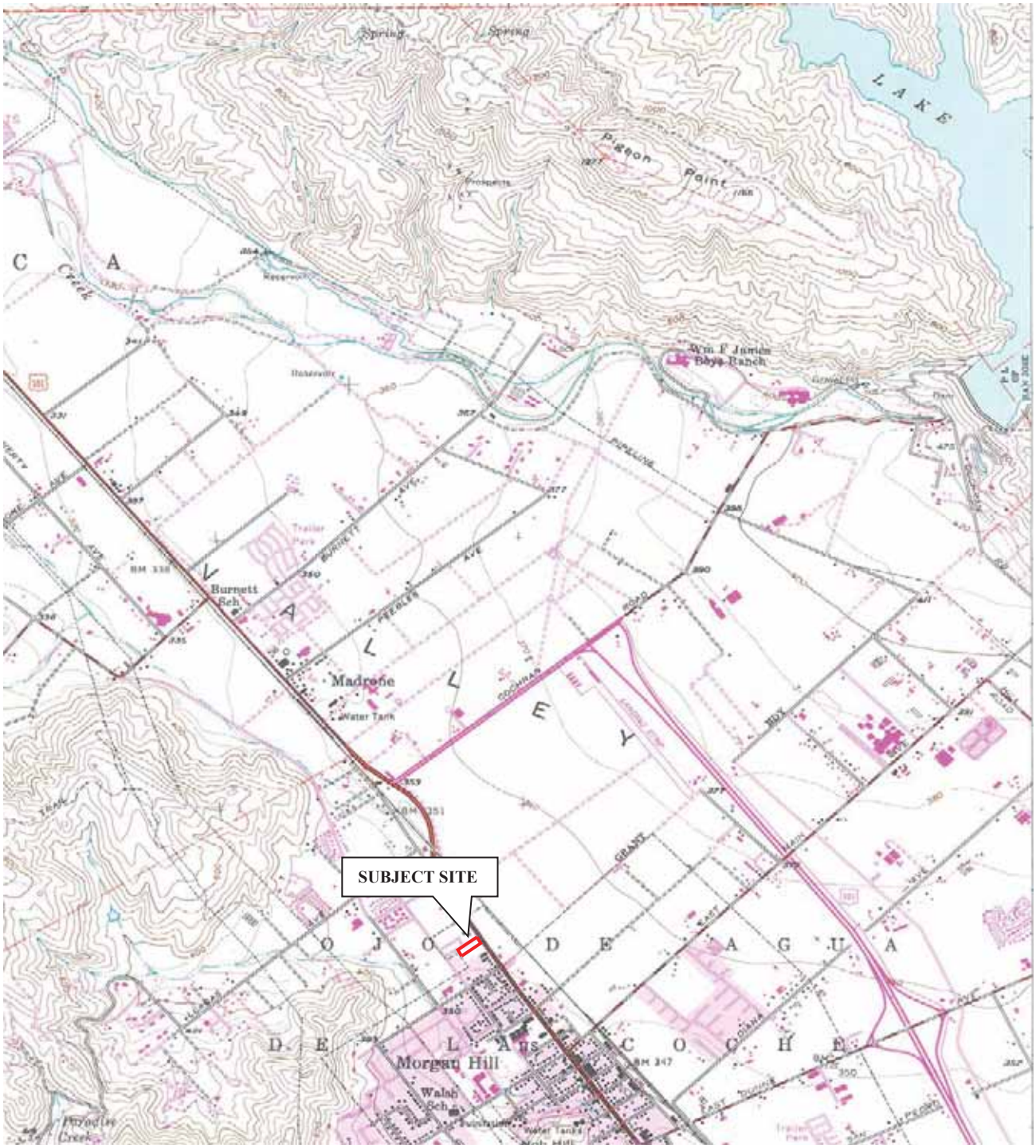
VICINITY MAP **PROPOSED ACQUISITION PROPERTY** **17965 MONTEREY STREET** **APN 764-12-006** **MORGAN HILL, CALIFORNIA 95037**	**Scale:** NTS	**Date:** January 2019	Krazan **SITE DEVELOPMENT ENGINEERS** ***With Offices Serving the Western U. S.***
	Drawn By: BV	**Approved by:** BV	
	Project No. 034-18192	**Figure No.** 1	



= SUBJECT SITE BOUNDARY (APPROXIMATE)

= STORAGE BUILDING
= FORMER GREENHOUSE BUILDING
= SOIL MOUND
= MOUND OF ASPHALTIC MATERIAL
= APPROXIMATE AREA UTILIZED FOR PLANT STORAGE BY FORMER NURSERY OCCUPANT (BASED ON 1982 AERIAL PHOTOGRAPH)

SITE MAP **PROPOSED ACQUISITION PROPERTY** **17965 MONTEREY STREET** **APN 764-12-006** **MORGAN HILL, CALIFORNIA 95037**	**Scale:** NTS	**Date:** January 2019	Krazan **SITE DEVELOPMENT ENGINEERS** ***With Offices Serving the Western U. S.***
	Drawn By: BV	**Approved by:** BV	
	Project No. 034-18192	**Figure No.** 2	



7.5-MINUTE SERIES
USGS TOPOGRAPHIC MAP
MORGAN HILL, CALIFORNIA
DATED 1955
PHOTOREVISED 1980

TOPOGRAPHIC MAP **PROPOSED ACQUISITION PROPERTY** **17965 MONTEREY STREET** **APN 764-12-006** **MORGAN HILL, CALIFORNIA 95037**	**Scale:** NTS	**Date:** January 2019	Krazan **SITE DEVELOPMENT ENGINEERS** *With Offices Serving the Western United States*
	Drawn By: BV	**Approved by:** BV	
	Project No. 034-18192	**Figure No.** 3	



Photo 1: View of the commercial building located in the southeastern portion of the subject site currently utilized for storage.



Photo 2: View of the rear (western face) of the commercial building located in the southeastern portion of the subject site currently utilized for storage.



Photo 3: View of the former greenhouse structure located in the northeastern portion of the subject site.



Photo 4: View of the paved parking lot located in the eastern portion of the subject site.



Photo 5: View of the central-northern portion of the subject site.



Photo 6: View of the central portion of the subject site.



Photo 7: View of the central-southern portion of the subject site.



Photo 8: View of the northwestern portion of the subject site.



Photo 9: View of the southwestern portion of the subject site.



Photo 10: View of the far western portion of the subject site.



Photo 11: Interior view of the storage building (southern-most building) located in the southeastern portion of the subject site.



Photo 12: Interior view of the former office portion of the storage building (southern-most building) located in the southeastern portion of the subject site.



Photo 13: Interior view of the former greenhouse building (northern-most building) located in the northeastern portion of the subject site.



Photo 14: View of stored vehicles located in the northwestern portion of the subject site.



Photo 15: View of truck and trailer located in the southwestern portion of the subject site.



Photo 16: View of stored vehicles located in the northeastern portion of the subject site.



Photo 17: View of soil mound located in the northwestern corner of the subject site.



Photo 18: View of mounded asphalt located in the northwestern corner of the subject site.



Photo 19: View of vegetative debris located in the southwestern corner of the subject site.



Photo 20: View of wooden debris located in the far western portion of the subject site near the property boundary.



Photo 21: View of the floor drain located in the eastern portion of the southern-most storage building.



Photo 22: View of the natural gas valve/meter located in the southeastern portion of the subject site.



Photo 23: View of the multi-tenant commercial building (muffler and vehicle repair shops) located adjacent to the south of the subject site.



Photo 24: View of the educational facility located adjacent to the east of the subject site.



Photo 25: View of the mobile home park facility located adjacent to the north of the subject site.



Photo 26: View of the multi-family residential facility located adjacent to the west of the subject site.

Appendix A

ENVIRONMENTAL LIEN AND AUL REPORT

Order # 03418192-BV
AFX Reference # 79-92060-47

17965 MONTEREY STREET
MORGAN HILL, CA 95037

Completed 01/11/2019
Effective 12/28/2018

AFX RESEARCH, LLC

A Quarter-Century of Title Document Research Expertise

999 Monterey St. Suite 380, San Luis Obispo, CA 93401

(877) 848-5337 / www.afxllc.com

ENVIRONMENTAL LIEN AND AUL REPORT (pg. 2)

Order # 03418192-BV | Reference # 79-92060-47 | Completed 01/11/2019 | Effective: 12/28/2018

SOURCES SEARCHED

Source 1:	SANTA CLARA COUNTY RECORDER'S OFFICE
Source 2:	CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
Source 3:	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

TARGET PROPERTY

Current Owner(s):	AL J. SCOFFONE, AS TRUSTEE OF THE SCOFFONE SEPARATE PROPERTY TRUST
Street Address:	17965 MONTEREY STREET
City, State Zip Code:	MORGAN HILL, CA 95037
APN/Parcel/PIN:	764-12-006
County:	SANTA CLARA
Legal Description:	

PROPERTY OWNERSHIP

Instrument: **CORRECTION DEED**

Date Recorded:	03/09/2010	Instrument:	20633821
Dated:	03/05/2010		
Grantor(s):	DAVID J. SCOFFONE, A MARRIED MAN		
Grantee(s):	AL J. SCOFFONE, AS TRUSTEE OF THE SCOFFONE SEPARATE PROPERTY TRUST		
Notes:	CORRECTS LEGAL FROM DEED DOC. 18418705		

ENVIRONMENTAL LIENS

NO ENVIRONMENTAL LIENS WERE FOUND FOR SUBJECT PROPERTY.

ACTIVITY AND USE LIMITATIONS (AUL)

NO AUL WERE FOUND FOR SUBJECT PROPERTY.

LEASES AND MISCELLANEOUS INSTRUMENTS

Instrument: **AFFIDAVIT - CHANGE OF TRUSTEE**

Date Recorded:	07/19/2017	Instrument:	23701906
Dated:	07/11/2017		
1st Party:	AL J. SCOFFONE, AKA ALDO J. SCOFFONE, AS TRUSTEE OF THE SCOFFONE SEPARATE PROPERTY TRUST		
2nd Party:	DAVID J. SCOFFONE, AS TRUSTEE OF THE SCOFFONE SEPARATE PROPERTY TRUST		

THANK YOU FOR YOUR ORDER

For questions, please contact our office at 1-877-848-5337.

Order # 03418192-BV

AFX Reference # 79-92060-47

Our Environmental Lien and AUL report provides a summary of recorded information on a specific property from the time the current owner purchased the property, to present time. The report is intended to assist in the search for environmental liens filed in land title records. The report will verify property ownership and provide information on recorded environmental liens and/or Activity and Use Limitations that have been recorded from the time the current owner purchased the property, forward.

Our professional network of trained researchers follow established industry protocols and use client-supplied property information to complete this Environmental Lien and AUL report. The research is conducted at all appropriate government offices based on the location of the subject property. This would include city, county, state, federal and tribal offices as needed. The report includes:

- Current deed information (i.e. grantor, grantee, recording dates)
- Legal Description
- Environmental Lien information
- Activity and Use Limitation information
- Copies of any Environmental Liens and/or documents referencing AULs that are listed within our summary report

-Disclaimer-

This report was prepared for the use of AFX Research, LLC (AFX) exclusively. This report is not a guarantee of title, nor a commitment to insure, nor a policy of title insurance. No warranty, expressed or implied, is made whatsoever in connection with this report. AFX specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.

Appendix B

CHICAGO TITLE COMPANY

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, ***Chicago Title Company*** *hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Chicago Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Chicago Title Insurance Company

By:

President

Countersigned By:

Authorized Officer or Agent

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

Attest:

Secretary

Visit Us on our Website: www.ctic.com



ISSUING OFFICE: 675 N. First Street, Suite 400, San Jose, CA 95112

FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company
250 Bonifacio Place • Monterey, CA 93940
(831)375-2262 • FAX (831)646-8544

Another Prompt Delivery From Chicago Title Company Title Department
Where Local Experience And Expertise Make A Difference

PRELIMINARY REPORT

Title Officer: Mitch O'Brien
Email: mitch.obrien@titlegroup.fntg.com
Title No.: FWPS-TO18001369MO

Escrow Officer: Kimberly Verania
Email: Kim.Verania@ctt.com
Escrow No.: FWMN-5251800539

TO: EAH Inc., a California Non-Profit public benefit corporation or its assignee
22 Pelican Way
San Rafael, CA 94901
Attn: Michael Schaier

PROPERTY ADDRESS(ES): 17965 Monterey Road, Morgan Hill, CA

EFFECTIVE DATE: November 21, 2018 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy 1990 (04-08-14)

ALTA Loan Policy 2006

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   David J. Scoffone, as Trustee of the Scoffone Separate Property Trust, dated April 15, 2005

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 764-12-006

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORGAN HILL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THE MONTEREY ROAD, STATE HIGHWAY, AS THE SAME NOW EXISTS 110 FEET WIDE, WHERE THE NORTHWESTERLY LINE OF LOT 7, AS SHOWN ON THE MAP HEREINAFTER REFERRED TO, INTERSECTS THE SAME; THENCE ALONG SAID LINE OF SAID MONTEREY ROAD, SOUTH 32 DEG. 48' EAST 150.13 FEET TO THE SOUTHEASTERLY LINE OF THE PARCEL OF LAND CONVEYED BY J. CLARK BENSON AS TRUSTEE TO CARROLL LYNNE KASTENDIECK BY THAT CERTAIN TRUSTEE'S DEED DATED MARCH 10, 1936 AND RECORDED MAY 4, 1936 IN BOOK 773 OF OFFICIAL RECORDS, PAGE 127; THENCE ALONG SAID SOUTHEASTERLY LINE OF THE LAND SO CONVEYED KASTENDIECK AND PARALLEL WITH THE LINE DIVIDING LOTS 6 AND 7 AS SHOWN ON SAID MAP; SOUTH 55 DEG. 08' WEST 445.97 FEET, MORE OR LESS TO THE LINE DIVIDING LOTS 6 AND 8, AS SHOWN ON SAID MAP; THENCE RUNNING NORTH 32 DEG. 32' WEST ALONG THE LINE DIVIDING LOTS 6, 7 AND 8, 150.1245 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 7; THENCE NORTH 55 DEG. 08' EAST ALONG THE NORTHWEST LINE OF SAID LOT 7, 445.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, BEING A PORTION OF LOTS 7 AND 6 AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "HIGHWAY FRONTAGE TRACT, BEING A RESUBDIVISION OR LOTS 24 AND 25, MORGAN HILL RANCH MAP NO. 3, RECORDED IN BOOK "G" OF MAPS, PAGE 20 AND 21", WHICH MAP WAS FILED NOVEMBER 8, 1929 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA IN VOLUME "X" OF MAPS, PAGE 55.

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	004-001
Tax Identification No.:	764-12-006
Fiscal Year:	2018-2019
1st Installment:	$4,415.86 Open
2nd Installment:	$4,415.86 Open
Exemption:	$0.00
Land:	$538,205.00
Improvements:	$105,916.00
Personal Property:	$0.00
Bill No.:	764-12-006-00

2. Special Tax for Santa Clara County Library District Joint Powers Authority Community Facilities District No. 2013-1, under the Mello Roos Community Facilities Act of 1982, as disclosed by a Proposed Boundary Map filed for record on April 26, 2013 in Book 48 of Assessment Maps, Page(s) 36-47, as Instrument No. 22194943, Official Records, and further disclosed by Notice of Special Tax Lien recorded January 22, 2014, Instrument No. 22502535, Official Records, payable in continuing installments collected with the real property taxes.

3. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

4. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

EXCEPTIONS
(continued)

5. The Community Development Plan of the Ojo de Agua Project Area in the City of Morgan Hill, recorded on June 23, 1981 in Book G169, Page 270, of Official Records of Santa Clara County, as Instrument Number 7092982.

   An Ordinance of the City Council of the City of Morgan Hill (Ordinance No. 552, New Series) Approving and Adopting the Ojo De Agua Community Development Plan and Making Certain Findings Pursuant to the Community Redevelopment Law of the State of California, recorded June 23, 1981 in Book G169 Page 327, of Official Records, as Instrument Number 7092983. Statement of Institution of Redevelopment Proceedings, pursuant to the California Community Redevelopment Law, Health & Safety Code Sections 33000, et seq., recorded June 23, 1981 in Book G169, Page 340, of Official Records, as Instrument Number 7092984.

   An Ordinance of the City of Morgan Hill (Ordinance No. 1057, N.s.) Adopting the Amended and Restated Ojo De Agua Community Development Project Area Plan Pursuant to the Community Redevelopment Law of the State of California (Health & Safety Code Sections 33000, et seq.), recorded November 7, 1991 in Book L923, Page 1101, of Official Records, as Instrument Number 11126298.

   Statement of Institution of Amended Redevelopment Plan pursuant to the California Redevelopment Law, Health & Safety Code Sections 33000, et seq., recorded November 7, 1991 in Book L923, Page 1109, of Official Records, as Instrument Number 11126299.

   Notice of Non-effectiveness of Amended and Restated Redevelopment Plan recorded December 15, 1992 in Book M541, Page 803, of Official Records, as Instrument Number 11692063.

   An Ordinance of the City Council of the City of Morgan Hill, (Ordinance No. 1204, New Series) Adopting an Amendment to the Ojo De Agua Community Development Plan Pursuant to Health and Safety Code Section 33333.6 and Amending a Related Ordinance in Connection therewith, recorded January 9, 1995 in Book N724, Page 1384, of Official Records, as Instrument No. 12769934.

6. An Agreement affecting said land, for the purposes, stated herein upon the terms, covenants and conditions referred to therein, between the parties named herein

For:	Ingress, egress, utility and storm drain purposes and to provide for the maintenance and repair of any improvements constructed within such easement areas
Dated:	October 30, 1996
Executed by:	David J. Scoffone and Jose Luis Tellez
Recorded:	November 4, 1996, Instrument No. 13509894, Official Records

7. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	$350,000.00
Dated:	October 10, 1996
Trustor/Grantor	David J. Scoffone, a married man, as his sole and separate property
Trustee:	Chicago Title Company, a California corporation
Beneficiary:	Bernard A. Barke and Lorraine F. Barke, Trustees of The Barke Family Revocable Trust dated January 24, 1995
Loan No.:	None shown
Recording Date:	November 4, 1996
Recording No.:	13509895, of Official Records

EXCEPTIONS
(continued)

8. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

   The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

   The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

9. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

10. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

    Party(ies): David J. Scoffone, as Trustee of the Scoffone Separate Property Trust, dated April 15, 2005

    The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

11. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

    If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

    The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

12. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

END OF EXCEPTIONS

NOTES

Note 1. Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.

Note 2. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note 3. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

Name(s) furnished: EAH Inc., a California Non-Profit public benefit corporation or its assignee

If these name(s) are incorrect, incomplete or misspelled, please notify the Company.

Note 4. Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land Commercial Building, known as 17965 Monterey Road, Morgan Hill, CA, to an Extended Coverage Loan Policy.

Note 5. Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Grantor:	David J. Scoffone
Grantee:	David J. Scoffone, as Trustee of the Scoffone Separate Property Trust, dated April 15, 2005
Recording Date:	July 19, 2017
Recording No.:	23701906, of Official Records

Note 6. The County of Santa Clara imposes a Monument Preservation fee of $10.00 for the recording of any Deed with a legal description other than an entire lot as shown on recorded final map.

Note 7. Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

Note 8. Note: If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

Note 9. Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.

NOTES
(continued)

Note 10. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

Note 11. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

END OF NOTES

WIRE SAFE | Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complain Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Revised May 1, 2018

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see **"Choices With Your Information"** to learn the disclosures you can restrict.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about you creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:

   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;

   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;

   (c) resulting in no loss or damage to the insured claimant;

   (d) attaching or created subsequent to Date of Policy; or

   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

ATTACHMENT ONE
(CONTINUED)

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.

   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

ATTACHMENT ONE
(CONTINUED)

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II,[t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

ATTACHMENT ONE
(CONTINUED)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]
7. [Variable exceptions such as taxes, easements, CC&R's, etc., shown here.]

ATTACHMENT ONE
(CONTINUED)

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY - ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Companies	**Underwritten by FNF Underwriters**
CTC – Chicago Title Company	CTIC – Chicago Title Insurance Company
CLTC – Commonwealth Land Title Company	CLTIC – Commonwealth Land Title Insurance Company
FNTC – Fidelity National Title Company	FNTIC – Fidelity National Title Insurance Company
FNTCCA – Fidelity National Title Company of California	FNTIC – Fidelity National Title Insurance Company
TICOR – Ticor Title Company of California	CTIC – Chicago Title Insurance Company
LTC – Lawyer's Title Company	CLTIC – Commonwealth Land Title Insurance Company

Available Discounts

CREDIT FOR PRELIMINARY TITLE REPORTS AND/OR COMMITMENTS ON SUBSEQUENT POLICIES (CTIC, FNTIC)

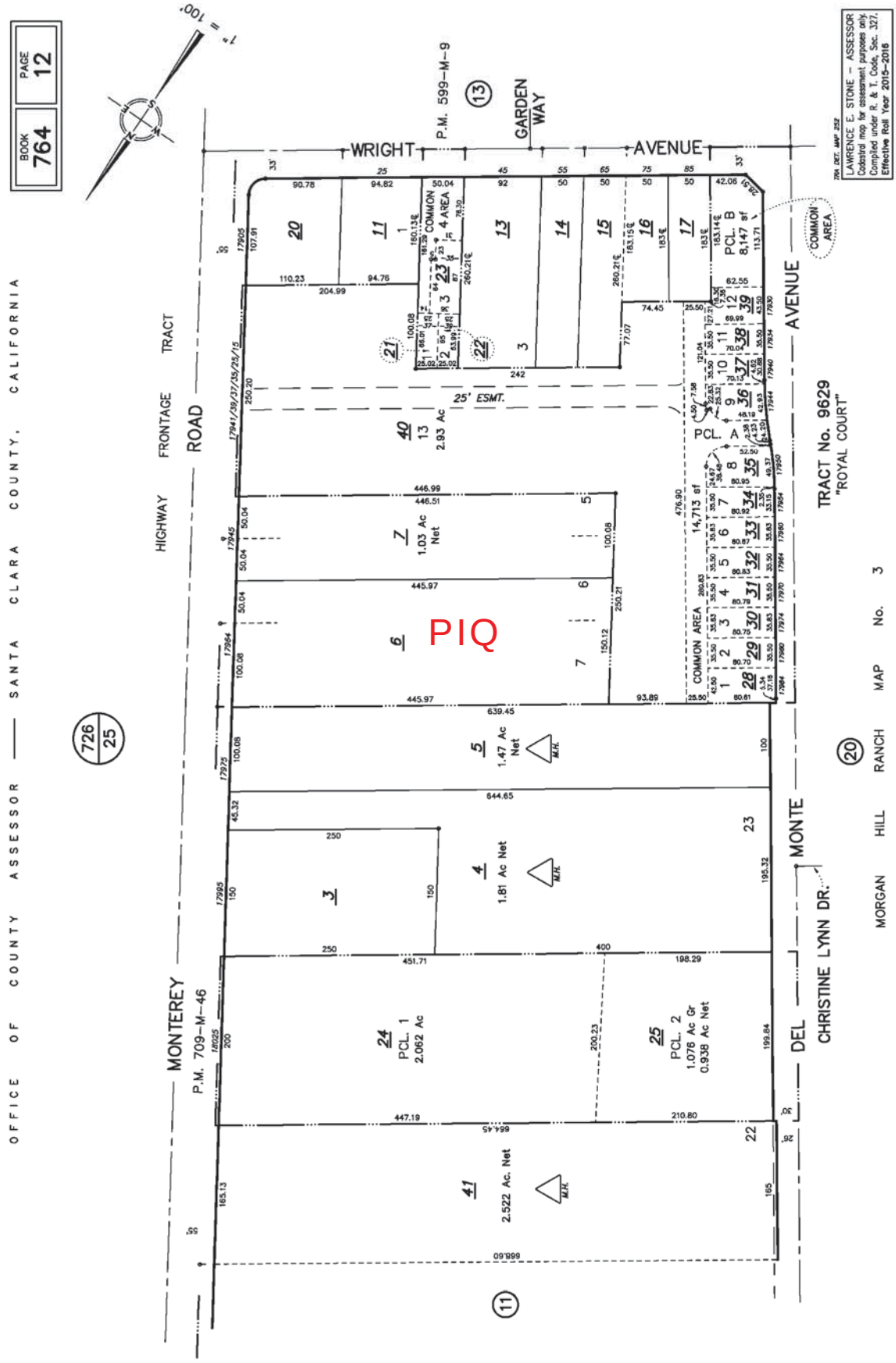
Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within twelve (12) to thirty-six (36) months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge.

DISASTER LOANS (CTIC, CLTIC, FNTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be thirty-two percent (32%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Appendix C

Phase I ESA User Questionnaire
Proposed Acquisition Property
17965 Monterey Street; APN 764-12-006
Morgan Hill, California 95037

Respondent Information:

Name: michael schaier
Company: EAH
Date: Dec. 28, 2018
Phone: 415.295.8854

Introduction

"In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfield Revitalization Act of 2001 (the 'Brownfields Amendments'), the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that 'all appropriate inquiry' is not completed"- American Society for Testing and Materials (ASTM) E1527-05 Appendix X3: User Questionnaire

1. Are you aware of any environmental cleanup liens against the subject site that are filed or recorded under federal, tribal, state, or local law?

See Disclosure Report

2. Are you aware of any activity use limitations (AULs) such as engineering controls, land use restrictions, or institutional controls that are in place at the subject site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

No

3. As the user of the Phase I Environmental Site Assessment (ESA), do you have any specialized knowledge or experience related to the subject site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the subject site or an adjacent property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

no

4. Does the purchase price being paid for the subject site reasonably reflect the fair market value of the subject site? Yes No

A. If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the subject site?

5. Are you aware of commonly known or reasonably ascertainable information about the subject site that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:

A. Do you know the past uses of the subject site? If so, briefly explain.

B. Do you know of specific chemicals that are present or once were present at the subject site? If so, briefly explain.

C. Do you know of spills or other chemical releases that have taken place at the subject site? If so, briefly explain.

D. Do you know of any environmental cleanups that have taken place at the subject site? If so, briefly explain.

6. As the user of the Phase I ESA, based on your knowledge and experience related to the subject site, are there any obvious indicators that point to the presence or likely presence of contamination at the subject site?

Several gas stations in the area

7. What is the reason for preparation of this Phase I ESA? (Property purchase/sale; bank loan; proposed development; etc.)

Purchase

I, the user of this Phase I ESA (or authorized representative of the User), do hereby attest that I have carefully considered the questions herein and have presented answers to the best of my knowledge and ability based upon the Responsibilities of the User as required within ASTM E1527-05 guidance.

Name michael schaier Date 12.28.2018

(Please Print)

Signature

Appendix D



= **Subject Site Boundary (Approximate)**

1939 AERIAL PHOTOGRAPH **PROPOSED ACQUISITION PROPERTY** **17965 MONTEREY STREET** **APN 764-12-006** **MORGAN HILL, CALIFORNIA 95037**	**Scale:** 1" = 500'	**Date:** January 2019	Krazan **SITE DEVELOPMENT ENGINEERS** ***Offices Serving the Western United States***
	Drawn By: BV	**Approved by:** BV	
	Project No. 034-18192	**Source:** EDR	



= **Subject Site Boundary (Approximate)**

1940 AERIAL PHOTOGRAPH **PROPOSED ACQUISITION PROPERTY** **17965 MONTEREY STREET** **APN 764-12-006** **MORGAN HILL, CALIFORNIA 95037**	**Scale:** 1" = 500'	**Date:** January 2019	Krazan **SITE DEVELOPMENT ENGINEERS** ***Offices Serving the Western United States***
	Drawn By: BV	**Approved by:** BV	
	Project No. 034-18192	**Source:** EDR	



= **Subject Site Boundary (Approximate)**

1948 AERIAL PHOTOGRAPH **PROPOSED ACQUISITION PROPERTY** **17965 MONTEREY STREET** **APN 764-12-006** **MORGAN HILL, CALIFORNIA 95037**	**Scale:** 1" = 500'	**Date:** January 2019	Krazan **SITE DEVELOPMENT ENGINEERS** ***Offices Serving the Western United States***
	Drawn By: BV	**Approved by:** BV	
	Project No. 034-18192	**Source:** EDR	



= **Subject Site Boundary (Approximate)**

1950 AERIAL PHOTOGRAPH **PROPOSED ACQUISITION PROPERTY** **17965 MONTEREY STREET** **APN 764-12-006** **MORGAN HILL, CALIFORNIA 95037**	**Scale:** 1" = 500'	**Date:** January 2019	Krazan **SITE DEVELOPMENT ENGINEERS** ***Offices Serving the Western United States***
	Drawn By: BV	**Approved by:** BV	
	Project No. 034-18192	**Source:** EDR	



= **Subject Site Boundary (Approximate)**

1956 AERIAL PHOTOGRAPH **PROPOSED ACQUISITION PROPERTY** **17965 MONTEREY STREET** **APN 764-12-006** **MORGAN HILL, CALIFORNIA 95037**	**Scale:** 1" = 500'	**Date:** January 2019	Krazan **SITE DEVELOPMENT ENGINEERS** ***Offices Serving the Western United States***
	Drawn By: BV	**Approved by:** BV	
	Project No. 034-18192	**Source:** EDR	



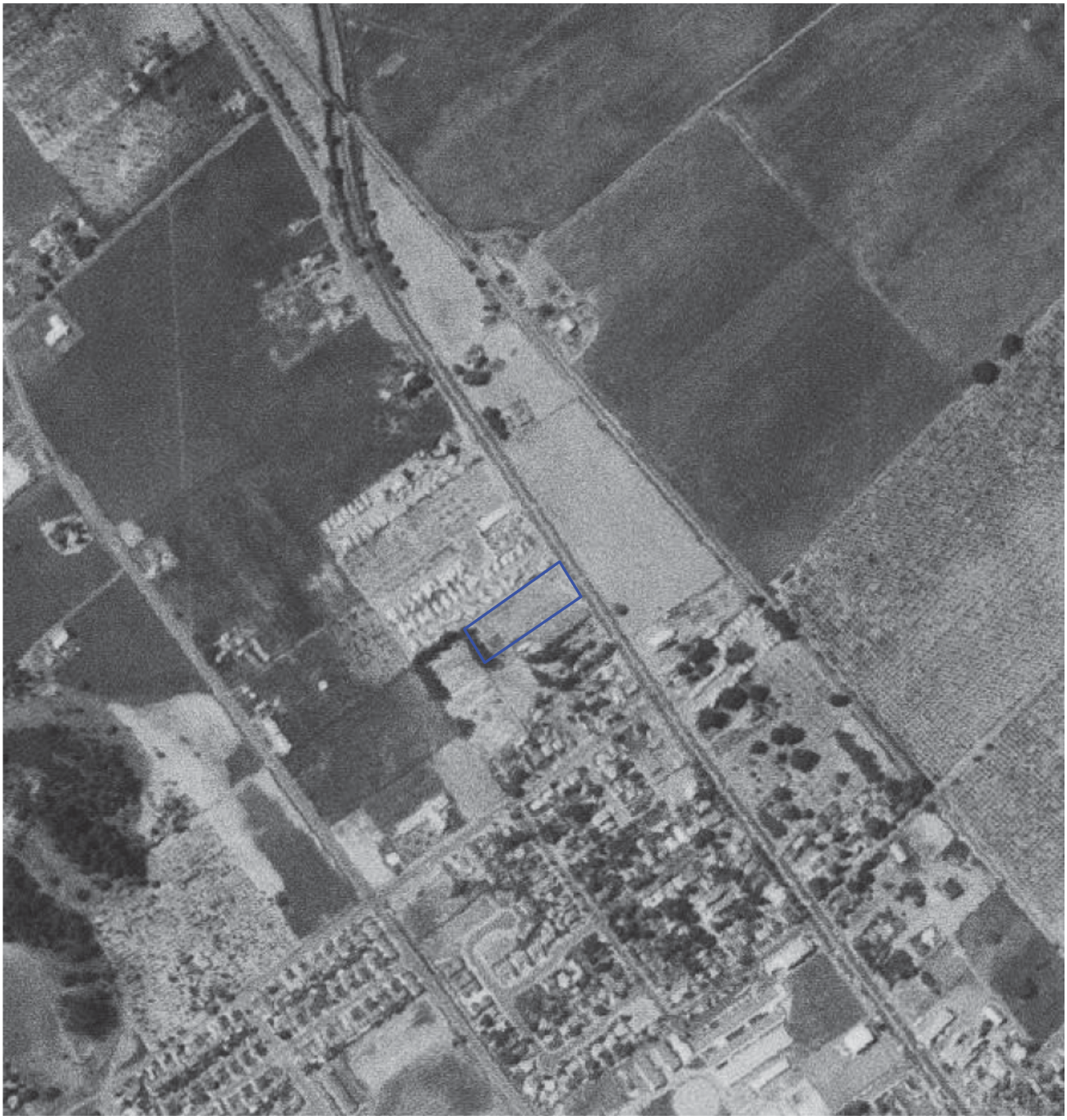
= **Subject Site Boundary (Approximate)**

1963 AERIAL PHOTOGRAPH **PROPOSED ACQUISITION PROPERTY** **17965 MONTEREY STREET** **APN 764-12-006** **MORGAN HILL, CALIFORNIA 95037**	**Scale:** 1" = 500'	**Date:** January 2019	Krazan **SITE DEVELOPMENT ENGINEERS** ***Offices Serving the Western United States***
	Drawn By: BV	**Approved by:** BV	
	Project No. 034-18192	**Source:** EDR	



= **Subject Site Boundary (Approximate)**

1968 AERIAL PHOTOGRAPH **PROPOSED ACQUISITION PROPERTY** **17965 MONTEREY STREET** **APN 764-12-006** **MORGAN HILL, CALIFORNIA 95037**	**Scale:** 1" = 500'	**Date:** January 2019	Krazan **SITE DEVELOPMENT ENGINEERS** ***Offices Serving the Western United States***
	Drawn By: BV	**Approved by:** BV	
	Project No. 034-18192	**Source:** EDR	



= **Subject Site Boundary (Approximate)**

1970 AERIAL PHOTOGRAPH	**Scale:** 1" = 500'	**Date:** January 2019	Krazan **SITE DEVELOPMENT ENGINEERS** ***Offices Serving the Western United States***
PROPOSED ACQUISITION PROPERTY **17965 MONTEREY STREET** **APN 764-12-006** **MORGAN HILL, CALIFORNIA 95037**	**Drawn By:** BV	**Approved by:** BV	
	Project No. 034-18192	**Source:** EDR	



= **Subject Site Boundary (Approximate)**

1982 AERIAL PHOTOGRAPH **PROPOSED ACQUISITION PROPERTY** **17965 MONTEREY STREET** **APN 764-12-006** **MORGAN HILL, CALIFORNIA 95037**	**Scale:** 1" = 500'	**Date:** January 2019	Krazan **SITE DEVELOPMENT ENGINEERS** ***Offices Serving the Western United States***
	Drawn By: BV	**Approved by:** BV	
	Project No. 034-18192	**Source:** EDR	



= **Subject Site Boundary (Approximate)**

1998 AERIAL PHOTOGRAPH	**Scale:** 1" = 500'	**Date:** January 2019	Krazan **SITE DEVELOPMENT ENGINEERS** ***Offices Serving the Western United States***
PROPOSED ACQUISITION PROPERTY **17965 MONTEREY STREET** **APN 764-12-006** **MORGAN HILL, CALIFORNIA 95037**	**Drawn By:** BV	**Approved by:** BV	
	Project No. 034-18192	**Source:** EDR	



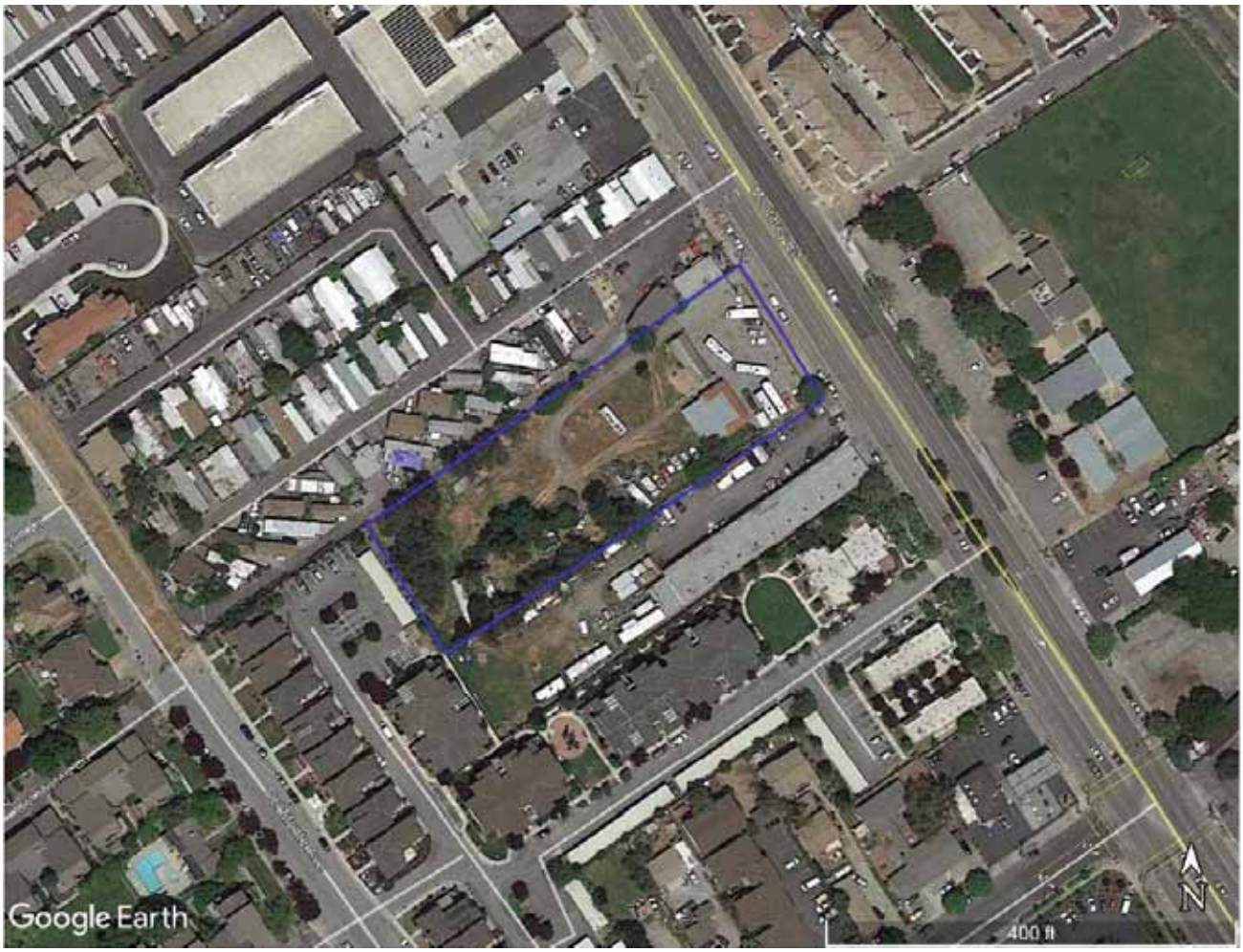
= **Subject Site Boundary (Approximate)**

2004 AERIAL PHOTOGRAPH	**Scale:** 1" = 500'	**Date:** January 2019	Krazan **SITE DEVELOPMENT ENGINEERS** ***Offices Serving the Western United States***
PROPOSED ACQUISITION PROPERTY **17965 MONTEREY STREET** **APN 764-12-006** **MORGAN HILL, CALIFORNIA 95037**	**Drawn By:** BV	**Approved by:** BV	
	Project No. 034-18192	**Source:** EDR	



= **Subject Site Boundary (Approximate)**

2011 AERIAL PHOTOGRAPH	**Scale:** 1" = 500'	**Date:** January 2019	Krazan **SITE DEVELOPMENT ENGINEERS** ***Offices Serving the Western United States***
PROPOSED ACQUISITION PROPERTY **17965 MONTEREY STREET** **APN 764-12-006** **MORGAN HILL, CALIFORNIA 95037**	**Drawn By:** BV	**Approved by:** BV	
	Project No. 034-18192	**Source:** EDR	



= **Subject Site Boundary (Approximate)**

2018 AERIAL PHOTOGRAPH **PROPOSED ACQUISITION PROPERTY** **17965 MONTEREY STREET** **APN 764-12-006** **MORGAN HILL, CALIFORNIA 95037**	**Scale:** 1" = 500'	**Date:** January 2019	Krazan **SITE DEVELOPMENT ENGINEERS** ***Offices Serving the Western United States***
	Drawn By: BV	**Approved by:** BV	
	Project No. 034-18192	**Source:** EDR	

Appendix E

Proposed Acquisition Property
17965 Monterey Street
Morgan Hill, CA 95037

Inquiry Number: 5514627.3
December 17, 2018

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

12/17/18

Site Name:

Proposed Acquisition Property
17965 Monterey Street
Morgan Hill, CA 95037
EDR Inquiry # 5514627.3

Client Name:

Krazan & Associates, Inc.
4320 Orange Grove Avenue Suite E
Sacramento, CA 95841
Contact: Bill Vick

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Krazan & Associates, Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 7FD9-4146-93FA

PO # NA

Project 034-18MorganHill

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 7FD9-4146-93FA

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✔ Library of Congress
- ✔ University Publications of America
- ✔ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Appendix F

Krazan & ASSOCIATES, INC.
GEOTECHNICAL ENGINEERING • ENVIRONMENTAL ENGINEERING
CONSTRUCTION TESTING & INSPECTION

PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPERTY OWNER INTERVIEW QUESTIONNAIRE

Date: January 4, 2019 Krazan Project Manager: Bill Vick

Project No: 034-18192 Project Name: Proposed Acquisition Property

Site Address: 17965 Monterey Street, Morgan Hill, California 95037; APN 764-12-006

Interview With: Mr. David Scoffone, Trusee

Telephone No: 4088424879 Fax No:

Knowledge of Previous Owner(s) and Phone Number? Lori Barke

How are you associated with the subject property? Property Owner / Property Owner's Representative

How long have you been associated with the subject property? 15 Years

What is the subject property currently used for? Storage

Are there structures on the subject property? yes How Many? 2

Do you know of any previous structures on the subject property? no

Do you have knowledge of the presence of underground storage tanks being located on the subject property either historically or currently? no

Do you have knowledge of the presence of aboveground storage tanks being located on the subject property either historically or currently? no

Do you have knowledge of the presence of imported soil on the subject property? If so, please indicate the origin/location of the imported soil. no

Do you know of any chemicals, hazardous materials, and/or environmentally persistent pesticides/herbicides being used, stored or discharged on the subject property? no

Do you know of any buried materials such as garbage dumps or burn pits located on the subject property? no

Do you know of any septic systems located on the subject property (current or historical)? ~~Yes~~ No
If yes, how many?

Do you know of any water wells located on the subject property (current or historical)? ~~Yes~~ No
If yes, how many?

Do you know of any dry wells located on the subject property (current or historical)? ~~Yes~~ No

Do you know of any environmental monitoring wells located on the subject property (current or historical)? ~~XXX~~ No

Do you know of any drainage or disposal ponds located on the subject property? no

Is the subject property connected to municipal water and sewer systems? yes

Do you know of obvious indications pointing to the presence or likely presence of contamination of the subject property?
no

Do you have any concerns about adjacent property usage such as gasoline stations, industrial uses, or USTs/ASTs on adjacent properties? no

Are you aware of any environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law?
no

Are you aware of any activity use limitations (AULs) such as engineering controls, land use restrictions, or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law?
no

Do you have any specialized knowledge or experience related to the subject property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the subject property or an adjacent property so that you would have specialized knowledge of the chemicals and processes used by this type of business?
no

Does the purchase price being paid for the subject property reasonably reflect the fair market value of the subject property?
Yes ~~No~~

Do you know the past uses of the subject property? If so, briefly explain.
Nursery , plant sales

Do you know of specific chemicals that are present or once were present at the subject property?
If so, briefly explain.
no

Do you know of spills or other chemical releases that have taken place at the subject property?
If so, briefly explain.
no

Do you know of any environmental cleanups that have taken place at the subject property?
If so, briefly explain.
no

What is the reason for preparation of this Phase I ESA? (Property purchase/sale; bank loan; proposed development; etc.)
purchase / sale

Name: DAVE SCOFFONE (Please Print) Date: 1/5/19

Signature:

Appendix G

Proposed Acquisition Property
17965 Monterey Street
Morgan Hill, CA 95037

Inquiry Number: 5514627.2s
December 17, 2018

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Physical Setting Source Map	A-11
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Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

17965 MONTEREY STREET
MORGAN HILL, CA 95037

COORDINATES

Latitude (North):	37.1359080 - 37° 8' 9.26''
Longitude (West):	121.6603230 - 121° 39' 37.16''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	618992.6
UTM Y (Meters):	4110585.8
Elevation:	354 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5640402 MORGAN HILL, CA
Version Date:	2012
South Map:	5640078 MOUNT MADONNA, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140609
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
17965 MONTEREY STREET
MORGAN HILL, CA 95037

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	ROCCI'S AUTO BODY	17995 MONTEREY RD	CERS HAZ WASTE, CERS	Higher	79, 0.015, NNE
A2	ROCCIS AUTO BODY	17995 MONTEREY RD	LUST, SWEEPS UST, CA FID UST, CUPA Listings, HIST...	Higher	79, 0.015, NNE
A3	VOLPI/GAITHER PROP.	17995 MONTEREY RD	LUST, HIST LUST, CERS	Higher	79, 0.015, NNE
B4	STAR MOTOR IMPORTS	17945 MONTEREY RD B	CERS HAZ WASTE, CUPA Listings, CERS	Higher	150, 0.028, East
B5	A1 MUFFLER & BRAKE	17945 MONTEREY RD D	CUPA Listings, CERS	Higher	150, 0.028, East
B6	PRONTO AUTO REPAIR	17920 MONTEREY RD	CERS HAZ WASTE, CUPA Listings, CERS	Lower	368, 0.070, ESE
B7	ALFA AUTOMOTIVE	17920 MONTEREY RD	CUPA Listings	Lower	368, 0.070, ESE
B8	MORGAN HILL GAS & AU	17905 MONTEREY ST	UST	Lower	411, 0.078, SE
B9	MONTEREY/WRIGHT	17905 MONTEREY ST	HIST UST	Lower	411, 0.078, SE
B10	UNITED SHELL INC	17905 MONTEREY ST	EDR Hist Auto	Lower	411, 0.078, SE
B11	MORGAN HILL GAS & AU	17905 MONTEREY ST	CERS HAZ WASTE, CERS TANKS, CERS	Lower	411, 0.078, SE
B12	MORGAN HILL GAS & AU	17905 MONTEREY ST	UST	Lower	411, 0.078, SE
C13	SHELL - 17905 MONTER	17905 MONTEREY RD.	LUST, HIST CORTESE, CERS	Lower	472, 0.089, SE
C14	SHELL	17905 MONTEREY RD	LUST, HIST LUST, CUPA Listings	Lower	472, 0.089, SE
C15	SHELL SERVICE STATIO	17905 N MONTEREY RD	RCRA-SQG	Lower	472, 0.089, SE
C16	MORGAN HILL GAS & FO	17905 MONTEREY RD	UST	Lower	472, 0.089, SE
C17	MONTEREY/WRIGHT	17905 N MONTEREY RD	SWEEPS UST, HIST UST, CA FID UST	Lower	472, 0.089, SE
C18	UNITED SHELL INC	17905 MONTEREY RD	EDR Hist Auto	Lower	472, 0.089, SE
C19	SHELL - 17905 MONTER	17905 MONTEREY ROAD	UST	Lower	472, 0.089, SE
20	ABBOTT SERVICES	18055 MONTEREY	EDR Hist Auto	Higher	572, 0.108, NNW
D21	TERRASAT COMMUNICATI	315 DIGITAL DR	CERS HAZ WASTE, CERS	Higher	834, 0.158, ENE
D22	TERRASAT COMMUNICATI	315 DIGITAL DR	CUPA Listings	Higher	834, 0.158, ENE
E23	VELODYNE LIDAR INC	345 DIGITAL DR	CERS HAZ WASTE, CUPA Listings, HAZNET, CERS	Higher	932, 0.177, NE
F24	ALAN COATES	39 EL TORO AVE	HIST UST	Lower	1004, 0.190, SSE
F25	ALAN COATES	39 EL TORO AVE	SWEEPS UST, CA FID UST	Lower	1004, 0.190, SSE
F26	HOME OWNED GASOLINE	75 EL TORO	SWEEPS UST, CA FID UST	Lower	1010, 0.191, SSE
F27	HOME OWNED GASOLINE	75 EL TORO	HIST UST	Lower	1010, 0.191, SSE
E28	MINDCRAFT DENTAL CRE	328 DIGITAL DR	CUPA Listings	Higher	1018, 0.193, NE
F29	PACIFIC BELL	L5S EL TORO	RCRA NonGen / NLR	Lower	1078, 0.204, SE
G30	PACIFIC CAPACITOR	288 DIGITAL DR	CUPA Listings	Higher	1157, 0.219, NE
31	VINTAGE VALLEY PROPE	17780 MONTEREY	HIST CORTESE	Higher	1160, 0.220, SE
G32	AX MICRO SOLUTIONS I	358 DIGITAL DR	CUPA Listings	Higher	1244, 0.236, NE
G33	MDA PRECISION LLC	360 DIGITAL DR	CUPA Listings	Higher	1285, 0.243, NE
G34	FLUID INDUSTRIAL MAN	280 DIGITAL DR	CERS HAZ WASTE, CUPA Listings, HAZNET, CERS	Higher	1301, 0.246, NE
H35	RALPH CIENEGA	95 E CENTRAL	LUST, SWEEPS UST, HIST UST, CA FID UST, CERS	Lower	1479, 0.280, ESE
H36	CIENEGA TRUST PROPER	95 E CENTRAL AVE	LUST, HIST LUST	Lower	1479, 0.280, ESE
H37	TRI-PALLET SITE (FOR	60 E CENTRAL AVE	LUST, HIST LUST, Cortese, CERS	Lower	1533, 0.290, ESE
H38	TRI-PALLETT, INC. (O	60 EAST CENTRAL AVE	ENF, HIST CORTESE, CERS, WDR, CIWQS	Lower	1533, 0.290, ESE
I39	GUNTER BROTHERS	17620 MONTEREY HWY	LUST, HIST LUST	Higher	2312, 0.438, SE

MAPPED SITES SUMMARY

Target Property Address:
17965 MONTEREY STREET
MORGAN HILL, CA 95037

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
I40	GUNTER BROS FEED STO	17620 MONTEREY ST	Cortese, HAZNET	Higher	2320, 0.439, SE
I41	GUNTER BROS. FEED CO	17620 MONTEREY ST	LUST, HIST UST, ENF, HIST CORTESE, CERS	Higher	2320, 0.439, SE
42	TENCATE ADVANCE COMP	18410 BUTTERFIELD BL	RCRA-LQG, ENVIROSTOR, WDS	Higher	3083, 0.584, North
43	SUNSWEET	91 EAST 4TH STREET	ENVIROSTOR	Lower	3919, 0.742, SE
44	DEPRESSURIZED TECHNO	335 COCHRANE CIR	RCRA-SQG, FINDS, ECHO, HAZNET, ICE, HWP, CERS	Higher	4345, 0.823, NNW
45	MADRONE LAND CORPORA	645 COCHRANE ROAD	ENVIROSTOR, CPS-SLIC, DEED, HIST CORTESE, CERS	Higher	4418, 0.837, North
46	PHOTOTEK	18450 SUTTER BLVD	RCRA-SQG, ENVIROSTOR, HAZNET	Higher	4490, 0.850, NNE
47	RYAN PROPERTIES	E. MAIN AVE. & EAST	ENVIROSTOR	Higher	4920, 0.932, ENE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls

EXECUTIVE SUMMARY

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ---------- State Response Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land
CPS-SLIC ---------- Statewide SLIC Cases

State and tribal registered storage tank lists

FEMA UST ---------- Underground Storage Tank Listing
AST ---------- Aboveground Petroleum Storage Tank Facilities
INDIAN UST ---------- Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP ---------- Voluntary Cleanup Priority Listing
VCP ---------- Voluntary Cleanup Program Properties

State and tribal Brownfields sites

BROWNFIELDS ---------- Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ---------- Waste Management Unit Database
SWRCY ---------- Recycler Database
HAULERS ---------- Registered Waste Tire Haulers Listing
INDIAN ODI ---------- Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 ---------- Torres Martinez Reservation Illegal Dump Site Locations
ODI ---------- Open Dump Inventory
IHS OPEN DUMPS ---------- Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---------- Delisted National Clandestine Laboratory Register
HIST Cal-Sites ---------- Historical Calsites Database
SCH ---------- School Property Evaluation Program

CDL	Clandestine Drug Labs
Toxic Pits	Toxic Pits Cleanup Act Sites
US CDL	National Clandestine Laboratory Register

Local Land Records

LIENS	Environmental Liens Listing
LIENS 2	CERCLA Lien Information
DEED	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
FINDS	Facility Index System/Facility Registry System
UXO	Unexploded Ordnance Sites
ECHO	Enforcement & Compliance History Information

DOCKET HWC ---- Hazardous Waste Compliance Docket Listing
FUELS PROGRAM ---- EPA Fuels Program Registered Listing
CA BOND EXP. PLAN ---- Bond Expenditure Plan
DRYCLEANERS ---- Cleaner Facilities
EMI ---- Emissions Inventory Data
ENF ---- Enforcement Action Listing
Financial Assurance ---- Financial Assurance Information Listing
HAZNET ---- Facility and Manifest Data
ICE ---- ICE
HWT ---- Registered Hazardous Waste Transporter Database
MINES ---- Mines Site Location Listing
MWMP ---- Medical Waste Management Program Listing
NPDES ---- NPDES Permits Listing
PEST LIC ---- Pesticide Regulation Licenses Listing
PROC ---- Certified Processors Database
Notify 65 ---- Proposition 65 Records
SAN JOSE HAZMAT ---- Hazardous Material Facilities
UIC ---- UIC Listing
WASTEWATER PITS ---- Oil Wastewater Pits Listing
WDS ---- Waste Discharge System
CERS ---- CERS
WIP ---- Well Investigation Program Case List
CIWQS ---- California Integrated Water Quality System
SAMPLING POINT ---- SAMPLING POINT (GEOTRACKER)
OTHER OIL GAS ---- OTHER OIL & GAS (GEOTRACKER)
MILITARY PRIV SITES ---- MILITARY PRIV SITES (GEOTRACKER)
NON-CASE INFO ---- NON-CASE INFO (GEOTRACKER)
PROD WATER PONDS ---- PROD WATER PONDS (GEOTRACKER)
UIC GEO ---- UIC GEO (GEOTRACKER)
PROJECT ---- PROJECT (GEOTRACKER)
WELL STIM PROJ ---- Well Stimulation Project (GEOTRACKER)
WDR ---- Waste Discharge Requirements Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ---- EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner ---- EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF ---- Recovered Government Archive Solid Waste Facilities List
RGA LUST ---- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/01/2018 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHELL SERVICE STATIO EPA ID:: CAD981167992	17905 N MONTEREY RD	SE 0 - 1/8 (0.089 mi.)	C15	109

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 10/29/2018 has revealed that there are 5 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TENCATE ADVANCE COMP Facility Id: 71004096 Status: Inactive - Needs Evaluation	***18410 BUTTERFIELD BL***	***N 1/2 - 1 (0.584 mi.)***	***42***	***171***
MADRONE LAND CORPORA Facility Id: 43010016 Status: Refer: RWQCB	***645 COCHRANE ROAD***	***N 1/2 - 1 (0.837 mi.)***	***45***	***187***
PHOTOTEK Facility Id: 71003458 Status: Inactive - Needs Evaluation	***18450 SUTTER BLVD***	***NNE 1/2 - 1 (0.850 mi.)***	***46***	***189***
RYAN PROPERTIES Facility Id: 43010015 Status: No Further Action	E. MAIN AVE. & EAST	ENE 1/2 - 1 (0.932 mi.)	47	195

Lower Elevation	Address	Direction / Distance	Map ID	Page
SUNSWEET	91 EAST 4TH STREET	SE 1/2 - 1 (0.742 mi.)	43	182

Facility Id: 43200019
Status: Refer: Other Agency

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 9 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ROCCIS AUTO BODY	***17995 MONTEREY RD***	***NNE 0 - 1/8 (0.015 mi.)***	***A2***	***12***
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014 Database: LUST, Date of Government Version: 09/10/2018 Status: Completed - Case Closed Date Closed: 08/09/1993 Global Id: T0608558692 SCVWD ID: 09S3E20J02F				
VOLPI/GAITHER PROP.	***17995 MONTEREY RD***	***NNE 0 - 1/8 (0.015 mi.)***	***A3***	***16***
Database: LUST REG 3, Date of Government Version: 05/19/2003 Status: Case Closed Global ID: T0608558692				
GUNTER BROTHERS	***17620 MONTEREY HWY***	***SE 1/4 - 1/2 (0.438 mi.)***	***I39***	***158***
Database: LUST REG 3, Date of Government Version: 05/19/2003 Status: Pollution Characterization Global ID: T0608531232				
GUNTER BROS. FEED CO	***17620 MONTEREY ST***	***SE 1/4 - 1/2 (0.439 mi.)***	***I41***	***161***
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014 Database: LUST, Date of Government Version: 09/10/2018 Status: Completed - Case Closed Global Id: T0608531232 SCVWD ID: 09S3E21N01F				

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHELL - 17905 MONTER	***17905 MONTEREY RD.***	***SE 0 - 1/8 (0.089 mi.)***	***C13***	***99***
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014 Database: LUST, Date of Government Version: 09/10/2018 Status: Completed - Case Closed Global Id: T0608502185 SCVWD ID: 09S3E20J01F				
SHELL	***17905 MONTEREY RD***	***SE 0 - 1/8 (0.089 mi.)***	***C14***	***107***
Database: LUST REG 3, Date of Government Version: 05/19/2003 Status: Pollution Characterization Global ID: T0608502185				
RALPH CIENEGA	***95 E CENTRAL***	***ESE 1/4 - 1/2 (0.280 mi.)***	***H35***	***147***
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014 Database: LUST, Date of Government Version: 09/10/2018				

Status: Completed - Case Closed
Date Closed: 12/16/1998
Global Id: T0608502378
SCVWD ID: 09S3E21M01F

CIENEGA TRUST PROPER ***95 E CENTRAL AVE*** ***ESE 1/4 - 1/2 (0.280 mi.)*** ***H36*** ***150***
Database: LUST REG 3, Date of Government Version: 05/19/2003
Status: Case Closed
Global ID: T0608502378

TRI-PALLET SITE (FOR ***60 E CENTRAL AVE*** ***ESE 1/4 - 1/2 (0.290 mi.)*** ***H37*** ***151***
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014
Database: LUST, Date of Government Version: 09/10/2018
Database: LUST REG 3, Date of Government Version: 05/19/2003
Status: Completed - Case Closed
Status: Case Closed
Date Closed: 10/21/1998
Global Id: T0608580603
SCVWD ID: 09S3E21N02F
Global ID: T0608580603

HIST LUST: A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

A review of the HIST LUST list, as provided by EDR, and dated 03/29/2005 has revealed that there are 5 HIST LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VOLPI/GAITHER PROP. SCVWD ID: 09S3E20J02	***17995 MONTEREY RD***	***NNE 0 - 1/8 (0.015 mi.)***	***A3***	***16***
GUNTER BROTHERS SCVWD ID: 09S3E21N01	***17620 MONTEREY HWY***	***SE 1/4 - 1/2 (0.438 mi.)***	***I39***	***158***

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHELL SCVWD ID: 09S3E20J01	***17905 MONTEREY RD***	***SE 0 - 1/8 (0.089 mi.)***	***C14***	***107***
CIENEGA TRUST PROPER SCVWD ID: 09S3E21M01	***95 E CENTRAL AVE***	***ESE 1/4 - 1/2 (0.280 mi.)***	***H36***	***150***
TRI-PALLET SITE (FOR SCVWD ID: 09S3E21N02	***60 E CENTRAL AVE***	***ESE 1/4 - 1/2 (0.290 mi.)***	***H37***	***151***

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 4 UST sites within

approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MORGAN HILL GAS & AU Database: UST, Date of Government Version: 09/10/2018 Facility Id: FA0250651	17905 MONTEREY ST	SE 0 - 1/8 (0.078 mi.)	B8	42
MORGAN HILL GAS & AU Database: UST, Date of Government Version: 09/10/2018	17905 MONTEREY ST	SE 0 - 1/8 (0.078 mi.)	B12	98
MORGAN HILL GAS & FO Database: UST, Date of Government Version: 09/10/2018 Facility Id: 82 Facility Id: 43-004-007325	17905 MONTEREY RD	SE 0 - 1/8 (0.089 mi.)	C16	111
SHELL - 17905 MONTER Database: UST CLOSURE, Date of Government Version: 09/10/2018	17905 MONTEREY ROAD	SE 0 - 1/8 (0.089 mi.)	C19	117

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 10/22/2018 has revealed that there are 7 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ROCCI'S AUTO BODY	***17995 MONTEREY RD***	***NNE 0 - 1/8 (0.015 mi.)***	***A1***	***8***
STAR MOTOR IMPORTS	***17945 MONTEREY RD B***	***E 0 - 1/8 (0.028 mi.)***	***B4***	***18***
TERRASAT COMMUNICATI	***315 DIGITAL DR***	***ENE 1/8 - 1/4 (0.158 mi.)***	***D21***	***118***
VELODYNE LIDAR INC	***345 DIGITAL DR***	***NE 1/8 - 1/4 (0.177 mi.)***	***E23***	***124***
FLUID INDUSTRIAL MAN	***280 DIGITAL DR***	***NE 1/8 - 1/4 (0.246 mi.)***	***G34***	***141***

Lower Elevation	Address	Direction / Distance	Map ID	Page
PRONTO AUTO REPAIR	***17920 MONTEREY RD***	***ESE 0 - 1/8 (0.070 mi.)***	***B6***	***34***
MORGAN HILL GAS & AU	***17905 MONTEREY ST***	***SE 0 - 1/8 (0.078 mi.)***	***B11***	***44***

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 4 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ROCCIS AUTO BODY	***17995 MONTEREY RD***	***NNE 0 - 1/8 (0.015 mi.)***	***A2***	***12***
Comp Number: 317995				

Lower Elevation	Address	Direction / Distance	Map ID	Page
MONTEREY/WRIGHT	***17905 N MONTEREY RD***	***SE 0 - 1/8 (0.089 mi.)***	***C17***	***111***
Status: A				
Tank Status: A				
Comp Number: 19731				
ALAN COATES	***39 EL TORO AVE***	***SSE 1/8 - 1/4 (0.190 mi.)***	***F25***	***136***
Status: A				
Tank Status: A				
Comp Number: 51582				
HOME OWNED GASOLINE	***75 EL TORO***	***SSE 1/8 - 1/4 (0.191 mi.)***	***F26***	***137***
Status: A				
Tank Status: A				
Comp Number: 43319				

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 4 HIST UST sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MONTEREY/WRIGHT	17905 MONTEREY ST	SE 0 - 1/8 (0.078 mi.)	B9	42
Facility Id: 00000019731				
MONTEREY/WRIGHT	***17905 N MONTEREY RD***	***SE 0 - 1/8 (0.089 mi.)***	***C17***	***111***
ALAN COATES	39 EL TORO AVE	SSE 1/8 - 1/4 (0.190 mi.)	F24	135
Facility Id: 00000051582				
HOME OWNED GASOLINE	75 EL TORO	SSE 1/8 - 1/4 (0.191 mi.)	F27	138
Facility Id: 00000043319				

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 4 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ROCCIS AUTO BODY	***17995 MONTEREY RD***	***NNE 0 - 1/8 (0.015 mi.)***	***A2***	***12***
Facility Id: 43001592				
Status: I				

Lower Elevation	Address	Direction / Distance	Map ID	Page
MONTEREY/WRIGHT	***17905 N MONTEREY RD***	***SE 0 - 1/8 (0.089 mi.)***	***C17***	***111***
Facility Id: 43001306				

Status: A

ALAN COATES	***39 EL TORO AVE***	***SSE 1/8 - 1/4 (0.190 mi.)***	***F25***	***136***
Facility Id: 43012175 Status: A				
HOME OWNED GASOLINE	***75 EL TORO***	***SSE 1/8 - 1/4 (0.191 mi.)***	***F26***	***137***
Facility Id: 43012172 Status: A				

CERS TANKS: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

A review of the CERS TANKS list, as provided by EDR, and dated 10/22/2018 has revealed that there is 1 CERS TANKS site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MORGAN HILL GAS & AU	***17905 MONTEREY ST***	***SE 0 - 1/8 (0.078 mi.)***	***B11***	***44***

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/01/2018 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL EPA ID:: CAT080019367	L5S EL TORO	SE 1/8 - 1/4 (0.204 mi.)	F29	139

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

A review of the Cortese list, as provided by EDR, and dated 09/24/2018 has revealed that there are 2 Cortese sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GUNTER BROS FEED STO	***17620 MONTEREY ST***	***SE 1/4 - 1/2 (0.439 mi.)***	***I40***	***159***

Lower Elevation	Address	Direction / Distance	Map ID	Page
TRI-PALLET SITE (FOR	***60 E CENTRAL AVE***	***ESE 1/4 - 1/2 (0.290 mi.)***	***H37***	***151***

EXECUTIVE SUMMARY

CUPA Listings: A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

A review of the CUPA Listings list, as provided by EDR, has revealed that there are 13 CUPA Listings sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ROCCIS AUTO BODY	***17995 MONTEREY RD***	***NNE 0 - 1/8 (0.015 mi.)***	***A2***	***12***
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				
STAR MOTOR IMPORTS	***17945 MONTEREY RD B***	***E 0 - 1/8 (0.028 mi.)***	***B4***	***18***
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				
A1 MUFFLER & BRAKE	***17945 MONTEREY RD D***	***E 0 - 1/8 (0.028 mi.)***	***B5***	***31***
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				
TERRASAT COMMUNICATI	315 DIGITAL DR	ENE 1/8 - 1/4 (0.158 mi.)	D22	123
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				
VELODYNE LIDAR INC	***345 DIGITAL DR***	***NE 1/8 - 1/4 (0.177 mi.)***	***E23***	***124***
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				
MINDCRAFT DENTAL CRE	328 DIGITAL DR	NE 1/8 - 1/4 (0.193 mi.)	E28	139
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				
PACIFIC CAPACITOR	288 DIGITAL DR	NE 1/8 - 1/4 (0.219 mi.)	G30	140
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				
AX MICRO SOLUTIONS I	358 DIGITAL DR	NE 1/8 - 1/4 (0.236 mi.)	G32	141
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				
MDA PRECISION LLC	360 DIGITAL DR	NE 1/8 - 1/4 (0.243 mi.)	G33	141
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				
FLUID INDUSTRIAL MAN	***280 DIGITAL DR***	***NE 1/8 - 1/4 (0.246 mi.)***	***G34***	***141***
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				

Lower Elevation	Address	Direction / Distance	Map ID	Page
PRONTO AUTO REPAIR	***17920 MONTEREY RD***	***ESE 0 - 1/8 (0.070 mi.)***	***B6***	***34***
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				
ALFA AUTOMOTIVE	17920 MONTEREY RD	ESE 0 - 1/8 (0.070 mi.)	B7	42
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				
SHELL	***17905 MONTEREY RD***	***SE 0 - 1/8 (0.089 mi.)***	***C14***	***107***
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 5 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ROCCIS AUTO BODY	***17995 MONTEREY RD***	***NNE 0 - 1/8 (0.015 mi.)***	***A2***	***12***
Reg Id: 989				
VINTAGE VALLEY PROPE	17780 MONTEREY	SE 1/8 - 1/4 (0.220 mi.)	31	141

Reg Id: 467

GUNTER BROS. FEED CO	***17620 MONTEREY ST***	***SE 1/4 - 1/2 (0.439 mi.)***	***I41***	***161***
Reg Id: 3 430000N06				
Reg Id: 589				

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHELL - 17905 MONTER	***17905 MONTEREY RD.***	***SE 0 - 1/8 (0.089 mi.)***	***C13***	***99***
Reg Id: 585				
TRI-PALLETT, INC. (O	***60 EAST CENTRAL AVE***	***ESE 1/4 - 1/2 (0.290 mi.)***	***H38***	***155***
Reg Id: 591				
Reg Id: 3 432038001				

HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

A review of the HWP list, as provided by EDR, and dated 08/20/2018 has revealed that there is 1 HWP site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DEPRESSURIZED TECHNO	***335 COCHRANE CIR***	***NNW 1/2 - 1 (0.823 mi.)***	***44***	***183***
EPA Id: CAD983665068				
Cleanup Status: CLOSED				

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 3 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ABBOTT SERVICES	18055 MONTEREY	NNW 0 - 1/8 (0.108 mi.)	20	118

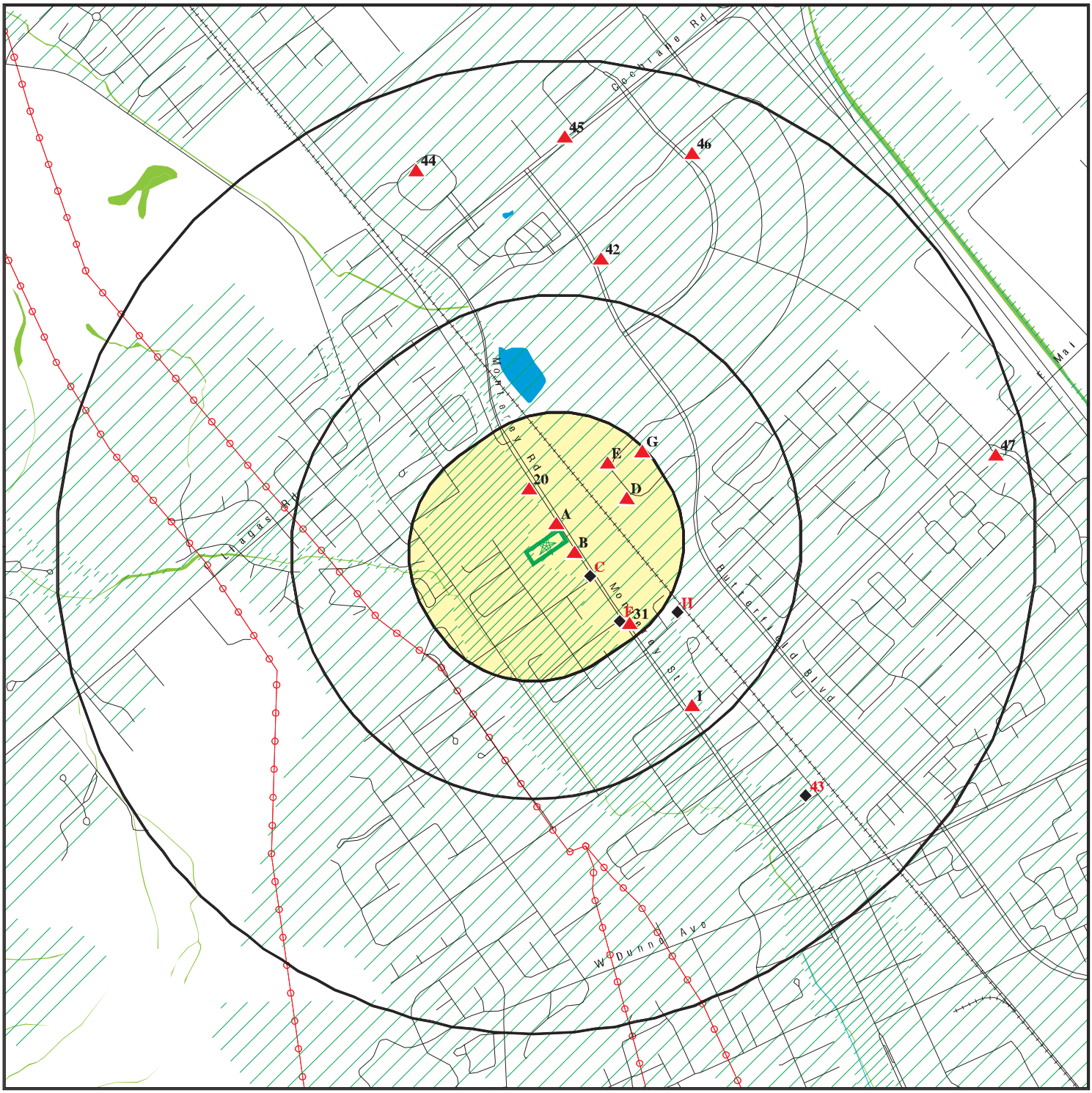
Lower Elevation	Address	Direction / Distance	Map ID	Page
UNITED SHELL INC	17905 MONTEREY ST	SE 0 - 1/8 (0.078 mi.)	B10	43
UNITED SHELL INC	17905 MONTEREY RD	SE 0 - 1/8 (0.089 mi.)	C18	117

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 2 records.

Site Name	Database(s)
	CDL
FORMER WHITE GASOLINE	LUST

OVERVIEW MAP - 5514627.2S



0 1/4 1/2 1 Miles

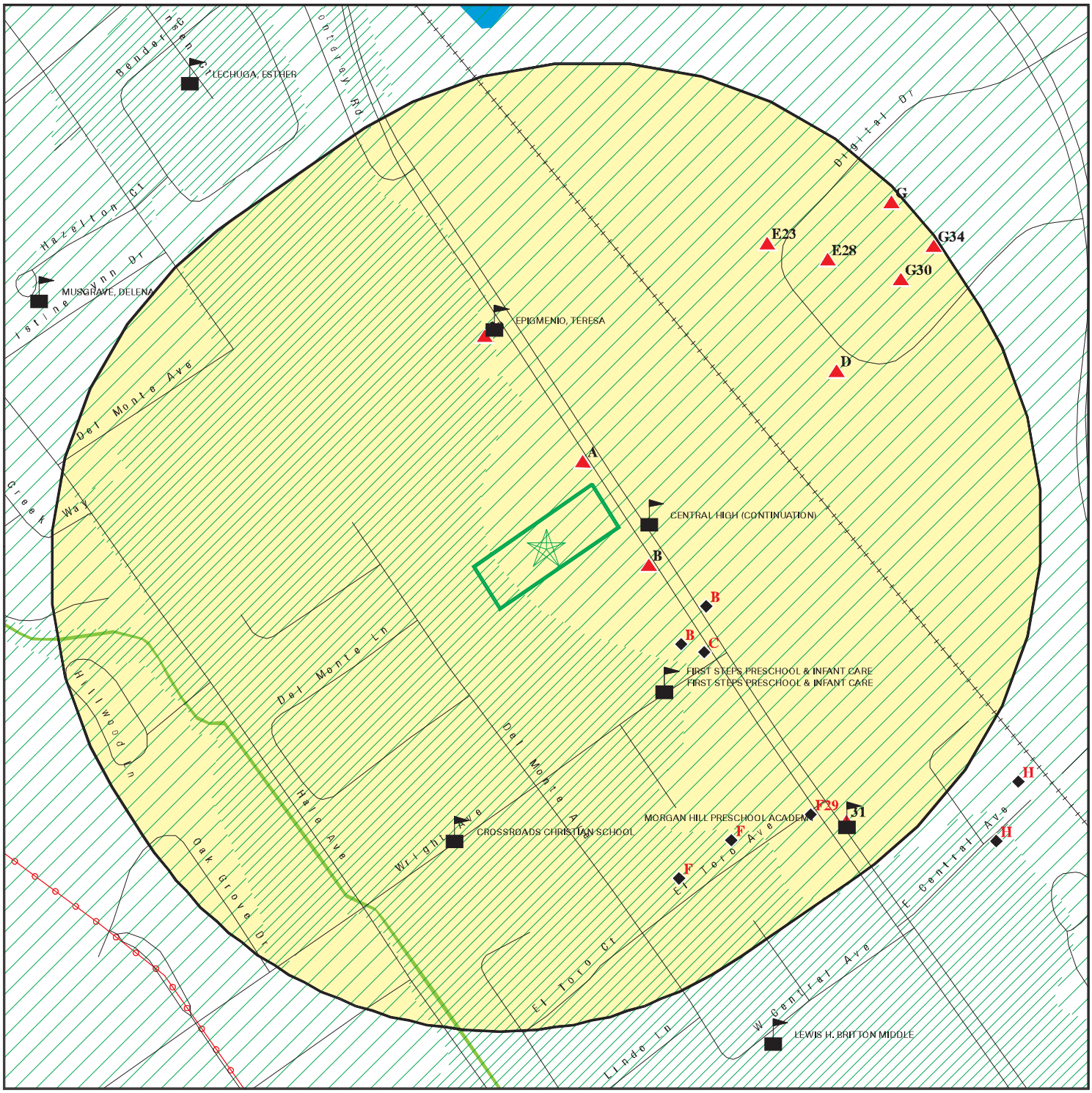
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Proposed Acquisition Property ADDRESS: 17965 Monterey Street Morgan Hill CA 95037 LAT/LONG: 37.135908 / 121.660323	CLIENT: Krazan & Associates, Inc. CONTACT: Bill Vick INQUIRY #: 5514627.2s DATE: December 17, 2018 5:32 pm

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DETAIL MAP - 5514627.2S



0 1/16 1/8 1/4 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Proposed Acquisition Property	CLIENT: Krazan & Associates, Inc.
ADDRESS: 17965 Monterey Street Morgan Hill CA 95037	CONTACT: Bill Vick
LAT/LONG: 37.135908 / 121.660323	INQUIRY #: 5514627.2s DATE: December 17, 2018 5:33 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		1	0	NR	NR	NR	1
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	0	5	NR	5
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		4	0	5	NR	NR	9

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
HIST LUST	0.500		2	0	3	NR	NR	5
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		4	0	NR	NR	NR	4
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		4	3	NR	NR	NR	7
US CDL	0.001		0	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		2	2	NR	NR	NR	4
HIST UST	0.250		2	2	NR	NR	NR	4
CA FID UST	0.250		2	2	NR	NR	NR	4
CERS TANKS	0.250		1	0	NR	NR	NR	1
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	1	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.001		0	NR	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	2	NR	NR	2
CUPA Listings	0.250		6	7	NR	NR	NR	13

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		2	1	2	NR	NR	5
HWP	1.000		0	0	0	1	NR	1
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.001		0	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
SAN JOSE HAZMAT	0.250		0	0	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
CERS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		3	NR	NR	NR	NR	3
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	33	18	12	6	0	69

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1
NNE
< 1/8
0.015 mi.
79 ft.

ROCCI'S AUTO BODY
17995 MONTEREY RD
MORGAN HILL, CA 95037

CERS HAZ WASTE **S123097822**
CERS **N/A**

Site 1 of 3 in cluster A

Relative:
Higher

Actual:
355 ft.

CERS HAZ WASTE:

Site ID:	148644
CERS ID:	10347871
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	148644
Site Name:	ROCCI'S AUTO BODY
Violation Date:	04-05-2018
Citation:	22 CCR 12 66262.34(e) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(e)
Violation Description:	Failure to meet the following conditions of satellite accumulation regulations: Accumulate up to 55 gallons of hazardous waste or one quart of acute hazardous waste at or near the initial point of accumulation which was under the control of the operator. Total time hazardous waste can be accumulated onsite in any generator accumulation area is one year, i.e., the combined accmulation time at a satellite accumulation point and at a 90/180/270 accumulation area (depending on size of generator and distance transported), whichever comes first. The generator complies with section 66265.171, 66265.172, and 66265.173(a). The container must be clearly marked with the initial date that hazardous waste is first placed in the container and labelled with the words Hazardous Waste including specified information Container must be labelled with the date the satellite accumulation limit is reached and moved within three days after reaching the 55 gallon (or one quart) limit to a 90 day accumulation area 55 gallons (or one quart of acute hazardous waste) of waste per process may be accumulated
Violation Notes:	Disposal records show that the resin/still solids (sludge) is being disposed of in intervals exceeding one year. (7/2017, prior 5/2015)
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Site ID:	148644
Site Name:	ROCCI'S AUTO BODY
Violation Date:	04-05-2018
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Observed the following materials in storage at or above reportable thresholds: 3x30 gallon waste waterborne paint drums 2x120 ft3 Ar/CO mix compressed gas
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-05-2018
Violations Found:	Yes

ROCCI'S AUTO BODY (Continued) **S123097822**

Eval Type:	Routine done by local agency
Eval Notes:	Site is an auto paint and body shop. Operates under ID CAD021197777, active at time of inspection. -eVQ verification available for review. Generate waterborne paint waste (rinses, small amounts excess paint), waste solvents from spray gun rinsing (onsite recycled in still), still bottoms from solvent recycling. Waste containers onsite all properly labeled, closed and in god condition. -Haz waste determination done on paint booth filters via generator knowledge. Based on documentation from air board on types and quantities of materials applied and quantities used. Filters to trash. Site does not use disposable cups, places paint directly to sprayer, then cleans entire system with recycled solvent. Body shop clean, no wastes onsite at time of inspection. Emergency equipment available, conspicuous and in good condition. Emergency information posted throughout, with map noting evacuation and equipment locations. Reviewed manifests from 2018 (non to date) to 2015. All [Truncated]
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-05-2018
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Site is not currently permitted for HMBP, has a seeded CERS account (10347871), but no disclosure. Observed the following materials in storage at or above reportable thresholds: 3x30 gallon waste waterborne paint drums 2x120 ft3 Ar/CO mix compressed gas Site also has 30 gallon waste flammable solids (waste resing/still bottoms) and 1x30 gal propane tank. Propane tank is stored and used in body shop for heating of building, is not used for paint drying or in paint booth.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS

Coordinates:

Site ID:	148644
Facility Name:	ROCCI'S AUTO BODY
Env Int Type Code:	HWG
Program ID:	10347871
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	37.136740
Longitude:	-121.660590

Affiliation:

Affiliation Type Desc:	Parent Corporation
Entity Name:	ROCCI'S AUTO BODY
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

ROCCI'S AUTO BODY (Continued) **S123097822**

Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	17995 MONTEREY RD
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	Not reported

CERS TANKS:

Site ID:	148644
CERS ID:	10347871
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	148644
Site Name:	ROCCI'S AUTO BODY
Violation Date:	04-05-2018
Citation:	22 CCR 12 66262.34(e) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(e)
Violation Description:	Failure to meet the following conditions of satellite accumulation regulations: Accumulate up to 55 gallons of hazardous waste or one quart of acute hazardous waste at or near the initial point of accumulation which was under the control of the operator. Total time hazardous waste can be accumulated onsite in any generator accumulation area is one year, i.e., the combined accmulation time at a satellite accumulation point and at a 90/180/270 accumulation area (depending on size of generator and distance transported), whichever comes first. The generator complies with section 66265.171, 66265.172, and 66265.173(a). The container must be clearly marked with the initial date that hazardous waste is first placed in the container and labelled with the words Hazardous Waste including specified information Container must be labelled with the date the satellite accumulation limit is reached and moved within three days after reaching the 55 gallon (or one quart) limit to a 90 day accumulation area 55 gallons (or one quart of acute hazardous waste) of waste per process may be accumulated
Violation Notes:	Disposal records show that the resin/still solids (sludge) is being disposed of in intervals exceeding one year. (7/2017, prior 5/2015)
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Site ID:	148644
Site Name:	ROCCI'S AUTO BODY

ROCCI'S AUTO BODY (Continued) **S123097822**

Violation Date: 04-05-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Observed the following materials in storage at or above reportable thresholds: 3x30 gallon waste waterborne paint drums 2x120 ft3 Ar/CO mix compressed gas
Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-05-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Site is an auto paint and body shop. Operates under ID CAD021197777, active at time of inspection. -eVQ verification available for review. Generate waterborne paint waste (rinses, small amounts excess paint), waste solvents from spray gun rinsing (onsite recycled in still), still bottoms from solvent recycling. Waste containers onsite all properly labeled, closed and in god condition. -Haz waste determination done on paint booth filters via generator knowledge. Based on documentation from air board on types and quantities of materials applied and quantities used. Filters to trash. Site does not use disposable cups, places paint directly to sprayer, then cleans entire system with recycled solvent. Body shop clean, no wastes onsite at time of inspection. Emergency equipment available, conspicuous and in good condition. Emergency information posted throughout, with map noting evacuation and equipment locations. Reviewed manifests from 2018 (non to date) to 2015. All [Truncated]
Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-05-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Site is not currently permitted for HMBP, has a seeded CERS account (10347871), but no disclosure. Observed the following materials in storage at or above reportable thresholds: 3x30 gallon waste waterborne paint drums 2x120 ft3 Ar/CO mix compressed gas Site also has 30 gallon waste flammable solids (waste resing/still bottoms) and 1x30 gal propane tank. Propane tank is stored and used in body shop for heating of building, is not used for paint drying or in paint booth.
Eval Division: Santa Clara County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Coordinates:
Site ID: 148644
Facility Name: ROCCI'S AUTO BODY

ROCCI'S AUTO BODY (Continued) **S123097822**

Env Int Type Code: HWG
Program ID: 10347871
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 37.136740
Longitude: -121.660590

Affiliation:
Affiliation Type Desc: Parent Corporation
Entity Name: ROCCI'S AUTO BODY
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Santa Clara County Environmental Health
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: San Jose
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95112-2716
Affiliation Phone: (408) 918-3400

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 17995 MONTEREY RD
Affiliation City: MORGAN HILL
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95037
Affiliation Phone: Not reported

A2 **ROCCIS AUTO BODY** **LUST** **1000171279**
NNE **17995 MONTEREY RD** **SWEEPS UST** **N/A**
< 1/8 **MORGAN HILL, CA 95037** **CA FID UST**
0.015 mi. **CUPA Listings**
79 ft. **Site 2 of 3 in cluster A** **HIST CORTESE**

Relative:
Higher

Actual:
355 ft.

LUST:
Lead Agency: SANTA CLARA COUNTY LOP
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608558692
Global Id: T0608558692
Latitude: 37.1367994837987
Longitude: -121.660408973694
Status: Completed - Case Closed
Status Date: 08/09/1993
Case Worker: UST
RB Case Number: 3409
Local Agency: SANTA CLARA COUNTY LOP

ROCCIS AUTO BODY (Continued) **1000171279**

File Location: All Files are on GeoTracker or in the Local Agency Database
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Site History: Not reported

LUST:
Global Id: T0608558692
Contact Type: Local Agency Caseworker
Contact Name: UST CASE WORKER
Organization Name: SANTA CLARA COUNTY LOP
Address: 1555 Berger Drive, Suite 300
City: SAN JOSE
Email: Not reported
Phone Number: 4089183400

LUST:
Global Id: T0608558692
Action Type: RESPONSE
Date: 12/05/1990
Action: Other Report / Document

Global Id: T0608558692
Action Type: ENFORCEMENT
Date: 12/03/1990
Action: Notice of Responsibility - #39297

Global Id: T0608558692
Action Type: REMEDIATION
Date: 09/13/1990
Action: Excavation

Global Id: T0608558692
Action Type: REMEDIATION
Date: 09/13/1990
Action: Excavation

Global Id: T0608558692
Action Type: ENFORCEMENT
Date: 08/09/1993
Action: Closure/No Further Action Letter

Global Id: T0608558692
Action Type: Other
Date: 10/01/1990
Action: Leak Reported

LUST:
Global Id: T0608558692
Status: Completed - Case Closed
Status Date: 08/09/1993

Global Id: T0608558692
Status: Open - Case Begin Date
Status Date: 09/13/1990

Global Id: T0608558692

ROCCIS AUTO BODY (Continued) **1000171279**

Status: Open - Site Assessment
Status Date: 09/13/1990

Global Id: T0608558692
Status: Open - Site Assessment
Status Date: 09/17/1990

LUST SANTA CLARA:
Region: SANTA CLARA
SCVWD ID: 09S3E20J02F
Date Closed: 08/09/1993
EDR Link ID: 09S3E20J02F

SWEEPS UST:
Status: Not reported
Comp Number: 317995
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 43-004-317995-000001
Tank Status: Not reported
Capacity: 3000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: KEROSENE
Number Of Tanks: 4

Status: Not reported
Comp Number: 317995
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 43-004-317995-000002
Tank Status: Not reported
Capacity: 5000
Active Date: Not reported
Tank Use: OIL
STG: WASTE
Content: WASTE OIL
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 317995
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported

ROCCIS AUTO BODY (Continued) **1000171279**

Owner Tank Id: Not reported
SWRCB Tank Id: 43-004-317995-000003
Tank Status: Not reported
Capacity: 3000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: KEROSENE
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 317995
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 43-004-317995-000004
Tank Status: Not reported
Capacity: 250
Active Date: Not reported
Tank Use: OIL
STG: WASTE
Content: WASTE OIL
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 43001592
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 4087799090
Mail To: Not reported
Mailing Address: P O BOX
Mailing Address 2: Not reported
Mailing City,St,Zip: MORGAN HILL 95037
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

CUPA SANTA CLARA:
Region: SANTA CLARA
PE#: Not reported
Program Description: HMBP FACILITY, 1-3 CHEMICALS
Latitude: 37.138501
Longitude: -121.661438
Record ID: PR0432051
Facility ID: FA0203178

Region: SANTA CLARA

ROCCIS AUTO BODY (Continued) **1000171279**

PE#:	2205
Program Description:	GENERATES 100 KG YR TO <5 TONS/YR
Latitude:	37.138501
Longitude:	-121.661438
Record ID:	PR0313053
Facility ID:	FA0203178

HIST CORTESE:

Region:	CORTESE
Facility County Code:	43
Reg By:	LTNKA
Reg Id:	989

A3 **VOLPI/GAITHER PROP.** **LUST** **S104542016**
NNE **17995 MONTEREY RD** **HIST LUST** **N/A**
< 1/8 **MORGAN HILL, CA 95037** **CERS**
0.015 mi.
79 ft. **Site 3 of 3 in cluster A**

Relative:
Higher

Actual:
355 ft.

LUST REG 3:

Region:	3
Regional Board:	Central Coast Region
Facility County:	Santa Clara
Global ID:	T0608558692
Status:	Case Closed
Case Number:	3409
Local Case Num:	09S3E20J02f
Case Type:	S
Substance:	Waste Oil
Quantity:	Not reported
Abatement Method:	Not reported
Leak Source:	Not reported
Leak Cause:	Not reported
How Stopped:	Not reported
How Discovered:	Not reported
Release Date:	10/01/1990
Discovered Date:	Not reported
Enter Date:	/ /
Stop Date:	Not reported
Review Date:	/ /
Enforce Date:	Not reported
Close Date:	8/9/93
Enforcement Type:	NOR
Responsible Party:	Not reported
RP Address:	Not reported
Contact:	Not reported
Cross Street:	Not reported
Local Agency:	43099L
Lead Agency:	Local Agency
Staff Initials:	Not reported
Confirm Leak:	Not reported
Workplan:	Not reported
Prelim Assess:	9/13/90
Pollution Char:	09/17/1990
Remedial Plan:	Not reported
Remedial Action:	Not reported
Monitoring:	/ /

VOLPI/GAITHER PROP. (Continued) **S104542016**

Pilot Program: LUST
Interim Action: Not reported
Funding: Not reported
MTBE Class: *
Max MTBE Grnd Wtr: Not reported
Max MTBE Soil: Not reported
Max MTBE Data: / /
MTBE Tested: NRQ
Lat/Long: 37.136227 / -121.659714
Soil Qualifier: Not reported
Grnd Wtr Qualifier: Not reported
Mtbe Concentratn: 0
Mtbe Fuel: 0
Org Name: Not reported
Basin Plan: Not reported
Beneficial: MUN
Priority: Not reported
UST Cleanup Fund ID: Not reported
Suspended: Not reported
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Distance From Well: 0
Assigned Name: Not reported
Summary: Not reported

HIST LUST SANTA CLARA:
Region: SANTA CLARA
Region Code: 3
SCVWD ID: 09S3E20J02
Oversite Agency: SCVWD
Date Listed: 1990-11-20 00:00:00
Closed Date: 1993-08-09 00:00:00

CERS TANKS:
Site ID: 238855
CERS ID: T0608558692
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: UST CASE WORKER - SANTA CLARA COUNTY LOP
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: SAN JOSE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 4089183400

B4 **STAR MOTOR IMPORTS** **CERS HAZ WASTE** **S112346903**
East **17945 MONTEREY RD B** **CUPA Listings** **N/A**
< 1/8 **MORGAN HILL, CA 95037** **CERS**
0.028 mi.
150 ft. **Site 1 of 9 in cluster B**

Relative:
Higher

Actual:
354 ft.

CERS HAZ WASTE:

Site ID:	156883
CERS ID:	10347859
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description:	Haz Waste Generator Program - Administration/Documentation - General
Violation Notes:	Returned to compliance on 03/21/2016. Facility's most recent HMBP submittal does not address excluded recyclable materials.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description:	Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions.
Violation Notes:	Returned to compliance on 03/21/2016. The business owner does not owner the property in which the business is located and has not provided a written notification to the property owner.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
Violation Description:	Business Plan Program - Administration/Documentation - General
Violation Notes:	Returned to compliance on 03/21/2016. Facility failed to electronically submit a corrected HMBP within 30 days from the date HMCD notified the facility that their HMBP is deficient in satisfying HMBP requirements. An HMBP inspection was conducted and Official Notice of Inspection (NOI) was delivered on 2/28/2013. The inspection report instructed the facility that an HMBP must be submitted on the California Environmental Reporting System (CERS) within 30 days. As of 1/25/2016, the facility has not submitted an HMBP on CERS. Submit a complete, hazardous materials business plan (HMBP) via the California Environmental Reporting System (CERS) within 30 days. If, after review, the unified program agency determines that the handler s business plan is deficient in satisfying the requirements of this article or the regulations adopted pursuant to Section 25503, the unified program agency shall notify the handler of those deficiencies. The handler shall electronically submit a corrected business plan

STAR MOTOR IMPORTS (Continued) **S112346903**

	within 30 the [Truncated]
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description:	Failure to maintain uniform hazardous waste manifest, consolidated manifest, or bills of lading copies for three years.
Violation Notes:	Returned to compliance on 03/21/2016. Consolidated manifests for the disposal of used oil and parts washing fluid for were not available at the time of inspection, except for the one on 7/8/2015.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description:	Haz Waste Generator Program - Administration/Documentation - General
Violation Notes:	Returned to compliance on 03/21/2016. Mr. Tellez stated that his regular waste hauler picks up used oil filters when necessary but does not leave a receipt.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	40 CFR 1 262.34(d)(5)(ii) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 262.34(d)(5)(ii)
Violation Description:	Failure to post, next to the telephone, Emergency Information (SQG) containing the location of emergency equipment, contact names and numbers.
Violation Notes:	Returned to compliance on 03/21/2016. According to Mr. Tellez, facility had no emergency posting on site at the time of inspection.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description:	Failure to obtain and/or maintain an Active EPA ID.
Violation Notes:	Returned to compliance on 03/21/2016. EPA ID number CAL000182900 has been inactive since 2002. Mr. Tellez was provided with DTSC form 1358.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

STAR MOTOR IMPORTS (Continued) **S112346903**

Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Observed the following open containers holding hazardous waste at the time of inspection: 3x55 galllon containers of used oil Multiple drip pans and transfer buckets contained free-flowing amounts of hazardous waste but were not being actively used.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	22 CCR 16 66266.130 - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.130
Violation Description:	Failure to properly handle, manage, label, and recycle used oil and fuel filters.
Violation Notes:	Returned to compliance on 03/21/2016. Observed used oil filters in multiple locations in the facility, including the bottom of the secondary containment, that were not actively draining or in use. Facility does not currently have a container to hold used oil filters.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 03/21/2016. Observed 1x2 gallon pump with used coolant to be recycled on-site with no label.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes:	Returned to compliance on 03/21/2016. The facility's most recent HMBP submittal was on 11/6/2003 (hardcopy). As of 1/1/2013, facilities must electronically submit HMBP to the California Environmental Reporting System (CERS) and certify at least once every 12 months that HMBP is complete, accurate, and up to date. Within 30 days, complete and submit the following information by creating a CERS account with CERS ID: 10347859. -Facility information/ownership page -Hazardous materials inventory/site map -Emergency response plan/training plan If you would like assistance with completing and submitting your HMBP,

STAR MOTOR IMPORTS (Continued) **S112346903**

	SCC HMCD Hazardous Materials Technician Michelle Santos at (408)918-1981 or myself at (408)918-3408.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	22 CCR 16 66266.81(b) - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.81(b)
Violation Description:	Failure to properly manage, store, and label a damaged lead acid battery so as to minimize the release of acid and lead and to protect the environment.
Violation Notes:	Returned to compliance on 03/21/2016. Observed a leaking lead acid battery on the floor with no containment. Tested liquid from the top of the battery had a pH of zero.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 03/21/2016. Observed the following containers of hazardous waste with missing or inadequate labels at the time of inspection: 3x55 gallon used oil drums in the secondary containment (no label) 15 gallon black mobile oil container in second garage (no label) Multiple drip pans containing hazardous waste were not labeled. If drip pans are used only for active draining or transferring and are immediately emptied after use, they are not required to be closed or marked.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Fire extinguishers have not been maintained (last serviced on September 2, 2014).
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016

STAR MOTOR IMPORTS (Continued) **S112346903**

Citation:	HSC 6.11 25404.1 - California Health and Safety Code, Chapter 6.11, Section(s) 25404.1
Violation Description:	Failure to obtain and/or maintain an active hazardous waste generator permit.
Violation Notes:	Facility has an expired permit due to an outstanding balance of 3718.75$ according to their most recent invoice. (Account Number AR1270300)
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	22 CCR 16 66266.81(a)(4)(B) - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.81(a)(4)(B)
Violation Description:	Failure to retain disposal records of spent lead batteries for three years.
Violation Notes:	Returned to compliance on 03/21/2016. No bills of lading (receipts) were available for the shipment of lead-acid batteries at the time of inspection. Facility owner states that they take batteries to 2 different core battery exchange locations, and that Interstate occasionally picks up spent cores on-site.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	01-25-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	On-site to conduct a routine hazardous materials business plan (HMBP) inspection with owner, Jose Tellez. The facility specializes in automotive repair and vehicle maintenance. The following hazardous materials/wastes are observed above HMBP reportable thresholds: 1. 3 x 55 gallon drums of used oil + 1 x 16 gallon used oil roller (~180 gallons) 2. 3 x 251 cuft oxygen compressed gas cylinders (753 cuft) 3. 2 x 110 cuft acetylene compressed gas cylinders (2 x 110 cuft) It is of note that Argon compressed gas, Argon/CO2 compressed gas, compressed air, new motor oil, and liquified petroleum gas are on-site, but below HMBP reportable thresholds. NOTES: - CERS ID: 10347859 - Most Recent HMBP Submittal: 11/6/2003
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	01-25-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Inspection conducted with Molly Pritz. Facility has 2 garages for automotive repair. Rags are commercially laundered and absorbent was noted on-site for cleaning up spills. Mr. Tellez attending county hazardous waste training and trained shop employees to manage hazardous waste. Note: Mr. Tellez was advised to contain any spills that may occur immediately and ensure that absorbent is cleaned up

STAR MOTOR IMPORTS (Continued) **S112346903**

promptly.
Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Santa Clara County Environmental Health
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: San Jose
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95112-2716
Affiliation Phone: (408) 918-3400

Affiliation Type Desc: Document Preparer
Entity Name: Jose Tellez
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Parent Corporation
Entity Name: STAR MOTOR IMPORTS
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 17945 MONTEREY RD A
Affiliation City: MORGAN HILL
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95037
Affiliation Phone: Not reported

Affiliation Type Desc: Environmental Contact
Entity Name: Jose Tellez
Entity Title: Not reported
Affiliation Address: 17945 MONTEREY RD A
Affiliation City: Morgan Hill
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95037
Affiliation Phone: (408) 778-0939

Affiliation Type Desc: Legal Owner

STAR MOTOR IMPORTS (Continued) **S112346903**

Entity Name: STAR MOTOR IMPORTS
Entity Title: Not reported
Affiliation Address: 17945 MONTEREY RD A
Affiliation City: MORGAN HILL
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 95037
Affiliation Phone: (408) 778-0939

Affiliation Type Desc: Operator
Entity Name: TELLEZ, JOSE
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (408) 778-0939

Affiliation Type Desc: Property Owner
Entity Name: Jorge Vasquez
Entity Title: Not reported
Affiliation Address: 17945 MONTEREY ST #A
Affiliation City: Morgan Hill
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 94037
Affiliation Phone: (408) 776-7633

Affiliation Type Desc: Identification Signer
Entity Name: Jose Tellez
Entity Title: Owner
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

CUPA SANTA CLARA:
Region: SANTA CLARA
PE#: Not reported
Program Description: HMBP FACILITY, 1-3 CHEMICALS
Latitude: 37.136867
Longitude: -121.66011
Record ID: PR0376787
Facility ID: FA0257566

Region: SANTA CLARA
PE#: 2201
Program Description: GENERATES WASTE OIL ONLY
Latitude: 37.136867
Longitude: -121.66011
Record ID: PR0412240
Facility ID: FA0257566

STAR MOTOR IMPORTS (Continued) **S112346903**

CERS TANKS:
Site ID: 156883
CERS ID: 10347859
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 156883
Site Name: STAR MOTOR IMPORTS
Violation Date: 01-25-2016
Citation: HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description: Haz Waste Generator Program - Administration/Documentation - General
Violation Notes: Returned to compliance on 03/21/2016. Facility's most recent HMBP submittal does not address excluded recyclable materials.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 156883
Site Name: STAR MOTOR IMPORTS
Violation Date: 01-25-2016
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description: Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions.
Violation Notes: Returned to compliance on 03/21/2016. The business owner does not owner the property in which the business is located and has not provided a written notification to the property owner.
Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 156883
Site Name: STAR MOTOR IMPORTS
Violation Date: 01-25-2016
Citation: HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
Violation Description: Business Plan Program - Administration/Documentation - General
Violation Notes: Returned to compliance on 03/21/2016. Facility failed to electronically submit a corrected HMBP within 30 days from the date HMCD notified the facility that their HMBP is deficient in satisfying HMBP requirements. An HMBP inspection was conducted and Official Notice of Inspection (NOI) was delivered on 2/28/2013. The inspection report instructed the facility that an HMBP must be submitted on the California Environmental Reporting System (CERS) within 30 days. As of 1/25/2016, the facility has not submitted an HMBP on CERS. Submit a complete, hazardous materials business plan (HMBP) via the California Environmental Reporting System (CERS) within 30 days. If, after review, the unified program agency determines that the handler s business plan is deficient in satisfying the requirements of this article or the regulations adopted pursuant to Section 25503, the unified program agency shall notify the handler of those deficiencies. The handler shall electronically submit a corrected business plan within 30 the [Truncated]
Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP

STAR MOTOR IMPORTS (Continued) **S112346903**

Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description:	Failure to maintain uniform hazardous waste manifest, consolidated manifest, or bills of lading copies for three years.
Violation Notes:	Returned to compliance on 03/21/2016. Consolidated manifests for the disposal of used oil and parts washing fluid for were not available at the time of inspection, except for the one on 7/8/2015.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description:	Haz Waste Generator Program - Administration/Documentation - General
Violation Notes:	Returned to compliance on 03/21/2016. Mr. Tellez stated that his regular waste hauler picks up used oil filters when necessary but does not leave a receipt.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	40 CFR 1 262.34(d)(5)(ii) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 262.34(d)(5)(ii)
Violation Description:	Failure to post, next to the telephone, Emergency Information (SQG) containing the location of emergency equipment, contact names and numbers.
Violation Notes:	Returned to compliance on 03/21/2016. According to Mr. Tellez, facility had no emergency posting on site at the time of inspection.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description:	Failure to obtain and/or maintain an Active EPA ID.
Violation Notes:	Returned to compliance on 03/21/2016. EPA ID number CAL000182900 has been inactive since 2002. Mr. Tellez was provided with DTSC form 1358.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS

STAR MOTOR IMPORTS (Continued) **S112346903**

Violation Date:	01-25-2016
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Observed the following open containers holding hazardous waste at the time of inspection: 3x55 galllon containers of used oil Multiple drip pans and transfer buckets contained free-flowing amounts of hazardous waste but were not being actively used.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	22 CCR 16 66266.130 - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.130
Violation Description:	Failure to properly handle, manage, label, and recycle used oil and fuel filters.
Violation Notes:	Returned to compliance on 03/21/2016. Observed used oil filters in multiple locations in the facility, including the bottom of the secondary containment, that were not actively draining or in use. Facility does not currently have a container to hold used oil filters.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 03/21/2016. Observed 1x2 gallon pump with used coolant to be recycled on-site with no label.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes:	Returned to compliance on 03/21/2016. The facility's most recent HMBP submittal was on 11/6/2003 (hardcopy). As of 1/1/2013, facilities must electronically submit HMBP to the California Environmental Reporting System (CERS) and certify at least once every 12 months that HMBP is complete, accurate, and up to date. Within 30 days, complete and submit the following information by creating a CERS account with CERS ID: 10347859. -Facility information/ownership page -Hazardous materials inventory/site map -Emergency response plan/training plan If you would like assistance with completing and submitting your HMBP, SCC HMCD Hazardous Materials Technician Michelle Santos at (408)918-1981 or myself at (408)918-3408.

STAR MOTOR IMPORTS (Continued) **S112346903**

Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	22 CCR 16 66266.81(b) - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.81(b)
Violation Description:	Failure to properly manage, store, and label a damaged lead acid battery so as to minimize the release of acid and lead and to protect the environment.
Violation Notes:	Returned to compliance on 03/21/2016. Observed a leaking lead acid battery on the floor with no containment. Tested liquid from the top of the battery had a pH of zero.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 03/21/2016. Observed the following containers of hazardous waste with missing or inadequate labels at the time of inspection: 3x55 gallon used oil drums in the secondary containment (no label) 15 gallon black mobile oil container in second garage (no label) Multiple drip pans containing hazardous waste were not labeled. If drip pans are used only for active draining or transferring and are immediately emptied after use, they are not required to be closed or marked.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Fire extinguishers have not been maintained (last serviced on September 2, 2014).
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	HSC 6.11 25404.1 - California Health and Safety Code, Chapter 6.11, Section(s) 25404.1

STAR MOTOR IMPORTS (Continued) **S112346903**

Violation Description:	Failure to obtain and/or maintain an active hazardous waste generator permit.
Violation Notes:	Facility has an expired permit due to an outstanding balance of 3718.75$ according to their most recent invoice. (Account Number AR1270300)
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	156883
Site Name:	STAR MOTOR IMPORTS
Violation Date:	01-25-2016
Citation:	22 CCR 16 66266.81(a)(4)(B) - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.81(a)(4)(B)
Violation Description:	Failure to retain disposal records of spent lead batteries for three years.
Violation Notes:	Returned to compliance on 03/21/2016. No bills of lading (receipts) were available for the shipment of lead-acid batteries at the time of inspection. Facility owner states that they take batteries to 2 different core battery exchange locations, and that Interstate occasionally picks up spent cores on-site.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	01-25-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	On-site to conduct a routine hazardous materials business plan (HMBP) inspection with owner, Jose Tellez. The facility specializes in automotive repair and vehicle maintenance. The following hazardous materials/wastes are observed above HMBP reportable thresholds: 1. 3 x 55 gallon drums of used oil + 1 x 16 gallon used oil roller (~180 gallons) 2. 3 x 251 cuft oxygen compressed gas cylinders (753 cuft) 3. 2 x 110 cuft acetylene compressed gas cylinders (2 x 110 cuft) It is of note that Argon compressed gas, Argon/CO2 compressed gas, compressed air, new motor oil, and liquified petroleum gas are on-site, but below HMBP reportable thresholds. NOTES: - CERS ID: 10347859 - Most Recent HMBP Submittal: 11/6/2003
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	01-25-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Inspection conducted with Molly Pritz. Facility has 2 garages for automotive repair. Rags are commercially laundered and absorbent was noted on-site for cleaning up spills. Mr. Tellez attending county hazardous waste training and trained shop employees to manage hazardous waste. Note: Mr. Tellez was advised to contain any spills that may occur immediately and ensure that absorbent is cleaned up promptly.
Eval Division:	Santa Clara County Environmental Health

STAR MOTOR IMPORTS (Continued) **S112346903**

Eval Program: HW
Eval Source: CERS

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Santa Clara County Environmental Health
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: San Jose
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95112-2716
Affiliation Phone: (408) 918-3400

Affiliation Type Desc: Document Preparer
Entity Name: Jose Tellez
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Parent Corporation
Entity Name: STAR MOTOR IMPORTS
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 17945 MONTEREY RD A
Affiliation City: MORGAN HILL
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95037
Affiliation Phone: Not reported

Affiliation Type Desc: Environmental Contact
Entity Name: Jose Tellez
Entity Title: Not reported
Affiliation Address: 17945 MONTEREY RD A
Affiliation City: Morgan Hill
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95037
Affiliation Phone: (408) 778-0939

Affiliation Type Desc: Legal Owner
Entity Name: STAR MOTOR IMPORTS
Entity Title: Not reported

STAR MOTOR IMPORTS (Continued) **S112346903**

Affiliation Address:	17945 MONTEREY RD A
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(408) 778-0939
Affiliation Type Desc:	Operator
Entity Name:	TELLEZ, JOSE
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 778-0939
Affiliation Type Desc:	Property Owner
Entity Name:	Jorge Vasquez
Entity Title:	Not reported
Affiliation Address:	17945 MONTEREY ST #A
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94037
Affiliation Phone:	(408) 776-7633
Affiliation Type Desc:	Identification Signer
Entity Name:	Jose Tellez
Entity Title:	Owner
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

B5 **A1 MUFFLER & BRAKE** **CUPA Listings** **S112833890**
East **17945 MONTEREY RD D** **CERS** **N/A**
< 1/8 **MORGAN HILL, CA 95037**
0.028 mi.
150 ft. **Site 2 of 9 in cluster B**

Relative:
Higher

Actual:
354 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	Not reported
Program Description:	HMBP FACILITY, 1-3 CHEMICALS
Latitude:	37.136867
Longitude:	-121.66011
Record ID:	PR0376785
Facility ID:	FA0257565

CERS TANKS:

Site ID:	361951
CERS ID:	10589314
CERS Description:	Chemical Storage Facilities

A1 MUFFLER & BRAKE (Continued) **S112833890**

Violations:

Site ID:	361951
Site Name:	A1 MUFFLER & BRAKE
Violation Date:	12-15-2015
Citation:	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
Violation Description:	Business Plan Program - Administration/Documentation - General
Violation Notes:	Returned to compliance on 01/11/2016. Facility failed to electronically submit a corrected HMBP within 30 days from the date HMCD notified the facility that their HMBP is deficient in satisfying HMBP requirements. _____ Facility was inspected in 2013 and instructed to submit an HMBP within 30 days. As of 12/15/2015, the facility has not submitted a Hazardous Materials Business Plan. _____ If, after review, the unified program agency determines that the handler s business plan is deficient in satisfying the requirements of this article or the regulations adopted pursuant to Section 25503, the unified program agency shall notify the handler of those deficiencies. The handler shall electronically submit a corrected business plan within 30 days from the date of the notice. [25508]
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	361951
Site Name:	A1 MUFFLER & BRAKE
Violation Date:	12-15-2015
Citation:	HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description:	Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 01/11/2016. No Hazardous Materials Business Plan (HMBP) for the facility is on record (hardcopy or electronic) with HMCD. As of 1/1/2013, facilities must electronically submit an HMBP to the California Environmental Reporting System (CERS) and certify at least once every 12 months that the facility's HMBP is complete, accurate, and up to date. Within 30 days, complete and submit the following information by creating a CERS account with CERS ID: 10589314. -Facility information/ownership page -Hazardous materials inventory/site map -Emergency response plan/training plan If you would like assistance with completing and submitting your HMBP, SCC HMCD Hazardous Materials Technicians Michelle Santos at (408)918-1981, Jean Nguyen at (408)918-1955, or myself at (408)918-3408. - CERS website: http://cers.calepa.ca.gov
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	12-15-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency

A1 MUFFLER & BRAKE (Continued) **S112833890**

Eval Notes: On-site to conduct a routine hazardous materials business plan (HMBP) with the consent of owner, John Howard. The facility specializes in brake and muffler repair and maintenance. The following hazardous materials, above HMBP reportable thresholds, are observed on-site: 1. 2 x 249cuft; 124cuft Oxygen compressed gas cylinders (622cuft) 2. 2 x 143 cuft; 1 x 119cuft; 114cuft Acetylene compressed gas cylinders (519cuft) NOTES: - CERS ID: 10589314 - The facility uses a commercial laundering service for used rags. Receipts reviewed on-site. RECOMMENDATIONS TO FACILITY: - The fire extinguisher on-site is marked with an expired maintenance receipt (8/14/2013). Fire extinguishers must be annually maintained. - A container of brake turnings is located on-site. Brake turnings are also observed on the facility floor. It is recommended that brake turnings are collected for scrap metal recycling.
Eval Division: Santa Clara County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Santa Clara County Environmental Health
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: San Jose
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95112-2716
Affiliation Phone: (408) 918-3400

Affiliation Type Desc: Environmental Contact
Entity Name: John Howard
Entity Title: Not reported
Affiliation Address: 17945 MONTEREY RD D
Affiliation City: MORGAN HILL
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95037
Affiliation Phone: (408) 778-0558

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 17945 MONTEREY RD D
Affiliation City: MORGAN HILL
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95037
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: john howard
Entity Title: owner / installer
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported

A1 MUFFLER & BRAKE (Continued) **S112833890**

Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	John Howard
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 778-0558
Affiliation Type Desc:	Parent Corporation
Entity Name:	A1 MUFFLER & BRAKE
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Document Preparer
Entity Name:	john howard
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	John Howard
Entity Title:	Not reported
Affiliation Address:	17945 MONTEREY RD D
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(408) 778-0558

B6 **PRONTO AUTO REPAIR** **CERS HAZ WASTE** **S113883248**
ESE **17920 MONTEREY RD** **CUPA Listings** **N/A**
< 1/8 **MORGAN HILL, CA 95037** **CERS**
0.070 mi.
368 ft. **Site 3 of 9 in cluster B**

Relative:
Lower

Actual:
353 ft.

CERS HAZ WASTE:

Site ID:	375299
CERS ID:	10452892
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	375299
Site Name:	Pronto Auto Repair
Violation Date:	10-30-2017

PRONTO AUTO REPAIR (Continued) **S113883248**

Citation:	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description:	Hazardous Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 12/18/2017. Observed 1 broken 4 foot green tip mercury containing fluorescent lamps partially sticking through fence into neighboring property. Containerize and drop off to an entity that can received broken fluorescent lamps.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	375299
Site Name:	Pronto Auto Repair
Violation Date:	10-30-2017
Citation:	22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description:	Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes:	Returned to compliance on 12/18/2017. State Identification # CAL000360897 has been inactive since 6-30-16. State IDs must remain active.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	375299
Site Name:	Pronto Auto Repair
Violation Date:	10-30-2017
Citation:	HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description:	Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions.
Violation Notes:	Returned to compliance on 12/18/2017. Facility has not notified property owner that they are subject to and in compliance with the Hazardous Materials Business Plan (HMBP).
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	375299
Site Name:	Pronto Auto Repair
Violation Date:	10-30-2017
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description:	Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes:	Returned to compliance on 12/18/2017. Facility personnel do not have documented training as it relates to a release or a threatened release of a hazardous material (eg. used oil).
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS

PRONTO AUTO REPAIR (Continued) **S113883248**

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-30-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Facility last electronically submitted a complete hazardous materials business plan on 10-11-17.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-30-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	The following minor violations were corrected at time of inspection: 2x55 gal used oil - incomplete marking - no accumulation start date. Marked. 1x55 gal used oil - illegible marking. Marked. 1x5 gal used oil - open and unmarked. Consolidated into used oil 55 gal container. No Emergency information posted near telephone. Posted. NOTE: Observed used oil in the secondary containment that supports 2x55 gallon drums. Ensure secondary containment is kept dry in order to more promptly identify a leaking drum in the event one leaks.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HW
Eval Source:	CERS

Coordinates:

Site ID:	375299
Facility Name:	Pronto Auto Repair
Env Int Type Code:	HMBP
Program ID:	10452892
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	37.135820
Longitude:	-121.657980

Affiliation:

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	17920 MONTEREY RD
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	Not reported

Affiliation Type Desc:	Operator
Entity Name:	DANIEL CRUZ
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported

PRONTO AUTO REPAIR (Continued) **S113883248**

Affiliation Phone:	(408) 776-6868
Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400
Affiliation Type Desc:	Document Preparer
Entity Name:	Daniel Cruz
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	DANIEL CRUZ
Entity Title:	Not reported
Affiliation Address:	17920 MONTEREY RD
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	(408) 776-6868
Affiliation Type Desc:	Legal Owner
Entity Name:	PRONTO AUTO REPAIR
Entity Title:	Not reported
Affiliation Address:	17920 MONTEREY RD
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(408) 776-6868
Affiliation Type Desc:	Parent Corporation
Entity Name:	PRONTO AUTO REPAIR
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	Camilo
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported

PRONTO AUTO REPAIR (Continued) **S113883248**

Affiliation State: Not reported
Affiliation Country: United States
Affiliation Zip: Not reported
Affiliation Phone: (408) 406-6667

Affiliation Type Desc: Identification Signer
Entity Name: Danel Cruz
Entity Title: Owner
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

CUPA SANTA CLARA:
Region: SANTA CLARA
PE#: Not reported
Program Description: HMBP FACILITY, 1-3 CHEMICALS
Latitude: 37.13582
Longitude: -121.657961
Record ID: PR0413513
Facility ID: FA0273525

Region: SANTA CLARA
PE#: 2201
Program Description: GENERATES WASTE OIL ONLY
Latitude: 37.13582
Longitude: -121.657961
Record ID: PR0413514
Facility ID: FA0273525

CERS TANKS:
Site ID: 375299
CERS ID: 10452892
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 375299
Site Name: Pronto Auto Repair
Violation Date: 10-30-2017
Citation: HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description: Hazardous Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 12/18/2017. Observed 1 broken 4 foot green tip mercury containing fluorescent lamps partially sticking through fence into neighboring property. Containerize and drop off to an entity that can received broken fluorescent lamps.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 375299
Site Name: Pronto Auto Repair
Violation Date: 10-30-2017
Citation: 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter

PRONTO AUTO REPAIR (Continued) **S113883248**

12, Section(s) 66262.12
Violation Description: Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes: Returned to compliance on 12/18/2017. State Identification # CAL000360897 has been inactive since 6-30-16. State IDs must remain active.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 375299
Site Name: Pronto Auto Repair
Violation Date: 10-30-2017
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description: Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions.
Violation Notes: Returned to compliance on 12/18/2017. Facility has not notified property owner that they are subject to and in compliance with the Hazardous Materials Business Plan (HMBP).
Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 375299
Site Name: Pronto Auto Repair
Violation Date: 10-30-2017
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Returned to compliance on 12/18/2017. Facility personnel do not have documented training as it relates to a release or a threatened release of a hazardous material (eg. used oil).
Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-30-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Facility last electronically submitted a complete hazardous materials business plan on 10-11-17.
Eval Division: Santa Clara County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-30-2017
Violations Found: Yes
Eval Type: Routine done by local agency

PRONTO AUTO REPAIR (Continued) **S113883248**

Eval Notes: The following minor violations were corrected at time of inspection: 2x55 gal used oil - incomplete marking - no accumulation start date. Marked. 1x55 gal used oil - illegible marking. Marked. 1x5 gal used oil - open and unmarked. Consolidated into used oil 55 gal container. No Emergency information posted near telephone. Posted. NOTE: Observed used oil in the secondary containment that supports 2x55 gallon drums. Ensure secondary containment is kept dry in order to more promptly identify a leaking drum in the event one leaks.
Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Coordinates:
Site ID: 375299
Facility Name: Pronto Auto Repair
Env Int Type Code: HMBP
Program ID: 10452892
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 37.135820
Longitude: -121.657980

Affiliation:
Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 17920 MONTEREY RD
Affiliation City: MORGAN HILL
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95037
Affiliation Phone: Not reported

Affiliation Type Desc: Operator
Entity Name: DANIEL CRUZ
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (408) 776-6868

Affiliation Type Desc: CUPA District
Entity Name: Santa Clara County Environmental Health
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: San Jose
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95112-2716
Affiliation Phone: (408) 918-3400

Affiliation Type Desc: Document Preparer
Entity Name: Daniel Cruz
Entity Title: Not reported

PRONTO AUTO REPAIR (Continued) **S113883248**

Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	DANIEL CRUZ
Entity Title:	Not reported
Affiliation Address:	17920 MONTEREY RD
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	(408) 776-6868
Affiliation Type Desc:	Legal Owner
Entity Name:	PRONTO AUTO REPAIR
Entity Title:	Not reported
Affiliation Address:	17920 MONTEREY RD
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(408) 776-6868
Affiliation Type Desc:	Parent Corporation
Entity Name:	PRONTO AUTO REPAIR
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	Camilo
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	United States
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 406-6667
Affiliation Type Desc:	Identification Signer
Entity Name:	Danel Cruz
Entity Title:	Owner
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

B7 **ALFA AUTOMOTIVE** **CUPA Listings** **S121471334**
ESE **17920 MONTEREY RD** **N/A**
< 1/8 **MORGAN HILL, CA 95037**
0.070 mi.
368 ft. **Site 4 of 9 in cluster B**

Relative: CUPA SANTA CLARA:
Lower
Actual: Region: SANTA CLARA
353 ft. PE#: 2205
Program Description: GENERATES 100 KG YR TO <5 TONS/YR
Latitude: 37.136203
Longitude: -121.659213
Record ID: PR0330767
Facility ID: FA0230685

B8 **MORGAN HILL GAS & AUTO SERVICE** **UST** **U004274267**
SE **17905 MONTEREY ST** **N/A**
< 1/8 **MORGAN HILL, CA 95037**
0.078 mi.
411 ft. **Site 5 of 9 in cluster B**

Relative: UST:
Lower
Actual: Facility ID: FA0250651
353 ft. Permitting Agency: Santa Clara County Environmental Health
Latitude: 37.13503
Longitude: -121.65895

B9 **MONTEREY/WRIGHT** **HIST UST** **U001601587**
SE **17905 MONTEREY ST** **N/A**
< 1/8 **MORGAN HILL, CA 95037**
0.078 mi.
411 ft. **Site 6 of 9 in cluster B**

Relative: HIST UST:
Lower
Actual: File Number: Not reported
353 ft. URL: Not reported
Region: STATE
Facility ID: 00000019731
Facility Type: Gas Station
Other Type: Not reported
Contact Name: VIEIRA SERVICE CO. INC
Telephone: 4087793838
Owner Name: SHELL OIL COMPANY
Owner Address: P. O. BOX 4848
Owner City,St,Zip: ANAHEIM, CA 92803
Total Tanks: 0005

Tank Num: 001
Container Num: 1
Year Installed: 1960
Tank Capacity: 00008000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: 1/4
Leak Detection: Stock Inventor, 10

Tank Num: 002
Container Num: 2

MONTEREY/WRIGHT (Continued) **U001601587**

Year Installed:	1960
Tank Capacity:	00005000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor, 10

Tank Num:	003
Container Num:	3
Year Installed:	1960
Tank Capacity:	00005000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor, 10

Tank Num:	004
Container Num:	4
Year Installed:	1960
Tank Capacity:	00000550
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	12
Leak Detection:	Stock Inventor, 10

Tank Num:	005
Container Num:	5
Year Installed:	Not reported
Tank Capacity:	00008000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor, 10

B10 **UNITED SHELL INC** **EDR Hist Auto** **1020139888**
SE **17905 MONTEREY ST** **N/A**
< 1/8 **MORGAN HILL, CA 95037**
0.078 mi.
411 ft. **Site 7 of 9 in cluster B**

Relative: EDR Hist Auto
Lower

Actual: **353 ft.**

Year:	Name:	Type:
1973	PAULS SHELL SERVICE	Gasoline Service Stations
1974	PAULS SHELL SERVICE	Gasoline Service Stations
1975	PAULS SHELL SERVICE	Gasoline Service Stations
1976	PAULS SHELL SERVICE	Gasoline Service Stations
1977	PAULS SHELL SERVICE	Gasoline Service Stations
1977	PAULS SHELL SERVICE	Gasoline Service Stations
1978	PAULS SHELL SERVICE	Gasoline Service Stations
1979	VIERA SERVICE CO INC	Gasoline Service Stations
1980	VIERA SERVICE CO INC	Gasoline Service Stations
1995	MORGAN HILL SHELL	Gasoline Service Stations, NEC
1996	MORGAN HILL SHELL INC	Gasoline Service Stations, NEC
1997	MORGAN HILL SHELL INC	Gasoline Service Stations, NEC
1998	UNITED SHELL	Gasoline Service Stations, NEC
1999	UNITED SHELL INC	Gasoline Service Stations, NEC
2000	UNITED SHELL INC	Gasoline Service Stations, NEC

UNITED SHELL INC (Continued) **1020139888**

2001	UNITED SHELL INC	Gasoline Service Stations, NEC
2002	UNITED SHELL INC	Gasoline Service Stations, NEC
2003	UNITED SHELL INC	Gasoline Service Stations, NEC
2004	UNITED SHELL INC	Gasoline Service Stations, NEC
2005	UNITED SHELL INC	Gasoline Service Stations, NEC
2006	UNITED SHELL INC	Gasoline Service Stations, NEC

B11 **MORGAN HILL GAS & AUTO SERVICE** **CERS HAZ WASTE** **S121743637**
SE **17905 MONTEREY ST** **CERS TANKS** **N/A**
< 1/8 **MORGAN HILL, CA 95037** **CERS**
0.078 mi.
411 ft. **Site 8 of 9 in cluster B**

Relative: **Lower**

Actual: **353 ft.**

CERS HAZ WASTE:

Site ID:	136352
CERS ID:	10485214
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-24-2018
Citation:	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description:	Hazardous Waste Generator Program - Administration/Documentation - General
Violation Notes:	Returned to compliance on 04/24/2018. Facility did not respond to the 4/18/2017 inspection report. Ensure all violations are corrected and submit a response to our office. Received a response during the inspection. No further corrective actions required.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Observed 2-55 gallon drums containing UST test liquid and 1-55 gallon drum that Mr. Singireddy stated contained used oil left from the previous owner; all were not marked as required.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

release of a hazardous material.

Violation Notes: Annual employee training could not be verified during today's inspection.
Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-12-2016
Citation: 23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)
Violation Description: Failure to comply with one or more of the following: provide training to facility employee(s) responsible for proper operation and maintenance every 12 months and/or train new employee(s) who are responsible for proper operation and maintenance within 30-days of hire and/or to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system.
Violation Notes: This violation has been elevated to a Class II Violation due to the increased threat to the community and environment. Immediately stop the practice of dispensing fuel when the station is closed and a trained person is not on-site. This office has documentation (a receipt for gas that is time stamped 5/2/16 at 0508-hr) that a customer pumped fuel during the time when the station was closed and no employee was on-site. The posted hours of operation are Mon-Sat 0600-2200 and Sun 0700-2100. I informed the following clerks that the dispensers must be shut-down at the end of each shift: April Ortiz and Than Nguyen. Provide documentation that all employees have received training that the dispensers will be shut-off at the end of each shift.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 04-18-2017
Citation: 40 CFR 1 265.174 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.174
Violation Description: Failure to inspect hazardous waste storage areas at least weekly and look for leaking and deteriorating containers.
Violation Notes: Based on the missing hazardous waste labels on the containers noted and the improper management of broken fuel hoses weekly container area inspections are not being completed as required.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 04-18-2017
Citation: 23 CCR 16 2641(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(a)
Violation Description: Failure of leak detection equipment to be located such that equipment is capable of detecting a leak at the earliest possible opportunity.
Violation Notes: This violation has been elevated to Class I priority. Class I priority

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

violations are violations that pose an immediate and substantial threat to water quality and that have the potential to cause significant detrimental impacts to human health or the environment. During today's inspection I observed liquid sensors in all 3-STP sumps to be elevated from the lowest point in their corresponding sumps. 91-STP: The excess cord of the sensor was secured with a tie-wrap and wrapped around the PLLD which elevated the sensor approximately 13-inches above the sump's lowest point. In addition, the 91-STP sump contained approximately 10-inches of liquid that was measured using a tape measure and water finding paste. Approximately 60-gallons of liquid was removed from the 91-STP sump by the service technician and placed in drums containing UST test liquid. 89-STP: The excess cord of the sensor was secured with a tie-wrap and wrapped around the eye-bolt of the turbine which [Truncated]

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015
Citation: 23 CCR 16 2641(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(a)
Violation Description: Failure of sensor to be located in the proper position/location.
Violation Notes: _____ THE STP/PIPING SUMP SENSORS FOR ALL UST's (87, 89 & 91-GRADES) DID NOT SHUT OFF THE TURBINE WHEN THE SENSOR WAS PLACED IN TEST WATER. THE SENSORS ARE VEEDER-ROOT 794380-353, WHICH ARE DISCRIMINATING SENSORS THAT WERE PROGRAMMED TO ONLY ALARM FOR FUEL LEAKS. ALL STP SENSORS WERE REPROGRAMMED AS GENERAL LIQUID SENSORS; ALL WERE RETESTED AND FUCTIONED AS REQUIRED (POSITIVE SHUT-DOWN WITH AUDIBLE AND VISUAL ALARM AT THE MONITORING PANEL. NO FURTHER ACTION IS REQUIRED FOR THIS VIOLATION.

_____

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-12-2016
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to obtain permit to install, replace, repair, or modify part of the UST system containment or leak detection equipment.
Violation Notes: The Veeder-Root Hydrostatic Reservoir Single-Point Sensors (794380-301) installed (date unknown) in the 87, 89 and 91 annular spaces were installed without a permit from this office.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 04-18-2017
Citation: 40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Violation Description:	Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to air, soil, or surface water which could threaten human health or the environment.
Violation Notes:	Observed 3-broken fuel hoses in the storage area that were not properly containerized in a drum.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Assisted Mr. Singireddy with submitting his HMBP on CERS during today's inspection.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	05-12-2016
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description:	Failure to maintain on site an approved monitoring plan.
Violation Notes:	UST Monitoring Plans submitted on CERS (7/15/15) for 87, 89 and 91-grades regarding the pipe monitoring equipment lists a Veeder-Root 794380-208 which is incorrect. All three STP sumps are equipped with Veeder-Root Discriminating Sensors: 794380-352. UST Monitoring Plans submitted on CERS (7/15/15) for 87, 89 and 91-grades are incomplete for not listing the Applicant Name and Title. The Pipeline Integrity Testing section on all Monitoring Plans is blank.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	05-13-2015
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description:	Failure to maintain on site an approved monitoring plan.
Violation Notes:	_____ UST MONITORING PLANS FOR (87, 89 AND 91-GRADES) ARE INCOMPLETE FOR NOT COMPLETING THE CERTIFICATION SECTIONS. _____
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Site Name: Morgan Hill Gas & Auto Service
Violation Date: 04-18-2017
Citation: HSC 6.7 25299(a)(9) - California Health and Safety Code, Chapter 6.7, Section(s) 25299(a)(9)
Violation Description: Leak detection equipment disabled or tampered with in a manner that would prevent the monitoring system from detecting and/or alerting the owner/operator of a leak.
Violation Notes: This violation has been elevated to Class I priority. Class I priority violations are violations that pose an immediate and substantial threat to water quality and that have the potential to cause significant detrimental impacts to human health or the environment. During today's inspection I observed liquid sensors in all 3-STP sumps to be elevated from the lowest point in their corresponding sumps. 91-STP: The excess cord of the sensor was secured with a tie-wrap and wrapped around the PLLD which elevated the sensor approximately 13-inches above the sump's lowest point. In addition, the 91-STP sump contained approximately 10-inches of liquid that was measured using a tape measure and water finding paste. The 60-gallons of liquid was removed by the service technician during the inspection. 89-STP: The excess cord of the sensor was secured with a tie-wrap and wrapped around the eye-bolt of the turbine which elevated the sensor approximately 1-2 inches above the [Truncated]
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015
Citation: 23 CCR 16 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)
Violation Description: Failure to maintain leak detection alarm logs and/or maintain records of appropriate follow-up actions
Violation Notes: _____ THE UST MONITORING CERTIFICATION TEST REPORT FOR 2014 WAS NOT AVAILABLE FOR INSPECTION DURING TODAY'S INSPECTION. D.O. REPORT FOR APRIL 2015, LISTED THE DATE OF INSPECTION AS 4-13-15 BUT THE D.O.'s LISTED CERTIFICATION EXPIRATION AS 4-9-2015. D.O. REPORT FOR APRIL 2015 LISTED THE DATE DUE FOR ANNUAL MONITORING CERTIFICATION AND SECONDARY CONTAINMENT TEST DUE AS "SCHEDULE" AND NOT AN ACTUAL DATE. D.O. REPORT FOR DECEMBER 2014 WAS A PREVIOUSLY SIGNED D.O. REPORT (SIGNATURE OVER A SIGNATURE). ALARMS AS NOTED IN THE APRIL 2015 D.O. REPORT LISTED ALARMS THAT HAVE NOT BEEN INVESTIGATED: - L-5 (89 ANNULAR) ON 3/17/15 - L-3 (91 STP) ON 4/7/15 _____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-12-2016
Citation: Un-Specified
Violation Description: UST Program - Administration/Documentation - For use of Local Ordinance only
Violation Notes: Facility has not responded to the Notice of Inspection that was conducted on 5/13/15.

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Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-24-2018
Citation:	HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7, Section(s) 25284
Violation Description:	Failure to obtain a valid permit to operate from the UPA including but not limited to unpaid permit fees.
Violation Notes:	Returned to compliance on 07/05/2018. Facility does not have a UST permit to operate due to open violations from the 4/18/2017 inspection report. Correct all open violations and submit a response to the inspection report. A response to the inspection was received during the inspection. Correct any other open violations noted in this report to receive your UST permit.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-24-2018
Citation:	HSC 6.7 25292(e)(2) - California Health and Safety Code, Chapter 6.7, Section(s) 25292(e)(2)
Violation Description:	Failure of the line leak detector (LLD) on single-walled pressurized pipe to do one or more of the following: detect a 3 gallon per hour release; restrict or shut off the flow of product; trigger a visual and audible alarm; perform a 0.2 gallon per hour monthly test and/or perform a 0.1 gallon per hour annual test.
Violation Notes:	The ELLD has not done a piping integrity test since may of 2016. Ensure the ELLD performs the required testing at the proper intervals. Submit a copy of the history showing a passing 0.1 test and a 0.2 test.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	05-12-2016
Citation:	23 CCR 16 2632, 2634, 2636, 2666 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632, 2634, 2636, 2666
Violation Description:	Failure of the leak detection equipment to be properly programmed or properly operated.
Violation Notes:	Due to the critical nature of an annular sensor this violation has been elevated to a Class II Violation. The Veeder-Root Hydrostatic Reservoir Single-Point Sensors (794380-301) installed in the 87, 89 and 91 annular spaces were not installed per the manufacturer's instructions as each sensor was placed in the top of the tank and the riser topped-off with hydrostatic liquid. Each sensor is installed in a 4-in riser pipe that does not contain a reservoir; the sensors are in approximately 24-inches of hydrostatic fluid.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015
Citation: 23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715
Violation Description: The owner/operator has failed to comply with one or more of the following: to maintain a copy of the designated operator monthly inspections for the last 12 months and/or maintain a list of trained employees on-site or off-site at a readily available location, if approved by the CUPA.
Violation Notes: _____ D.O. REPORTS FOR JULY, JUNE AND MAY 2014 WERE NOT AVAILABLE DURING TODAY'S INSPECTION.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-12-2016
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes: The facility last submitted their inventory and emergency plans on 11/21/14.
Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 04-24-2018
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the UPA or special inspector.
Violation Notes: Returned to compliance on 04/24/2018. Facility did not respond to the 4/18/2017 inspection report. Ensure the violations are corrected and the response is submitted within 30 days. Received a copy of the response during the inspection. No further corrective actions required.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 04-18-2017
Citation: 40 CFR 1 262.34(d)(5)(iii) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 262.34(d)(5)(iii)
Violation Description: Failure to ensure that all employees are thoroughly familiar with proper waste handling and emergency procedures, relevant to their responsibilities during normal facility operations and emergencies.
Violation Notes: Based on the violations noted during today's inspection site personnel

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

	are not thoroughly familiar with proper waste handling practices and require training. Site personnel must obtain hazardous waste training, which can be obtained from various sources. If interested this office offers free hazardous waste training classes. To see the availability of the next training session log onto https://hmcd.eventbrite.com/
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	23 CCR 16 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)
Violation Description:	Failure to maintain records of repairs, lining, and upgrades on site, or off site if approved by the CUPA, for the life of the UST.
Violation Notes:	There were no service records available during the inspection to address any of the alarms noted below. The alarm history recorded and the DO noted alarms in the monthly reports for the following: L4: 87-Annular (hydrostatically monitored) 2/3/17, 2/7/17, 1/4/17, 1/23/17, 12/22/16, 12/24/16, 12/25/16. All alarms noted were fuel alarms. The DO who is also an ICC UST Service Technician (Gabe Blanco), stated in the 1/4/17 report that the 87-annular space was dry. During the functional testing I observed that all annular space risers were filled with interstitial fluid within 1-2 inches from the top of the riser. L5: 89-Annular (hydrostatically monitored) 1/23/17, 1/24/17, 12/18/16, 12/25/16, on 12/4/16 the DO who is also an ICC UST Service Technician (Octavio Soto), stated in the DO report that he added brine to this annular reservoir as well as the comment "Must determine where the liquid is going". All alarms noted were fuel alarms. Q3: 91-PLLD 1/12/17 for [Truncated]
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	23 CCR 6.7 25284, 25286 - California Code of Regulations, Title 23, Chapter 6.7, Section(s) 25284, 25286
Violation Description:	Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes:	Assisted facility in November 2016 with CERS submittal but Mr. Singireddy did not submit the pending submittal. Assisted Mr. Singireddy during today’s inspection with his CERS submittal.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	05-12-2016
Citation:	23 CCR 16 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)
Violation Description:	Failure to maintain records of repairs, lining, and upgrades on site, or off site if approved by the CUPA, for the life of the underground storage tank and/or failure to maintain written monitoring and

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

maintenance records on site, or off site if approved by the CUPA, for a period of 3 years, 6 1/2 years for cathodic protection, and 5 years for written performance claims pertaining to release detection systems and calibration and maintenance records for such systems.

Violation Notes: The site does not have any maintenance records for the installation of Veeder-Root Hydrostatic Reservoir Single-Point Sensors (794380-301) in the 87, 89 and 91 annular spaces. The site does not have any maintenance records for the 12/23/15 DUSTO report noted "L4, L5 and L6 fuel alarms due to incorrect sensor length. Retest sensors-OK".
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015
Citation: HSC 6.7 25284(a)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25284(a)(3)
Violation Description: Failure to submit, maintain, or implement an owner/operator written agreement.
Violation Notes: _____ THE WRITTEN AGREEMENT BETWEEN THE OWNER & OPERATOR WAS NOT AVAILABLE DURING TODAY'S INSPECTION. A SAMPLE WRITTEN AGREEMENT WAS PROVIDED DURING TODAY'S INSPECTION.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 04-24-2018
Citation: 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description: Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes: Returned to compliance on 04/24/2018. The site's EPA ID number CAL000423935 is inactive. Reactivate using the form (DTSC 1358) provided. Ensure the EPA ID number is kept active by responding to correspondence from DTSC. Facility submitted the form during the inspection. No further corrective actions required.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: Failure to submit statement of UST compliance and/or Designated Operator certification.
Violation Notes: _____ THE OWNER STATEMENT OF DESIGNATED UST OPERATOR AND UST COMPLIANCE, LIST'S THE D.O. WHOSE ICC CERTIFICATION EXPIRED ON 4/9/2015.
_____

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015
Citation: HSC 6.7 25286(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25286(a)
Violation Description: Failure to submit an complete and accurate application for a permit to operate an underground storage tank, or for renewal of the permit.
Violation Notes: _____ UST TANK FORMS FOR ALL USTs (87, 89 & 91-GRADES) ARE INCOMPLETE FOR IDENTIFYING THE TANK MANUFACTURER AND DATE INSTALLED.
_____

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-12-2016
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: The UST Certification of Financial Responsibility has the box checked for "$500,000 per occurrence" checked. The correct box is 1 million dollars per occurrence. The CFO letter is out of date (10/16/14).
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-12-2016
Citation: 23 CCR 16 2641(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(a)
Violation Description: Failure of sensor to be located in the proper position/location.
Violation Notes: Observed approximately 2-inches of liquid in the 91-STP sump and the sump sensor was placed on the high-side of the sump. This violation was corrected and verified during today's inspection by placing the sensor on the low-side of the sump; no further action is required.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-12-2016
Citation: 23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715
Violation Description: Failure to comply with one or more of the designated operator monthly inspection requirements: failed to inspect the monthly alarm history report; attach a copy of the alarm history; failed to inspect for the presence of liquid or debris in the spill container/spill bucket and under dispenser containment; failed to inspect the under dispenser

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

containment to ensure that monitoring equipment is placed in the proper position; failure to inspect for liquid or debris in the containment sump where an alarm occurred or for which there is no record of a service visit; or failure to check that all testing and maintenance has been completed and documented.

Violation Notes: This violation has been elevated to a Class II violation due to the numerous alarms noted without any corrective action recorded or taken. The DUSTO report dated 10/23/15 was completed by Octavio Soto and the DUSTO report indicated that his DO license expired 8-months before on 2/10/15. The following DUSTO monthly reports were incomplete for not checking either of the employee training requirements: 5/6/16, 4/18/16, 3/16/16 and 2/16/16. None of the following Sensor-out alarms were noted in the 9/16/15 DUSTO report: L4 87-annular on 8/20/15 at 1105-hrs. L5 89-annular on 8/20/15 at 1045-hrs. L6 91-annular on 8/20/15 at 0907-hrs. No service record or follow-up to the following alarms: L4 87-annular sensor on 9/23/15 at 0731-hrs, 9/17/15 at 2047-hrs and 0657-hrs, 11/4/15 at 0824-hrs, 10/4/15 at 1750-hrs and 0845-hrs., 8/20/15 at 1106 & 1107-hrs. L5 89-annular sensor on 3/17/15 at 1649-hrs, 1641-hrs and 1637-hrs., 8/20/15 at 1053 & 1106-hrs. L6 91-annular [Truncated]

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 12-21-2017
Citation: HSC 6.7 25290.1(c),25290.2(c),25291(a)(2),2529.1(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c),25290.2(c),25291(a)(2),2529.1(e)
Violation Description: Failure to maintain secondary containment (e.g., failure of secondary containment testing).
Violation Notes: The under dispenser containment (UDC) for dispenser 3/4 failed the accelerated testing. Investigate the cause of the failure. Contact our office to determine if a permit will be required before beginning any repairs. Make the repairs and re-test the UDC.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-12-2016
Citation: HSC 6.7 25299(a)(9) - California Health and Safety Code, Chapter 6.7, Section(s) 25299(a)(9)
Violation Description: Leak detection equipment disabled or tampered with in a manner that would prevent the monitoring system from detecting and/or alerting the owner/operator of a leak.
Violation Notes: The alarm history date-stamped Sensor-out condition for each of the annular sensors: L4 87-annular on 8/20/15 at 1105-hrs. L5 89-annular on 8/20/15 at 1045-hrs. L6 91-annular on 8/20/15 at 0907-hrs. None of the above Sensor-out alarms were noted in the 9/16/15 DUSTO report.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015
Citation: 23 CCR 16 2638 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638
Violation Description: Failure to test leak detection equipment as required every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test
Violation Notes: _____ THE ANNUAL UST MONITORING CERTIFICATION WAS DUE IN APRIL.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 04-18-2017
Citation: 23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)
Violation Description: Failure to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system by a designated operator (DO).
Violation Notes: UST training records available during today's inspection did not list Mr. Mehuh Pandit as being trained by the DO.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-12-2016
Citation: 23 CCR 16 2665 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2665
Violation Description: Failure to comply with one or more of the following: failure to install a spill bucket, have a functional drain valve or other method for the removal of liquid from the spill bucket/spill container, and/or be resistant to galvanic corrosion.
Violation Notes: The 87-grade sump mounted spill bucket failed to retain 5-gallons of water for 60-minutes.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015
Citation: 23 CCR 16 2643 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2643
Violation Description: Failure to demonstrate to the CUPA that the method approved to monitor the tank meets the monitoring methods set forth in 2643(f).
Violation Notes: _____ ALL USTs (87, 89 & 91-GRADES) ANNULAR SPACES ARE MONITORED WITH VEEDER-ROOT 794390-420 SENSORS, WHICH ARE NOT THIRD-PARTY CERTIFIED TO MONITOR LIQUID-FILLED ANNULAR SPACES FOR TAKNS STORING GASOLINE. _____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7, Section(s) 25284
Violation Description:	Failure to obtain a valid permit to operate from the CUPA.
Violation Notes:	Not reported
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	05-12-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	This inspection report was revised on 5/26/16 to remove violation T386: PIPE MONITORING: PRESSURIZED SW PIPING TIGHTNESS TESTING NOT DONE. During a follow-up meeting on 5/24/16 at the station with Mr. Tuan Nguyen, Station Owner and Dave Gambetta from Dave's Repair, Mr. Gambetta was able to print out a Pressure Line Leak Test (PLLT) history for each tank. Each PLLT history report recorded 12 consecutive monthly (June 2015 through May 2016) 0.2 gal/hr tests; all pass. In addition the same report recorded passing results for completing 0.1 gal/hr tests for April 2016, October 2015 and October 2014. On-site to observe the annual UST Monitoring Certification. The Service Technician that conducted all tests was Octavio Soto from Dave's Repair; all required UST certifications were verified to be current. Verified that all equipment tested today matched equipment listed on the CERS submittal, dated 7/5/2015, except as noted above. All spill buckets were hydrostatically [Truncated]
Eval Division:	Santa Clara County Environmental Health
Eval Program:	UST
Eval Source:	CERS

Eval General Type:	Other/Unknown
Eval Date:	12-21-2017
Violations Found:	Yes
Eval Type:	Other, not routine, done by local agency
Eval Notes:	On-site to witness the secondary containment test performed by Mr. Mario Quezada (certifications current) of Dave's Repair Service. Site consists of 3 tanks and 3 dispensers. Tanks are hydrostatically monitored and the product piping is single walled. NOTE: Per recent regulation, all single walled components of existing UST systems must be upgraded to double walled by January 1, 2025. Contact our office for more information. The sumps and under dispenser containment were tested with the Caldwell accelerated testing apparatus. All components passed the test except as noted in the violation above. Submit a copy of the secondary containment test report to our office within 30 days and keep a copy available for review for at least 3 years. Reports may be sent via email to USTinspector@deh.sccgov.org.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	UST
Eval Source:	CERS

Eval General Type:	Other/Unknown
Eval Date:	02-20-2018

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	On-site to witness the secondary containment test performed by Mr. Mario Quezada (certifications current) of Dave's Repair Service. This is a re-test of dispenser 3/4 after repair of an electrical boot that was determined to be the cause of the failure. The under dispenser containment (UDC) was tested with the Caldwell accelerated testing apparatus. The UDC passed the test with no loss observed. Submit a copy of the secondary containment test report to our office within 30 days and keep a copy available for review for at least 3 years. Reports may be sent via email to USTinspector@deh.sccgov.org.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-18-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Conducted a HMBP inspection. Assisted Mr. Singireddy with his CERS submittal. All regulated threshold hazardous materials were identified in the hazardous materials inventory: 3-10,000 gallon USTs containing unleaded gasoline.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-18-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Conducted a hazardous waste inspection. Mr. Singireddy recently purchased this gas station in Sept 2016. Verified that the site's EPA ID number: CAL000423935 was active. Since the purchase of the station Mr. Singireddy has not shipped any hazardous waste, so no disposal records could be reviewed.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-24-2018
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Routine inspection. Facility is a motor vehicle fueling operation. Attached auto repair is a separate business. Facility currently storing gasoline in HMBP quantities. CERS submittal on 4/18/2017 is accurate and complete. Ensure to re-submit the HMBP sections by the end of the month to re-certify your HMBP. Property owner and operator are the same. Emergency response training performed and documented with the annual UST training. Emergency equipment available and properly maintained.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Eval Date:	04-24-2018
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Facility is a automotive refueling business. Auto repair on site is a separate business. EPA ID# CAL000423935 is inactive. Facility generates hazardous waste from spill clean up, tank testing, and maintenance. Not currently accumulating any hazardous waste. Emergency actions postings available and emergency equipment available and properly maintained.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-24-2018
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	On-site to witness the annual monitoring system certification and spill bucket test performed by Mr. Mario Quezada (certifications current) of Dave's Repair Service. The annular spaces and sumps are monitored by a Veeder-Root (VR) TLS-350/Simplicity panel. Under dispenser containment (UDC) is monitored by stand-alone sensors. The annular and sump sensors were tested in water and provided audible and visible alarms. The sump sensors also provided positive shutdown of the turbines. Sensor out and power out (fail safe) triggered positive shutdown of all turbines. The stand-alone sensors for the UDCs were tested in water and shut off the dispenser. The electronic line leak detectors (ELLD) were tested and detected a simulated 3 gph leak at 10 PSI and provided an audible and visible alarm with turbine shutdown. Overfill protection is provided in all tanks by a flapper valve in the fill riser. The spill buckets are direct buried and were hydrostatically [Truncated]
Eval Division:	Santa Clara County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-18-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	On-site to observe the annual UST Monitoring Certification. The Service Technician that conducted all tests was Octavio Soto from Dave s Repair Service; all required UST certifications were verified to be current. Verified that all equipment tested today matched equipment listed on the CERS submittal, dated 4/18/2017. All spill bucket were hydrostatically tested with 5-gallons of water for 60-minutes with no drop in liquid. All tanks are equipped with mechanical (flapper valves) for overfill protection. All UDCs are electronically monitored; all were tested with water, which cut power to the dispensers. All sensors (STP, annular and 91-fill sump) were tested and functioned as required. The PLLDs were tested using VMI LDT-890 test system to simulate a 3-gallon per hour leak at 10-psi. All leak detectors functioned as required and were tested at dispenser 5-6 for all grades. Fail-safe and sensor out tests were completed and both tests functioned as [Truncated]
Eval Division:	Santa Clara County Environmental Health
Eval Program:	UST

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-12-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Santa Clara County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-13-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: The annual monitoring certification was completed by Service Technician Octavio Soto from Dave's Repair Service and with certifications from ICC, Veeder-Root and VMI. System Setup: Veeder-Root TLS-350; Software version: 329.01 T-1: Regular T-2: Plus T-3: Premium LIQUID SENSORS: L-1: 87-STP (V/R: 794390-352) L-2: 89-STP (V/R: 794390-352) L-3: 91-STP (V/R: 794390-352) L-4: 87-Annular (V/R: 794390-420) L-5: 89-Annular (V/R: 794390-420) L-6: 91-Annular (V/R: 794390-420) L-7: 91-Fill Sump (V/R: 794380-208) UDC'S: All Beaudreau 404 sensors Q-1: Regular (V/R: 848480-001); 170-Feet; Shutdown rate: 3.0 GPH Q-2: Plus (V/R: 848480-001); 170-Feet; Shutdown rate: 3.0 GPH Q-3: Premium (V/R: 848480-001); 170-Feet; Shutdown rate: 3.0 GPH Verified that fill-tube shutoff valves are in-place for all fuel grades. All spill buckets were tested with 5-gallons of water for 60-minutes with no loss of liquid. All mechanical line leak detectors (ELLD) were tested [Truncated]
Eval Division: Santa Clara County Environmental Health
Eval Program: UST
Eval Source: CERS

Enforcement Action:
Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Site Address: 17905 MONTEREY ST
Site City: MORGAN HILL
Site Zip: 95037
Enf Action Date: 05-13-2015
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Santa Clara County Environmental Health
Enf Action Program: UST
Enf Action Source: CERS

Coordinates:
Site ID: 136352
Facility Name: Morgan Hill Gas & Auto Service
Env Int Type Code: HWG
Program ID: 10485214
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 37.135030

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Longitude: -121.658950

Affiliation:

Affiliation Type Desc:	UST Property Owner Name
Entity Name:	N&LS Inc
Entity Title:	Not reported
Affiliation Address:	17905 Monterey Road
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(669) 888-3590

Affiliation Type Desc:	Document Preparer
Entity Name:	Ninga Singireddy
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Environmental Contact
Entity Name:	Ninga Singireddy
Entity Title:	Not reported
Affiliation Address:	17905 Monterey Road
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	(650) 305-0434

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	17905 Monterey Road
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	Not reported

Affiliation Type Desc:	Identification Signer
Entity Name:	Ninga Singireddy
Entity Title:	President
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Parent Corporation
Entity Name:	San Martin Gas & Mart
Entity Title:	Not reported
Affiliation Address:	Not reported

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	Ninga Singireddy
Entity Title:	Not reported
Affiliation Address:	17905 Monterey Road
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(650) 305-0434
Affiliation Type Desc:	UST Permit Applicant
Entity Name:	Ninga Singireddy
Entity Title:	President
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 776-3000
Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400
Affiliation Type Desc:	UST Tank Operator
Entity Name:	N&LS Inc
Entity Title:	Not reported
Affiliation Address:	17905 Monterey Road
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(669) 888-3590
Affiliation Type Desc:	Legal Owner
Entity Name:	N&LS Inc
Entity Title:	Not reported
Affiliation Address:	17905 Monterey Road
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(650) 305-0434
Affiliation Type Desc:	Operator

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Entity Name:	Ninga Singireddy
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(650) 305-0434
Affiliation Type Desc:	UST Tank Owner
Entity Name:	N&LS Inc
Entity Title:	Not reported
Affiliation Address:	17905 Monterey Road
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(669) 888-3590

CERS TANKS:

Site ID:	136352
CERS ID:	10485214
CERS Description:	Underground Storage Tank

Violations:

Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-24-2018
Citation:	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description:	Hazardous Waste Generator Program - Administration/Documentation - General
Violation Notes:	Returned to compliance on 04/24/2018. Facility did not respond to the 4/18/2017 inspection report. Ensure all violations are corrected and submit a response to our office. Received a response during the inspection. No further corrective actions required.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Observed 2-55 gallon drums containing UST test liquid and 1-55 gallon drum that Mr. Singireddy stated contained used oil left from the previous owner; all were not marked as required.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.
Violation Notes:	Annual employee training could not be verified during today's inspection.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	05-12-2016
Citation:	23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)
Violation Description:	Failure to comply with one or more of the following: provide training to facility employee(s) responsible for proper operation and maintenance every 12 months and/or train new employee(s) who are responsible for proper operation and maintenance within 30-days of hire and/or to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system.
Violation Notes:	This violation has been elevated to a Class II Violation due to the increased threat to the community and environment. Immediately stop the practice of dispensing fuel when the station is closed and a trained person is not on-site. This office has documentation (a receipt for gas that is time stamped 5/2/16 at 0508-hr) that a customer pumped fuel during the time when the station was closed and no employee was on-site. The posted hours of operation are Mon-Sat 0600-2200 and Sun 0700-2100. I informed the following clerks that the dispensers must be shut-down at the end of each shift: April Ortiz and Than Nguyen. Provide documentation that all employees have received training that the dispensers will be shut-off at the end of each shift.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	40 CFR 1 265.174 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.174
Violation Description:	Failure to inspect hazardous waste storage areas at least weekly and look for leaking and deteriorating containers.
Violation Notes:	Based on the missing hazardous waste labels on the containers noted and the improper management of broken fuel hoses weekly container area inspections are not being completed as required.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	136352

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Site Name: Morgan Hill Gas & Auto Service
Violation Date: 04-18-2017
Citation: 23 CCR 16 2641(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(a)
Violation Description: Failure of leak detection equipment to be located such that equipment is capable of detecting a leak at the earliest possible opportunity.
Violation Notes: This violation has been elevated to Class I priority. Class I priority violations are violations that pose an immediate and substantial threat to water quality and that have the potential to cause significant detrimental impacts to human health or the environment. During today's inspection I observed liquid sensors in all 3-STP sumps to be elevated from the lowest point in their corresponding sumps. 91-STP: The excess cord of the sensor was secured with a tie-wrap and wrapped around the PLLD which elevated the sensor approximately 13-inches above the sump's lowest point. In addition, the 91-STP sump contained approximately 10-inches of liquid that was measured using a tape measure and water finding paste. Approximately 60-gallons of liquid was removed from the 91-STP sump by the service technician and placed in drums containing UST test liquid. 89-STP: The excess cord of the sensor was secured with a tie-wrap and wrapped around the eye-bolt of the turbine which [Truncated]
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015
Citation: 23 CCR 16 2641(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(a)
Violation Description: Failure of sensor to be located in the proper position/location.
Violation Notes: _____ THE STP/PIPING SUMP SENSORS FOR ALL UST's (87, 89 & 91-GRADES) DID NOT SHUT OFF THE TURBINE WHEN THE SENSOR WAS PLACED IN TEST WATER. THE SENSORS ARE VEEDER-ROOT 794380-353, WHICH ARE DISCRIMINATING SENSORS THAT WERE PROGRAMMED TO ONLY ALARM FOR FUEL LEAKS. ALL STP SENSORS WERE REPROGRAMMED AS GENERAL LIQUID SENSORS; ALL WERE RETESTED AND FUCTIONED AS REQUIRED (POSITIVE SHUT-DOWN WITH AUDIBLE AND VISUAL ALARM AT THE MONITORING PANEL. NO FURTHER ACTION IS REQUIRED FOR THIS VIOLATION.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-12-2016
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to obtain permit to install, replace, repair, or modify part of the UST system containment or leak detection equipment.
Violation Notes: The Veeder-Root Hydrostatic Reservoir Single-Point Sensors (794380-301) installed (date unknown) in the 87, 89 and 91 annular spaces were installed without a permit from this office.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
Violation Description:	Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to air, soil, or surface water which could threaten human health or the environment.
Violation Notes:	Observed 3-broken fuel hoses in the storage area that were not properly containerized in a drum.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Assisted Mr. Singireddy with submitting his HMBP on CERS during today's inspection.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	05-12-2016
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description:	Failure to maintain on site an approved monitoring plan.
Violation Notes:	UST Monitoring Plans submitted on CERS (7/15/15) for 87, 89 and 91-grades regarding the pipe monitoring equipment lists a Veeder-Root 794380-208 which is incorrect. All three STP sumps are equipped with Veeder-Root Discriminating Sensors: 794380-352. UST Monitoring Plans submitted on CERS (7/15/15) for 87, 89 and 91-grades are incomplete for not listing the Applicant Name and Title. The Pipeline Integrity Testing section on all Monitoring Plans is blank.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	05-13-2015
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description:	Failure to maintain on site an approved monitoring plan.
Violation Notes:	_____ UST MONITORING PLANS FOR (87, 89 AND 91-GRADES) ARE INCOMPLETE FOR NOT

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

COMPLETING THE CERTIFICATION SECTIONS.

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 04-18-2017
Citation: HSC 6.7 25299(a)(9) - California Health and Safety Code, Chapter 6.7, Section(s) 25299(a)(9)
Violation Description: Leak detection equipment disabled or tampered with in a manner that would prevent the monitoring system from detecting and/or alerting the owner/operator of a leak.
Violation Notes: This violation has been elevated to Class I priority. Class I priority violations are violations that pose an immediate and substantial threat to water quality and that have the potential to cause significant detrimental impacts to human health or the environment. During today's inspection I observed liquid sensors in all 3-STP sumps to be elevated from the lowest point in their corresponding sumps. 91-STP: The excess cord of the sensor was secured with a tie-wrap and wrapped around the PLLD which elevated the sensor approximately 13-inches above the sump's lowest point. In addition, the 91-STP sump contained approximately 10-inches of liquid that was measured using a tape measure and water finding paste. The 60-gallons of liquid was removed by the service technician during the inspection. 89-STP: The excess cord of the sensor was secured with a tie-wrap and wrapped around the eye-bolt of the turbine which elevated the sensor approximately 1-2 inches above the [Truncated]
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015
Citation: 23 CCR 16 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)
Violation Description: Failure to maintain leak detection alarm logs and/or maintain records of appropriate follow-up actions
Violation Notes: THE UST MONITORING CERTIFICATION TEST REPORT FOR 2014 WAS NOT AVAILABLE FOR INSPECTION DURING TODAY'S INSPECTION. D.O. REPORT FOR APRIL 2015, LISTED THE DATE OF INSPECTION AS 4-13-15 BUT THE D.O.'s LISTED CERTIFICATION EXPIRATION AS 4-9-2015. D.O. REPORT FOR APRIL 2015 LISTED THE DATE DUE FOR ANNUAL MONITORING CERTIFICATION AND SECONDARY CONTAINMENT TEST DUE AS "SCHEDULE" AND NOT AN ACTUAL DATE. D.O. REPORT FOR DECEMBER 2014 WAS A PREVIOUSLY SIGNED D.O. REPORT (SIGNATURE OVER A SIGNATURE). ALARMS AS NOTED IN THE APRIL 2015 D.O. REPORT LISTED ALARMS THAT HAVE NOT BEEN INVESTIGATED: - L-5 (89 ANNULAR) ON 3/17/15 - L-3 (91 STP) ON 4/7/15
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	05-12-2016
Citation:	Un-Specified
Violation Description:	UST Program - Administration/Documentation - For use of Local Ordinance only
Violation Notes:	Facility has not responded to the Notice of Inspection that was conducted on 5/13/15.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-24-2018
Citation:	HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7, Section(s) 25284
Violation Description:	Failure to obtain a valid permit to operate from the UPA including but not limited to unpaid permit fees.
Violation Notes:	Returned to compliance on 07/05/2018. Facility does not have a UST permit to operate due to open violations from the 4/18/2017 inspection report. Correct all open violations and submit a response to the inspection report. A response to the inspection was received during the inspection. Correct any other open violations noted in this report to receive your UST permit.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-24-2018
Citation:	HSC 6.7 25292(e)(2) - California Health and Safety Code, Chapter 6.7, Section(s) 25292(e)(2)
Violation Description:	Failure of the line leak detector (LLD) on single-walled pressurized pipe to do one or more of the following: detect a 3 gallon per hour release; restrict or shut off the flow of product; trigger a visual and audible alarm; perform a 0.2 gallon per hour monthly test and/or perform a 0.1 gallon per hour annual test.
Violation Notes:	The ELLD has not done a piping integrity test since may of 2016. Ensure the ELLD performs the required testing at the proper intervals. Submit a copy of the history showing a passing 0.1 test and a 0.2 test.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	05-12-2016
Citation:	23 CCR 16 2632, 2634, 2636, 2666 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632, 2634, 2636, 2666
Violation Description:	Failure of the leak detection equipment to be properly programmed or properly operated.
Violation Notes:	Due to the critical nature of an annular sensor this violation has been elevated to a Class II Violation. The Veeder-Root Hydrostatic Reservoir Single-Point Sensors (794380-301) installed in the 87, 89 and 91 annular spaces were not installed per the manufacturer's

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

instructions as each sensor was placed in the top of the tank and the riser topped-off with hydrostatic liquid. Each sensor is installed in a 4-in riser pipe that does not contain a reservoir; the sensors are in approximately 24-inches of hydrostatic fluid.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015
Citation: 23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715
Violation Description: The owner/operator has failed to comply with one or more of the following: to maintain a copy of the designated operator monthly inspections for the last 12 months and/or maintain a list of trained employees on-site or off-site at a readily available location, if approved by the CUPA.
Violation Notes: _____ D.O. REPORTS FOR JULY, JUNE AND MAY 2014 WERE NOT AVAILABLE DURING TODAY'S INSPECTION.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-12-2016
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes: The facility last submitted their inventory and emergency plans on 11/21/14.
Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 04-24-2018
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the UPA or special inspector.
Violation Notes: Returned to compliance on 04/24/2018. Facility did not respond to the 4/18/2017 inspection report. Ensure the violations are corrected and the response is submitted within 30 days. Received a copy of the response during the inspection. No further corrective actions required.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	40 CFR 1 262.34(d)(5)(iii) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 262.34(d)(5)(iii)
Violation Description:	Failure to ensure that all employees are thoroughly familiar with proper waste handling and emergency procedures, relevant to their responsibilities during normal facility operations and emergencies.
Violation Notes:	Based on the violations noted during today's inspection site personnel are not thoroughly familiar with proper waste handling practices and require training. Site personnel must obtain hazardous waste training, which can be obtained from various sources. If interested this office offers free hazardous waste training classes. To see the availability of the next training session log onto https://hmcd.eventbrite.com/
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	23 CCR 16 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)
Violation Description:	Failure to maintain records of repairs, lining, and upgrades on site, or off site if approved by the CUPA, for the life of the UST.
Violation Notes:	There were no service records available during the inspection to address any of the alarms noted below. The alarm history recorded and the DO noted alarms in the monthly reports for the following: L4: 87-Annular (hydrostatically monitored) 2/3/17, 2/7/17, 1/4/17, 1/23/17, 12/22/16, 12/24/16, 12/25/16. All alarms noted were fuel alarms. The DO who is also an ICC UST Service Technician (Gabe Blanco), stated in the 1/4/17 report that the 87-annular space was dry. During the functional testing I observed that all annular space risers were filled with interstitial fluid within 1-2 inches from the top of the riser. L5: 89-Annular (hydrostatically monitored) 1/23/17, 1/24/17, 12/18/16, 12/25/16, on 12/4/16 the DO who is also an ICC UST Service Technician (Octavio Soto), stated in the DO report that he added brine to this annular reservoir as well as the comment "Must determine where the liquid is going". All alarms noted were fuel alarms. Q3: 91-PLLD 1/12/17 for [Truncated]
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	23 CCR 6.7 25284, 25286 - California Code of Regulations, Title 23, Chapter 6.7, Section(s) 25284, 25286
Violation Description:	Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes:	Assisted facility in November 2016 with CERS submittal but Mr. Singireddy did not submit the pending submittal. Assisted Mr. Singireddy during today's inspection with his CERS submittal.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-12-2016
Citation: 23 CCR 16 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)
Violation Description: Failure to maintain records of repairs, lining, and upgrades on site, or off site if approved by the CUPA, for the life of the underground storage tank and/or failure to maintain written monitoring and maintenance records on site, or off site if approved by the CUPA, for a period of 3 years, 6 1/2 years for cathodic protection, and 5 years for written performance claims pertaining to release detection systems and calibration and maintenance records for such systems.
Violation Notes: The site does not have any maintenance records for the installation of Veeder-Root Hydrostatic Reservoir Single-Point Sensors (794380-301) in the 87, 89 and 91 annular spaces. The site does not have any maintenance records for the 12/23/15 DUSTO report noted "L4, L5 and L6 fuel alarms due to incorrect sensor length. Retest sensors-OK".
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015
Citation: HSC 6.7 25284(a)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25284(a)(3)
Violation Description: Failure to submit, maintain, or implement an owner/operator written agreement.
Violation Notes: _____ THE WRITTEN AGREEMENT BETWEEN THE OWNER & OPERATOR WAS NOT AVAILABLE DURING TODAY'S INSPECTION. A SAMPLE WRITTEN AGREEMENT WAS PROVIDED DURING TODAY'S INSPECTION.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 04-24-2018
Citation: 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description: Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes: Returned to compliance on 04/24/2018. The site's EPA ID number CAL000423935 is inactive. Reactivate using the form (DTSC 1358) provided. Ensure the EPA ID number is kept active by responding to correspondence from DTSC. Facility submitted the form during the inspection. No further corrective actions required.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: Failure to submit statement of UST compliance and/or Designated Operator certification.
Violation Notes: _____ THE OWNER STATEMENT OF DESIGNATED UST OPERATOR AND UST COMPLIANCE, LIST'S THE D.O. WHOSE ICC CERTIFICATION EXPIRED ON 4/9/2015. _____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015
Citation: HSC 6.7 25286(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25286(a)
Violation Description: Failure to submit an complete and accurate application for a permit to operate an underground storage tank, or for renewal of the permit.
Violation Notes: _____ UST TANK FORMS FOR ALL USTs (87, 89 & 91-GRADES) ARE INCOMPLETE FOR IDENTIFYING THE TANK MANUFACTURER AND DATE INSTALLED. _____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-12-2016
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: The UST Certification of Financial Responsibility has the box checked for "$500,000 per occurrence" checked. The correct box is 1 million dollars per occurrence. The CFO letter is out of date (10/16/14).
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-12-2016
Citation: 23 CCR 16 2641(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(a)
Violation Description: Failure of sensor to be located in the proper position/location.
Violation Notes: Observed approximately 2-inches of liquid in the 91-STP sump and the sump sensor was placed on the high-side of the sump. This violation was corrected and verified during today's inspection by placing the sensor on the low-side of the sump; no further action is required.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Violation Date:	05-12-2016
Citation:	23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715
Violation Description:	Failure to comply with one or more of the designated operator monthly inspection requirements: failed to inspect the monthly alarm history report; attach a copy of the alarm history; failed to inspect for the presence of liquid or debris in the spill container/spill bucket and under dispenser containment; failed to inspect the under dispenser containment to ensure that monitoring equipment is placed in the proper position; failure to inspect for liquid or debris in the containment sump where an alarm occurred or for which there is no record of a service visit; or failure to check that all testing and maintenance has been completed and documented.
Violation Notes:	This violation has been elevated to a Class II violation due to the numerous alarms noted without any corrective action recorded or taken. The DUSTO report dated 10/23/15 was completed by Octavio Soto and the DUSTO report indicated that his DO license expired 8-months before on 2/10/15. The following DUSTO monthly reports were incomplete for not checking either of the employee training requirements: 5/6/16, 4/18/16, 3/16/16 and 2/16/16. None of the following Sensor-out alarms were noted in the 9/16/15 DUSTO report: L4 87-annular on 8/20/15 at 1105-hrs. L5 89-annular on 8/20/15 at 1045-hrs. L6 91-annular on 8/20/15 at 0907-hrs. No service record or follow-up to the following alarms: L4 87-annular sensor on 9/23/15 at 0731-hrs, 9/17/15 at 2047-hrs and 0657-hrs, 11/4/15 at 0824-hrs, 10/4/15 at 1750-hrs and 0845-hrs., 8/20/15 at 1106 & 1107-hrs. L5 89-annular sensor on 3/17/15 at 1649-hrs, 1641-hrs and 1637-hrs., 8/20/15 at 1053 & 1106-hrs. L6 91-annular [Truncated]
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	12-21-2017
Citation:	HSC 6.7 25290.1(c),25290.2(c),25291(a)(2),2529.1(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c),25290.2(c),25291(a)(2),2529.1(e)
Violation Description:	Failure to maintain secondary containment (e.g., failure of secondary containment testing).
Violation Notes:	The under dispenser containment (UDC) for dispenser 3/4 failed the accelerated testing. Investigate the cause of the failure. Contact our office to determine if a permit will be required before beginning any repairs. Make the repairs and re-test the UDC.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	05-12-2016
Citation:	HSC 6.7 25299(a)(9) - California Health and Safety Code, Chapter 6.7, Section(s) 25299(a)(9)
Violation Description:	Leak detection equipment disabled or tampered with in a manner that would prevent the monitoring system from detecting and/or alerting the owner/operator of a leak.
Violation Notes:	The alarm history date-stamped Sensor-out condition for each of the

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

annular sensors: L4 87-annular on 8/20/15 at 1105-hrs. L5 89-annular on 8/20/15 at 1045-hrs. L6 91-annular on 8/20/15 at 0907-hrs. None of the above Sensor-out alarms were noted in the 9/16/15 DUSTO report.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015
Citation: 23 CCR 16 2638 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638
Violation Description: Failure to test leak detection equipment as required every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test
Violation Notes: _____ THE ANNUAL UST MONITORING CERTIFICATION WAS DUE IN APRIL.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 04-18-2017
Citation: 23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)
Violation Description: Failure to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system by a designated operator (DO).
Violation Notes: UST training records available during today's inspection did not list Mr. Mehuh Pandit as being trained by the DO.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-12-2016
Citation: 23 CCR 16 2665 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2665
Violation Description: Failure to comply with one or more of the following: failure to install a spill bucket, have a functional drain valve or other method for the removal of liquid from the spill bucket/spill container, and/or be resistant to galvanic corrosion.
Violation Notes: The 87-grade sump mounted spill bucket failed to retain 5-gallons of water for 60-minutes.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015
Citation: 23 CCR 16 2643 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2643
Violation Description: Failure to demonstrate to the CUPA that the method approved to monitor the tank meets the monitoring methods set forth in 2643(f).

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Violation Notes: ALL USTs (87, 89 & 91-GRADES) ANNULAR SPACES ARE MONITORED WITH VEEDER-ROOT 794390-420 SENSORS, WHICH ARE NOT THIRD-PARTY CERTIFIED TO MONITOR LIQUID-FILLED ANNULAR SPACES FOR TAKNS STORING GASOLINE.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 04-18-2017
Citation: HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7, Section(s) 25284
Violation Description: Failure to obtain a valid permit to operate from the CUPA.
Violation Notes: Not reported
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-12-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: This inspection report was revised on 5/26/16 to remove violation T386: PIPE MONITORING: PRESSURIZED SW PIPING TIGHTNESS TESTING NOT DONE. During a follow-up meeting on 5/24/16 at the station with Mr. Tuan Nguyen, Station Owner and Dave Gambetta from Dave's Repair, Mr. Gambetta was able to print out a Pressure Line Leak Test (PLLT) history for each tank. Each PLLT history report recorded 12 consecutive monthly (June 2015 through May 2016) 0.2 gal/hr tests; all pass. In addition the same report recorded passing results for completing 0.1 gal/hr tests for April 2016, October 2015 and October 2014. On-site to observe the annual UST Monitoring Certification. The Service Technician that conducted all tests was Octavio Soto from Dave's Repair; all required UST certifications were verified to be current. Verified that all equipment tested today matched equipment listed on the CERS submittal, dated 7/5/2015, except as noted above. All spill buckets were hydrostatically [Truncated]
Eval Division: Santa Clara County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 12-21-2017
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: On-site to witness the secondary containment test performed by Mr. Mario Quezada (certifications current) of Dave's Repair Service. Site consists of 3 tanks and 3 dispensers. Tanks are hydrostatically monitored and the product piping is single walled. NOTE: Per recent regulation, all single walled components of existing UST systems must be upgraded to double walled by January 1, 2025. Contact our office for more information. The sumps and under dispenser containment were tested with the Caldwell accelerated testing apparatus. All components passed the test except as noted in the violation above. Submit a copy

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

of the secondary containment test report to our office within 30 days and keep a copy available for review for at least 3 years. Reports may be sent via email to USTinspector@deh.sccgov.org.

Eval Division: Santa Clara County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 02-20-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On-site to witness the secondary containment test performed by Mr. Mario Quezada (certifications current) of Dave's Repair Service. This is a re-test of dispenser 3/4 after repair of an electrical boot that was determined to be the cause of the failure. The under dispenser containment (UDC) was tested with the Caldwell accelerated testing apparatus. The UDC passed the test with no loss observed. Submit a copy of the secondary containment test report to our office within 30 days and keep a copy available for review for at least 3 years. Reports may be sent via email to USTinspector@deh.sccgov.org.

Eval Division: Santa Clara County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-18-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Conducted a HMBP inspection. Assisted Mr. Singireddy with his CERS submittal. All regulated threshold hazardous materials were identified in the hazardous materials inventory: 3-10,000 gallon USTs containing unleaded gasoline.

Eval Division: Santa Clara County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-18-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Conducted a hazardous waste inspection. Mr. Singireddy recently purchased this gas station in Sept 2016. Verified that the site's EPA ID number: CAL000423935 was active. Since the purchase of the station Mr. Singireddy has not shipped any hazardous waste, so no disposal records could be reviewed.

Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-24-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Routine inspection. Facility is a motor vehicle fueling operation. Attached auto repair is a separate business. Facility currently storing gasoline in HMBP quantities. CERS submittal on 4/18/2017 is accurate and complete. Ensure to re-submit the HMBP sections by the

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

	end of the month to re-certify your HMBP. Property owner and operator are the same. Emergency response training performed and documented with the annual UST training. Emergency equipment available and properly maintained.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-24-2018
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Facility is a automotive refueling business. Auto repair on site is a separate business. EPA ID# CAL000423935 is inactive. Facility generates hazardous waste from spill clean up, tank testing, and maintenance. Not currently accumulating any hazardous waste. Emergency actions postings available and emergency equipment available and properly maintained.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-24-2018
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	On-site to witness the annual monitoring system certification and spill bucket test performed by Mr. Mario Quezada (certifications current) of Dave’s Repair Service. The annular spaces and sumps are monitored by a Veeder-Root (VR) TLS-350/Simplicity panel. Under dispenser containment (UDC) is monitored by stand-alone sensors. The annular and sump sensors were tested in water and provided audible and visible alarms. The sump sensors also provided positive shutdown of the turbines. Sensor out and power out (fail safe) triggered positive shutdown of all turbines. The stand-alone sensors for the UDCs were tested in water and shut off the dispenser. The electronic line leak detectors (ELLD) were tested and detected a simulated 3 gph leak at 10 PSI and provided an audible and visible alarm with turbine shutdown. Overfill protection is provided in all tanks by a flapper valve in the fill riser. The spill buckets are direct buried and were hydrostatically [Truncated]
Eval Division:	Santa Clara County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-18-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	On-site to observe the annual UST Monitoring Certification. The Service Technician that conducted all tests was Octavio Soto from Dave s Repair Service; all required UST certifications were verified to be current. Verified that all equipment tested today matched equipment listed on the CERS submittal, dated 4/18/2017. All spill bucket were hydrostatically tested with 5-gallons of water for 60-minutes with no drop in liquid. All tanks are equipped with mechanical (flapper valves) for overfill protection. All UDCs are electronically

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

monitored; all were tested with water, which cut power to the dispensers. All sensors (STP, annular and 91-fill sump) were tested and functioned as required. The PLLDs were tested using VMI LDT-890 test system to simulate a 3-gallon per hour leak at 10-psi. All leak detectors functioned as required and were tested at dispenser 5-6 for all grades. Fail-safe and sensor out tests were completed and both tests functioned as [Truncated]

Eval Division: Santa Clara County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-12-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Santa Clara County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-13-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: The annual monitoring certification was completed by Service Technician Octavio Soto from Dave's Repair Service and with certifications from ICC, Veeder-Root and VMI. System Setup: Veeder-Root TLS-350; Software version: 329.01 T-1: Regular T-2: Plus T-3: Premium LIQUID SENSORS: L-1: 87-STP (V/R: 794390-352) L-2: 89-STP (V/R: 794390-352) L-3: 91-STP (V/R: 794390-352) L-4: 87-Annular (V/R: 794390-420) L-5: 89-Annular (V/R: 794390-420) L-6: 91-Annular (V/R: 794390-420) L-7: 91-Fill Sump (V/R: 794380-208) UDC'S: All Beaudreau 404 sensors Q-1: Regular (V/R: 848480-001); 170-Feet; Shutdown rate: 3.0 GPH Q-2: Plus (V/R: 848480-001); 170-Feet; Shutdown rate: 3.0 GPH Q-3: Premium (V/R: 848480-001); 170-Feet; Shutdown rate: 3.0 GPH Verified that fill-tube shutoff valves are in-place for all fuel grades. All spill buckets were tested with 5-gallons of water for 60-minutes with no loss of liquid. All mechanical line leak detectors (ELLD) were tested [Truncated]
Eval Division: Santa Clara County Environmental Health
Eval Program: UST
Eval Source: CERS

Enforcement Action:
Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Site Address: 17905 MONTEREY ST
Site City: MORGAN HILL
Site Zip: 95037
Enf Action Date: 05-13-2015
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Santa Clara County Environmental Health
Enf Action Program: UST
Enf Action Source: CERS

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Coordinates:
- Site ID: 136352
- Facility Name: Morgan Hill Gas & Auto Service
- Env Int Type Code: HWG
- Program ID: 10485214
- Coord Name: Not reported
- Ref Point Type Desc: Center of a facility or station.
- Latitude: 37.135030
- Longitude: -121.658950

Affiliation:
- Affiliation Type Desc: UST Property Owner Name
- Entity Name: N&LS Inc
- Entity Title: Not reported
- Affiliation Address: 17905 Monterey Road
- Affiliation City: Morgan Hill
- Affiliation State: CA
- Affiliation Country: United States
- Affiliation Zip: 95037
- Affiliation Phone: (669) 888-3590

- Affiliation Type Desc: Document Preparer
- Entity Name: Ninga Singireddy
- Entity Title: Not reported
- Affiliation Address: Not reported
- Affiliation City: Not reported
- Affiliation State: Not reported
- Affiliation Country: Not reported
- Affiliation Zip: Not reported
- Affiliation Phone: Not reported

- Affiliation Type Desc: Environmental Contact
- Entity Name: Ninga Singireddy
- Entity Title: Not reported
- Affiliation Address: 17905 Monterey Road
- Affiliation City: Morgan Hill
- Affiliation State: CA
- Affiliation Country: Not reported
- Affiliation Zip: 95037
- Affiliation Phone: (650) 305-0434

- Affiliation Type Desc: Facility Mailing Address
- Entity Name: Mailing Address
- Entity Title: Not reported
- Affiliation Address: 17905 Monterey Road
- Affiliation City: Morgan Hill
- Affiliation State: CA
- Affiliation Country: Not reported
- Affiliation Zip: 95037
- Affiliation Phone: Not reported

- Affiliation Type Desc: Identification Signer
- Entity Name: Ninga Singireddy
- Entity Title: President
- Affiliation Address: Not reported
- Affiliation City: Not reported

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Parent Corporation
Entity Name:	San Martin Gas & Mart
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	Ninga Singireddy
Entity Title:	Not reported
Affiliation Address:	17905 Monterey Road
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(650) 305-0434
Affiliation Type Desc:	UST Permit Applicant
Entity Name:	Ninga Singireddy
Entity Title:	President
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 776-3000
Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400
Affiliation Type Desc:	UST Tank Operator
Entity Name:	N&LS Inc
Entity Title:	Not reported
Affiliation Address:	17905 Monterey Road
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(669) 888-3590
Affiliation Type Desc:	Legal Owner
Entity Name:	N&LS Inc

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Entity Title: Not reported
Affiliation Address: 17905 Monterey Road
Affiliation City: Morgan Hill
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 95037
Affiliation Phone: (650) 305-0434

Affiliation Type Desc: Operator
Entity Name: Ninga Singireddy
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (650) 305-0434

Affiliation Type Desc: UST Tank Owner
Entity Name: N&LS Inc
Entity Title: Not reported
Affiliation Address: 17905 Monterey Road
Affiliation City: Morgan Hill
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 95037
Affiliation Phone: (669) 888-3590

CERS TANKS:
Site ID: 136352
CERS ID: 10485214
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 04-24-2018
Citation: HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description: Hazardous Waste Generator Program - Administration/Documentation - General
Violation Notes: Returned to compliance on 04/24/2018. Facility did not respond to the 4/18/2017 inspection report. Ensure all violations are corrected and submit a response to our office. Received a response during the inspection. No further corrective actions required.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 04-18-2017
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste",

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

	name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Observed 2-55 gallon drums containing UST test liquid and 1-55 gallon drum that Mr. Singireddy stated contained used oil left from the previous owner; all were not marked as required.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.
Violation Notes:	Annual employee training could not be verified during today's inspection.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	05-12-2016
Citation:	23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)
Violation Description:	Failure to comply with one or more of the following: provide training to facility employee(s) responsible for proper operation and maintenance every 12 months and/or train new employee(s) who are responsible for proper operation and maintenance within 30-days of hire and/or to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system.
Violation Notes:	This violation has been elevated to a Class II Violation due to the increased threat to the community and environment. Immediately stop the practice of dispensing fuel when the station is closed and a trained person is not on-site. This office has documentation (a receipt for gas that is time stamped 5/2/16 at 0508-hr) that a customer pumped fuel during the time when the station was closed and no employee was on-site. The posted hours of operation are Mon-Sat 0600-2200 and Sun 0700-2100. I informed the following clerks that the dispensers must be shut-down at the end of each shift: April Ortiz and Than Nguyen. Provide documentation that all employees have received training that the dispensers will be shut-off at the end of each shift.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	40 CFR 1 265.174 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.174

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Violation Description:	Failure to inspect hazardous waste storage areas at least weekly and look for leaking and deteriorating containers.
Violation Notes:	Based on the missing hazardous waste labels on the containers noted and the improper management of broken fuel hoses weekly container area inspections are not being completed as required.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	23 CCR 16 2641(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(a)
Violation Description:	Failure of leak detection equipment to be located such that equipment is capable of detecting a leak at the earliest possible opportunity.
Violation Notes:	This violation has been elevated to Class I priority. Class I priority violations are violations that pose an immediate and substantial threat to water quality and that have the potential to cause significant detrimental impacts to human health or the environment. During today's inspection I observed liquid sensors in all 3-STP sumps to be elevated from the lowest point in their corresponding sumps. 91-STP: The excess cord of the sensor was secured with a tie-wrap and wrapped around the PLLD which elevated the sensor approximately 13-inches above the sump's lowest point. In addition, the 91-STP sump contained approximately 10-inches of liquid that was measured using a tape measure and water finding paste. Approximately 60-gallons of liquid was removed from the 91-STP sump by the service technician and placed in drums containing UST test liquid. 89-STP: The excess cord of the sensor was secured with a tie-wrap and wrapped around the eye-bolt of the turbine which [Truncated]
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	05-13-2015
Citation:	23 CCR 16 2641(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(a)
Violation Description:	Failure of sensor to be located in the proper position/location.
Violation Notes:	_____ THE STP/PIPING SUMP SENSORS FOR ALL UST's (87, 89 & 91-GRADES) DID NOT SHUT OFF THE TURBINE WHEN THE SENSOR WAS PLACED IN TEST WATER. THE SENSORS ARE VEEDER-ROOT 794380-353, WHICH ARE DISCRIMINATING SENSORS THAT WERE PROGRAMMED TO ONLY ALARM FOR FUEL LEAKS. ALL STP SENSORS WERE REPROGRAMMED AS GENERAL LIQUID SENSORS; ALL WERE RETESTED AND FUCTIONED AS REQUIRED (POSITIVE SHUT-DOWN WITH AUDIBLE AND VISUAL ALARM AT THE MONITORING PANEL. NO FURTHER ACTION IS REQUIRED FOR THIS VIOLATION. _____
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Violation Date:	05-12-2016
Citation:	23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description:	Failure to obtain permit to install, replace, repair, or modify part of the UST system containment or leak detection equipment.
Violation Notes:	The Veeder-Root Hydrostatic Reservoir Single-Point Sensors (794380-301) installed (date unknown) in the 87, 89 and 91 annular spaces were installed without a permit from this office.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
Violation Description:	Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to air, soil, or surface water which could threaten human health or the environment.
Violation Notes:	Observed 3-broken fuel hoses in the storage area that were not properly containerized in a drum.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Assisted Mr. Singireddy with submitting his HMBP on CERS during today’s inspection.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	05-12-2016
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description:	Failure to maintain on site an approved monitoring plan.
Violation Notes:	UST Monitoring Plans submitted on CERS (7/15/15) for 87, 89 and 91-grades regarding the pipe monitoring equipment lists a Veeder-Root 794380-208 which is incorrect. All three STP sumps are equipped with Veeder-Root Discriminating Sensors: 794380-352. UST Monitoring Plans submitted on CERS (7/15/15) for 87, 89 and 91-grades are incomplete for not listing the Applicant Name and Title. The Pipeline Integrity Testing section on all Monitoring Plans is blank.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to maintain on site an approved monitoring plan.
Violation Notes: _____ UST MONITORING PLANS FOR (87, 89 AND 91-GRADES) ARE INCOMPLETE FOR NOT COMPLETING THE CERTIFICATION SECTIONS.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 04-18-2017
Citation: HSC 6.7 25299(a)(9) - California Health and Safety Code, Chapter 6.7, Section(s) 25299(a)(9)
Violation Description: Leak detection equipment disabled or tampered with in a manner that would prevent the monitoring system from detecting and/or alerting the owner/operator of a leak.
Violation Notes: This violation has been elevated to Class I priority. Class I priority violations are violations that pose an immediate and substantial threat to water quality and that have the potential to cause significant detrimental impacts to human health or the environment. During today's inspection I observed liquid sensors in all 3-STP sumps to be elevated from the lowest point in their corresponding sumps. 91-STP: The excess cord of the sensor was secured with a tie-wrap and wrapped around the PLLD which elevated the sensor approximately 13-inches above the sump's lowest point. In addition, the 91-STP sump contained approximately 10-inches of liquid that was measured using a tape measure and water finding paste. The 60-gallons of liquid was removed by the service technician during the inspection. 89-STP: The excess cord of the sensor was secured with a tie-wrap and wrapped around the eye-bolt of the turbine which elevated the sensor approximately 1-2 inches above the [Truncated]
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015
Citation: 23 CCR 16 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)
Violation Description: Failure to maintain leak detection alarm logs and/or maintain records of appropriate follow-up actions
Violation Notes: _____ THE UST MONITORING CERTIFICATION TEST REPORT FOR 2014 WAS NOT AVAILABLE FOR INSPECTION DURING TODAY'S INSPECTION. D.O. REPORT FOR APRIL 2015, LISTED THE DATE OF INSPECTION AS 4-13-15 BUT THE D.O.'s LISTED CERTIFICATION EXPIRATION AS 4-9-2015. D.O. REPORT FOR APRIL 2015 LISTED THE DATE DUE FOR ANNUAL MONITORING CERTIFICATION AND SECONDARY CONTAINMENT TEST DUE AS "SCHEDULE" AND NOT AN ACTUAL DATE. D.O. REPORT

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

FOR DECEMBER 2014 WAS A PREVIOUSLY SIGNED D.O. REPORT (SIGNATURE OVER A SIGNATURE). ALARMS AS NOTED IN THE APRIL 2015 D.O. REPORT LISTED ALARMS THAT HAVE NOT BEEN INVESTIGATED: - L-5 (89 ANNULAR) ON 3/17/15 - L-3 (91 STP) ON 4/7/15

Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	05-12-2016
Citation:	Un-Specified
Violation Description:	UST Program - Administration/Documentation - For use of Local Ordinance only
Violation Notes:	Facility has not responded to the Notice of Inspection that was conducted on 5/13/15.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-24-2018
Citation:	HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7, Section(s) 25284
Violation Description:	Failure to obtain a valid permit to operate from the UPA including but not limited to unpaid permit fees.
Violation Notes:	Returned to compliance on 07/05/2018. Facility does not have a UST permit to operate due to open violations from the 4/18/2017 inspection report. Correct all open violations and submit a response to the inspection report. A response to the inspection was received during the inspection. Correct any other open violations noted in this report to receive your UST permit.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-24-2018
Citation:	HSC 6.7 25292(e)(2) - California Health and Safety Code, Chapter 6.7, Section(s) 25292(e)(2)
Violation Description:	Failure of the line leak detector (LLD) on single-walled pressurized pipe to do one or more of the following: detect a 3 gallon per hour release; restrict or shut off the flow of product; trigger a visual and audible alarm; perform a 0.2 gallon per hour monthly test and/or perform a 0.1 gallon per hour annual test.
Violation Notes:	The ELLD has not done a piping integrity test since may of 2016. Ensure the ELLD performs the required testing at the proper intervals. Submit a copy of the history showing a passing 0.1 test and a 0.2 test.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	05-12-2016
Citation:	23 CCR 16 2632, 2634, 2636, 2666 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632, 2634, 2636, 2666
Violation Description:	Failure of the leak detection equipment to be properly programmed or properly operated.
Violation Notes:	Due to the critical nature of an annular sensor this violation has been elevated to a Class II Violation. The Veeder-Root Hydrostatic Reservoir Single-Point Sensors (794380-301) installed in the 87, 89 and 91 annular spaces were not installed per the manufacturer's instructions as each sensor was placed in the top of the tank and the riser topped-off with hydrostatic liquid. Each sensor is installed in a 4-in riser pipe that does not contain a reservoir; the sensors are in approximately 24-inches of hydrostatic fluid.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	05-13-2015
Citation:	23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715
Violation Description:	The owner/operator has failed to comply with one or more of the following: to maintain a copy of the designated operator monthly inspections for the last 12 months and/or maintain a list of trained employees on-site or off-site at a readily available location, if approved by the CUPA.
Violation Notes:	_____ D.O. REPORTS FOR JULY, JUNE AND MAY 2014 WERE NOT AVAILABLE DURING TODAY'S INSPECTION. _____
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	05-12-2016
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes:	The facility last submitted their inventory and emergency plans on 11/21/14.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-24-2018
Citation:	23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description:	Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the UPA or special inspector.

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Violation Notes:	Returned to compliance on 04/24/2018. Facility did not respond to the 4/18/2017 inspection report. Ensure the violations are corrected and the response is submitted within 30 days. Received a copy of the response during the inspection. No further corrective actions required.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	40 CFR 1 262.34(d)(5)(iii) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 262.34(d)(5)(iii)
Violation Description:	Failure to ensure that all employees are thoroughly familiar with proper waste handling and emergency procedures, relevant to their responsibilities during normal facility operations and emergencies.
Violation Notes:	Based on the violations noted during today's inspection site personnel are not thoroughly familiar with proper waste handling practices and require training. Site personnel must obtain hazardous waste training, which can be obtained from various sources. If interested this office offers free hazardous waste training classes. To see the availability of the next training session log onto https://hmcd.eventbrite.com/
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	23 CCR 16 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)
Violation Description:	Failure to maintain records of repairs, lining, and upgrades on site, or off site if approved by the CUPA, for the life of the UST.
Violation Notes:	There were no service records available during the inspection to address any of the alarms noted below. The alarm history recorded and the DO noted alarms in the monthly reports for the following: L4: 87-Annular (hydrostatically monitored) 2/3/17, 2/7/17, 1/4/17, 1/23/17, 12/22/16, 12/24/16, 12/25/16. All alarms noted were fuel alarms. The DO who is also an ICC UST Service Technician (Gabe Blanco), stated in the 1/4/17 report that the 87-annular space was dry. During the functional testing I observed that all annular space risers were filled with interstitial fluid within 1-2 inches from the top of the riser. L5: 89-Annular (hydrostatically monitored) 1/23/17, 1/24/17, 12/18/16, 12/25/16, on 12/4/16 the DO who is also an ICC UST Service Technician (Octavio Soto), stated in the DO report that he added brine to this annular reservoir as well as the comment "Must determine where the liquid is going". All alarms noted were fuel alarms. Q3: 91-PLLD 1/12/17 for [Truncated]
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-18-2017
Citation:	23 CCR 6.7 25284, 25286 - California Code of Regulations, Title 23,

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

	Chapter 6.7, Section(s) 25284, 25286
Violation Description:	Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes:	Assisted facility in November 2016 with CERS submittal but Mr. Singireddy did not submit the pending submittal. Assisted Mr. Singireddy during today's inspection with his CERS submittal.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	05-12-2016
Citation:	23 CCR 16 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)
Violation Description:	Failure to maintain records of repairs, lining, and upgrades on site, or off site if approved by the CUPA, for the life of the underground storage tank and/or failure to maintain written monitoring and maintenance records on site, or off site if approved by the CUPA, for a period of 3 years, 6 1/2 years for cathodic protection, and 5 years for written performance claims pertaining to release detection systems and calibration and maintenance records for such systems.
Violation Notes:	The site does not have any maintenance records for the installation of Veeder-Root Hydrostatic Reservoir Single-Point Sensors (794380-301) in the 87, 89 and 91 annular spaces. The site does not have any maintenance records for the 12/23/15 DUSTO report noted "L4, L5 and L6 fuel alarms due to incorrect sensor length. Retest sensors-OK".
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	05-13-2015
Citation:	HSC 6.7 25284(a)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25284(a)(3)
Violation Description:	Failure to submit, maintain, or implement an owner/operator written agreement.
Violation Notes:	_____ THE WRITTEN AGREEMENT BETWEEN THE OWNER & OPERATOR WAS NOT AVAILABLE DURING TODAY'S INSPECTION. A SAMPLE WRITTEN AGREEMENT WAS PROVIDED DURING TODAY'S INSPECTION. _____
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	04-24-2018
Citation:	22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description:	Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes:	Returned to compliance on 04/24/2018. The site's EPA ID number CAL000423935 is inactive. Reactivate using the form (DTSC 1358)

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

provided. Ensure the EPA ID number is kept active by responding to correspondence from DTSC. Facility submitted the form during the inspection. No further corrective actions required.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: Failure to submit statement of UST compliance and/or Designated Operator certification.
Violation Notes: _____ THE OWNER STATEMENT OF DESIGNATED UST OPERATOR AND UST COMPLIANCE, LIST'S THE D.O. WHOSE ICC CERTIFICATION EXPIRED ON 4/9/2015. _____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015
Citation: HSC 6.7 25286(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25286(a)
Violation Description: Failure to submit an complete and accurate application for a permit to operate an underground storage tank, or for renewal of the permit.
Violation Notes: _____ UST TANK FORMS FOR ALL USTs (87, 89 & 91-GRADES) ARE INCOMPLETE FOR IDENTIFYING THE TANK MANUFACTURER AND DATE INSTALLED. _____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-12-2016
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: The UST Certification of Financial Responsibility has the box checked for "$500,000 per occurrence" checked. The correct box is 1 million dollars per occurrence. The CFO letter is out of date (10/16/14).
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-12-2016
Citation: 23 CCR 16 2641(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(a)
Violation Description: Failure of sensor to be located in the proper position/location.

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Violation Notes:	Observed approximately 2-inches of liquid in the 91-STP sump and the sump sensor was placed on the high-side of the sump. This violation was corrected and verified during today's inspection by placing the sensor on the low-side of the sump; no further action is required.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	05-12-2016
Citation:	23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715
Violation Description:	Failure to comply with one or more of the designated operator monthly inspection requirements: failed to inspect the monthly alarm history report; attach a copy of the alarm history; failed to inspect for the presence of liquid or debris in the spill container/spill bucket and under dispenser containment; failed to inspect the under dispenser containment to ensure that monitoring equipment is placed in the proper position; failure to inspect for liquid or debris in the containment sump where an alarm occurred or for which there is no record of a service visit; or failure to check that all testing and maintenance has been completed and documented.
Violation Notes:	This violation has been elevated to a Class II violation due to the numerous alarms noted without any corrective action recorded or taken. The DUSTO report dated 10/23/15 was completed by Octavio Soto and the DUSTO report indicated that his DO license expired 8-months before on 2/10/15. The following DUSTO monthly reports were incomplete for not checking either of the employee training requirements: 5/6/16, 4/18/16, 3/16/16 and 2/16/16. None of the following Sensor-out alarms were noted in the 9/16/15 DUSTO report: L4 87-annular on 8/20/15 at 1105-hrs. L5 89-annular on 8/20/15 at 1045-hrs. L6 91-annular on 8/20/15 at 0907-hrs. No service record or follow-up to the following alarms: L4 87-annular sensor on 9/23/15 at 0731-hrs, 9/17/15 at 2047-hrs and 0657-hrs, 11/4/15 at 0824-hrs, 10/4/15 at 1750-hrs and 0845-hrs., 8/20/15 at 1106 & 1107-hrs. L5 89-annular sensor on 3/17/15 at 1649-hrs, 1641-hrs and 1637-hrs., 8/20/15 at 1053 & 1106-hrs. L6 91-annular [Truncated]
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Violation Date:	12-21-2017
Citation:	HSC 6.7 25290.1(c),25290.2(c),25291(a)(2),2529.1(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c),25290.2(c),25291(a)(2),2529.1(e)
Violation Description:	Failure to maintain secondary containment (e.g., failure of secondary containment testing).
Violation Notes:	The under dispenser containment (UDC) for dispenser 3/4 failed the accelerated testing. Investigate the cause of the failure. Contact our office to determine if a permit will be required before beginning any repairs. Make the repairs and re-test the UDC.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-12-2016
Citation: HSC 6.7 25299(a)(9) - California Health and Safety Code, Chapter 6.7, Section(s) 25299(a)(9)
Violation Description: Leak detection equipment disabled or tampered with in a manner that would prevent the monitoring system from detecting and/or alerting the owner/operator of a leak.
Violation Notes: The alarm history date-stamped Sensor-out condition for each of the annular sensors: L4 87-annular on 8/20/15 at 1105-hrs. L5 89-annular on 8/20/15 at 1045-hrs. L6 91-annular on 8/20/15 at 0907-hrs. None of the above Sensor-out alarms were noted in the 9/16/15 DUSTO report.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015
Citation: 23 CCR 16 2638 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638
Violation Description: Failure to test leak detection equipment as required every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test
Violation Notes: _____ THE ANNUAL UST MONITORING CERTIFICATION WAS DUE IN APRIL.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 04-18-2017
Citation: 23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)
Violation Description: Failure to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system by a designated operator (DO).
Violation Notes: UST training records available during today's inspection did not list Mr. Mehuh Pandit as being trained by the DO.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-12-2016
Citation: 23 CCR 16 2665 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2665
Violation Description: Failure to comply with one or more of the following: failure to install a spill bucket, have a functional drain valve or other method for the removal of liquid from the spill bucket/spill container, and/or be resistant to galvanic corrosion.
Violation Notes: The 87-grade sump mounted spill bucket failed to retain 5-gallons of water for 60-minutes.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 05-13-2015
Citation: 23 CCR 16 2643 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2643
Violation Description: Failure to demonstrate to the CUPA that the method approved to monitor the tank meets the monitoring methods set forth in 2643(f).
Violation Notes: _____ ALL USTs (87, 89 & 91-GRADES) ANNULAR SPACES ARE MONITORED WITH VEEDER-ROOT 794390-420 SENSORS, WHICH ARE NOT THIRD-PARTY CERTIFIED TO MONITOR LIQUID-FILLED ANNULAR SPACES FOR TAKNS STORING GASOLINE. _____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 136352
Site Name: Morgan Hill Gas & Auto Service
Violation Date: 04-18-2017
Citation: HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7, Section(s) 25284
Violation Description: Failure to obtain a valid permit to operate from the CUPA.
Violation Notes: Not reported
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-12-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: This inspection report was revised on 5/26/16 to remove violation T386: PIPE MONITORING: PRESSURIZED SW PIPING TIGHTNESS TESTING NOT DONE. During a follow-up meeting on 5/24/16 at the station with Mr. Tuan Nguyen, Station Owner and Dave Gambetta from Dave's Repair, Mr. Gambetta was able to print out a Pressure Line Leak Test (PLLT) history for each tank. Each PLLT history report recorded 12 consecutive monthly (June 2015 through May 2016) 0.2 gal/hr tests; all pass. In addition the same report recorded passing results for completing 0.1 gal/hr tests for April 2016, October 2015 and October 2014. On-site to observe the annual UST Monitoring Certification. The Service Technician that conducted all tests was Octavio Soto from Dave's Repair; all required UST certifications were verified to be current. Verified that all equipment tested today matched equipment listed on the CERS submittal, dated 7/5/2015, except as noted above. All spill buckets were hydrostatically [Truncated]
Eval Division: Santa Clara County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 12-21-2017
Violations Found: Yes
Eval Type: Other, not routine, done by local agency

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Eval Notes:	On-site to witness the secondary containment test performed by Mr. Mario Quezada (certifications current) of Dave's Repair Service. Site consists of 3 tanks and 3 dispensers. Tanks are hydrostatically monitored and the product piping is single walled. NOTE: Per recent regulation, all single walled components of existing UST systems must be upgraded to double walled by January 1, 2025. Contact our office for more information. The sumps and under dispenser containment were tested with the Caldwell accelerated testing apparatus. All components passed the test except as noted in the violation above. Submit a copy of the secondary containment test report to our office within 30 days and keep a copy available for review for at least 3 years. Reports may be sent via email to USTinspector@deh.sccgov.org.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	02-20-2018
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	On-site to witness the secondary containment test performed by Mr. Mario Quezada (certifications current) of Dave's Repair Service. This is a re-test of dispenser 3/4 after repair of an electrical boot that was determined to be the cause of the failure. The under dispenser containment (UDC) was tested with the Caldwell accelerated testing apparatus. The UDC passed the test with no loss observed. Submit a copy of the secondary containment test report to our office within 30 days and keep a copy available for review for at least 3 years. Reports may be sent via email to USTinspector@deh.sccgov.org.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-18-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Conducted a HMBP inspection. Assisted Mr. Singireddy with his CERS submittal. All regulated threshold hazardous materials were identified in the hazardous materials inventory: 3-10,000 gallon USTs containing unleaded gasoline.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-18-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Conducted a hazardous waste inspection. Mr. Singireddy recently purchased this gas station in Sept 2016. Verified that the site's EPA ID number: CAL000423935 was active. Since the purchase of the station Mr. Singireddy has not shipped any hazardous waste, so no disposal records could be reviewed.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HW
Eval Source:	CERS

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-24-2018
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Routine inspection. Facility is a motor vehicle fueling operation. Attached auto repair is a separate business. Facility currently storing gasoline in HMBP quantities. CERS submittal on 4/18/2017 is accurate and complete. Ensure to re-submit the HMBP sections by the end of the month to re-certify your HMBP. Property owner and operator are the same. Emergency response training performed and documented with the annual UST training. Emergency equipment available and properly maintained.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-24-2018
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Facility is a automotive refueling business. Auto repair on site is a separate business. EPA ID# CAL000423935 is inactive. Facility generates hazardous waste from spill clean up, tank testing, and maintenance. Not currently accumulating any hazardous waste. Emergency actions postings available and emergency equipment available and properly maintained.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-24-2018
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	On-site to witness the annual monitoring system certification and spill bucket test performed by Mr. Mario Quezada (certifications current) of Dave’s Repair Service. The annular spaces and sumps are monitored by a Veeder-Root (VR) TLS-350/Simplicity panel. Under dispenser containment (UDC) is monitored by stand-alone sensors. The annular and sump sensors were tested in water and provided audible and visible alarms. The sump sensors also provided positive shutdown of the turbines. Sensor out and power out (fail safe) triggered positive shutdown of all turbines. The stand-alone sensors for the UDCs were tested in water and shut off the dispenser. The electronic line leak detectors (ELLD) were tested and detected a simulated 3 gph leak at 10 PSI and provided an audible and visible alarm with turbine shutdown. Overfill protection is provided in all tanks by a flapper valve in the fill riser. The spill buckets are direct buried and were hydrostatically [Truncated]
Eval Division:	Santa Clara County Environmental Health
Eval Program:	UST
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-18-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Eval Notes:	On-site to observe the annual UST Monitoring Certification. The Service Technician that conducted all tests was Octavio Soto from Dave s Repair Service; all required UST certifications were verified to be current. Verified that all equipment tested today matched equipment listed on the CERS submittal, dated 4/18/2017. All spill bucket were hydrostatically tested with 5-gallons of water for 60-minutes with no drop in liquid. All tanks are equipped with mechanical (flapper valves) for overfill protection. All UDCs are electronically monitored; all were tested with water, which cut power to the dispensers. All sensors (STP, annular and 91-fill sump) were tested and functioned as required. The PLLDs were tested using VMI LDT-890 test system to simulate a 3-gallon per hour leak at 10-psi. All leak detectors functioned as required and were tested at dispenser 5-6 for all grades. Fail-safe and sensor out tests were completed and both tests functioned as [Truncated]
Eval Division:	Santa Clara County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	05-12-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	05-13-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	The annual monitoring certification was completed by Service Technician Octavio Soto from Dave's Repair Service and with certifications from ICC, Veeder-Root and VMI. System Setup: Veeder-Root TLS-350; Software version: 329.01 T-1: Regular T-2: Plus T-3: Premium LIQUID SENSORS: L-1: 87-STP (V/R: 794390-352) L-2: 89-STP (V/R: 794390-352) L-3: 91-STP (V/R: 794390-352) L-4: 87-Annular (V/R: 794390-420) L-5: 89-Annular (V/R: 794390-420) L-6: 91-Annular (V/R: 794390-420) L-7: 91-Fill Sump (V/R: 794380-208) UDC'S: All Beaudreau 404 sensors Q-1: Regular (V/R: 848480-001); 170-Feet; Shutdown rate: 3.0 GPH Q-2: Plus (V/R: 848480-001); 170-Feet; Shutdown rate: 3.0 GPH Q-3: Premium (V/R: 848480-001); 170-Feet; Shutdown rate: 3.0 GPH Verified that fill-tube shutoff valves are in-place for all fuel grades. All spill buckets were tested with 5-gallons of water for 60-minutes with no loss of liquid. All mechanical line leak detectors (ELLD) were tested [Truncated]
Eval Division:	Santa Clara County Environmental Health
Eval Program:	UST
Eval Source:	CERS

Enforcement Action:

Site ID:	136352
Site Name:	Morgan Hill Gas & Auto Service
Site Address:	17905 MONTEREY ST
Site City:	MORGAN HILL
Site Zip:	95037

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Enf Action Date:	05-13-2015
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Santa Clara County Environmental Health
Enf Action Program:	UST
Enf Action Source:	CERS

Coordinates:

Site ID:	136352
Facility Name:	Morgan Hill Gas & Auto Service
Env Int Type Code:	HWG
Program ID:	10485214
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	37.135030
Longitude:	-121.658950

Affiliation:

Affiliation Type Desc:	UST Property Owner Name
Entity Name:	N&LS Inc
Entity Title:	Not reported
Affiliation Address:	17905 Monterey Road
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(669) 888-3590

Affiliation Type Desc:	Document Preparer
Entity Name:	Ninga Singireddy
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Environmental Contact
Entity Name:	Ninga Singireddy
Entity Title:	Not reported
Affiliation Address:	17905 Monterey Road
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	(650) 305-0434

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	17905 Monterey Road
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	Not reported

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Affiliation Zip:	95037
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Ninga Singireddy
Entity Title:	President
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Parent Corporation
Entity Name:	San Martin Gas & Mart
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	Ninga Singireddy
Entity Title:	Not reported
Affiliation Address:	17905 Monterey Road
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(650) 305-0434
Affiliation Type Desc:	UST Permit Applicant
Entity Name:	Ninga Singireddy
Entity Title:	President
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 776-3000
Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400
Affiliation Type Desc:	UST Tank Operator
Entity Name:	N&LS Inc
Entity Title:	Not reported
Affiliation Address:	17905 Monterey Road

MORGAN HILL GAS & AUTO SERVICE (Continued) **S121743637**

Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(669) 888-3590
Affiliation Type Desc:	Legal Owner
Entity Name:	N&LS Inc
Entity Title:	Not reported
Affiliation Address:	17905 Monterey Road
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(650) 305-0434
Affiliation Type Desc:	Operator
Entity Name:	Ninga Singireddy
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(650) 305-0434
Affiliation Type Desc:	UST Tank Owner
Entity Name:	N&LS Inc
Entity Title:	Not reported
Affiliation Address:	17905 Monterey Road
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(669) 888-3590

B12 **MORGAN HILL GAS & AUTO REPAIR, INC.** **UST** **U004266042**
SE **17905 MONTEREY ST** **N/A**
< 1/8 **MORGAN HILL, CA 95037**
0.078 mi.
411 ft. **Site 9 of 9 in cluster B**

Relative: UST:
Lower

Facility ID:	Not reported
Permitting Agency:	Santa Clara County Environmental Health
Latitude:	37.13503
Longitude:	-121.65895

Actual:
353 ft.

C13 **SHELL - 17905 MONTEREY** **LUST** **S103065712**
SE **17905 MONTEREY RD.** **HIST CORTESE** **N/A**
< 1/8 **MORGAN HILL, CA 95037** **CERS**
0.089 mi.
472 ft. **Site 1 of 7 in cluster C**

Relative:
Lower

Actual:
353 ft.

LUST:

Lead Agency:	SANTA CLARA COUNTY LOP
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608502185
Global Id:	T0608502185
Latitude:	37.1350204412028
Longitude:	-121.658864021301
Status:	Completed - Case Closed
Status Date:	05/02/2016
Case Worker:	AC
RB Case Number:	3402
Local Agency:	SANTA CLARA COUNTY LOP
File Location:	All Files are on GeoTracker or in the Local Agency Database
Local Case Number:	09S3E20J01f
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	MTBE / TBA / Other Fuel Oxygenates, Gasoline
Site History:	May 16, 1986 Cleanup and Abatement Order 86-295 issued for this site. During third quarter 2012 monitoring event, TBA was detected at a maximum concentaretion of 980 ug/L in Groundwater. Groundwater monitoring is conducted on annual basis. Case Closure request is pending.

LUST:

Global Id:	T0608502185
Contact Type:	Local Agency Caseworker
Contact Name:	AARON COSTA
Organization Name:	SANTA CLARA COUNTY LOP
Address:	1555 Berger Drive, Suite 300
City:	SAN JOSE
Email:	aaron.costa@cep.sccgov.org
Phone Number:	4089181954

Global Id:	T0608502185
Contact Type:	Regional Board Caseworker
Contact Name:	WEI LIU
Organization Name:	CENTRAL COAST RWQCB (REGION 3)
Address:	895 AEROVISTA PLACE, SUITE 101
City:	SAN LUIS OBISPO
Email:	wei.liu@waterboards.ca.gov
Phone Number:	8055493147

LUST:

Global Id:	T0608502185
Action Type:	ENFORCEMENT
Date:	05/02/2016
Action:	Closure/No Further Action Letter

Global Id:	T0608502185
Action Type:	RESPONSE
Date:	06/04/1996
Action:	Tank Removal Report / UST Sampling Report

Global Id: T0608502185

SHELL - 17905 MONTEREY (Continued) **S103065712**

Action Type: RESPONSE
Date: 10/15/1997
Action: Monitoring Report - Quarterly

Global Id: T0608502185
Action Type: RESPONSE
Date: 04/15/1996
Action: Remedial Progress Report

Global Id: T0608502185
Action Type: RESPONSE
Date: 06/05/1998
Action: Other Report / Document

Global Id: T0608502185
Action Type: RESPONSE
Date: 01/01/1986
Action: Correspondence

Global Id: T0608502185
Action Type: RESPONSE
Date: 03/17/2005
Action: Well Destruction Report

Global Id: T0608502185
Action Type: ENFORCEMENT
Date: 02/22/2013
Action: Staff Letter

Global Id: T0608502185
Action Type: ENFORCEMENT
Date: 07/28/2009
Action: Staff Letter

Global Id: T0608502185
Action Type: ENFORCEMENT
Date: 10/01/2015
Action: Staff Letter

Global Id: T0608502185
Action Type: RESPONSE
Date: 07/31/1998
Action: Soil and Water Investigation Report

Global Id: T0608502185
Action Type: RESPONSE
Date: 10/31/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0608502185
Action Type: RESPONSE
Date: 04/30/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0608502185
Action Type: RESPONSE
Date: 01/15/1998

SHELL - 17905 MONTEREY (Continued) **S103065712**

Action: Monitoring Report - Quarterly

Global Id: T0608502185
Action Type: RESPONSE
Date: 10/15/1996
Action: Monitoring Report - Quarterly

Global Id: T0608502185
Action Type: ENFORCEMENT
Date: 11/07/1991
Action: Notice of Responsibility - #39296

Global Id: T0608502185
Action Type: ENFORCEMENT
Date: 03/01/1996
Action: Staff Letter - #18729

Global Id: T0608502185
Action Type: RESPONSE
Date: 07/15/1996
Action: Monitoring Report - Quarterly

Global Id: T0608502185
Action Type: RESPONSE
Date: 04/05/2013
Action: Email Correspondence

Global Id: T0608502185
Action Type: ENFORCEMENT
Date: 06/03/2005
Action: Other Report

Global Id: T0608502185
Action Type: ENFORCEMENT
Date: 01/24/2013
Action: Staff Letter

Global Id: T0608502185
Action Type: RESPONSE
Date: 03/18/2014
Action: Correspondence

Global Id: T0608502185
Action Type: REMEDIATION
Date: 03/28/2001
Action: Pump & Treat (P&T) Groundwater

Global Id: T0608502185
Action Type: REMEDIATION
Date: 11/06/1999
Action: Pump & Treat (P&T) Groundwater

Global Id: T0608502185
Action Type: ENFORCEMENT
Date: 08/31/1995
Action: Staff Letter - #18725

SHELL - 17905 MONTEREY (Continued) **S103065712**

Global Id: T0608502185
Action Type: RESPONSE
Date: 01/15/1996
Action: Monitoring Report - Quarterly

Global Id: T0608502185
Action Type: RESPONSE
Date: 10/15/1995
Action: Monitoring Report - Quarterly

Global Id: T0608502185
Action Type: RESPONSE
Date: 01/15/1997
Action: Monitoring Report - Quarterly

Global Id: T0608502185
Action Type: RESPONSE
Date: 09/14/2004
Action: CAP/RAP - Other Report

Global Id: T0608502185
Action Type: RESPONSE
Date: 09/24/2003
Action: Interim Remedial Action Report

Global Id: T0608502185
Action Type: RESPONSE
Date: 02/28/1990
Action: Interim Remedial Action Report

Global Id: T0608502185
Action Type: RESPONSE
Date: 08/15/1989
Action: Other Report / Document

Global Id: T0608502185
Action Type: RESPONSE
Date: 04/22/1997
Action: Other Report / Document

Global Id: T0608502185
Action Type: REMEDIATION
Date: 02/01/1991
Action: Soil Vapor Extraction (SVE)

Global Id: T0608502185
Action Type: RESPONSE
Date: 01/22/1990
Action: Monitoring Report - Quarterly

Global Id: T0608502185
Action Type: RESPONSE
Date: 06/19/1997
Action: Other Report / Document

Global Id: T0608502185
Action Type: ENFORCEMENT

SHELL - 17905 MONTEREY (Continued) **S103065712**

Date: 08/13/2013
Action: Email Correspondence

Global Id: T0608502185
Action Type: ENFORCEMENT
Date: 03/12/2015
Action: Staff Letter

Global Id: T0608502185
Action Type: RESPONSE
Date: 04/30/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0608502185
Action Type: RESPONSE
Date: 10/30/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0608502185
Action Type: RESPONSE
Date: 04/05/2013
Action: Correspondence

Global Id: T0608502185
Action Type: ENFORCEMENT
Date: 11/02/2010
Action: Staff Letter

Global Id: T0608502185
Action Type: ENFORCEMENT
Date: 06/17/2014
Action: Clean Up Fund - Letter to RP

Global Id: T0608502185
Action Type: ENFORCEMENT
Date: 02/20/2015
Action: Staff Letter

Global Id: T0608502185
Action Type: Other
Date: 12/02/1985
Action: Leak Stopped

Global Id: T0608502185
Action Type: ENFORCEMENT
Date: 10/06/2014
Action: State Water Board Closure Order

Global Id: T0608502185
Action Type: RESPONSE
Date: 06/26/1989
Action: Other Workplan

Global Id: T0608502185
Action Type: RESPONSE
Date: 10/31/2011
Action: Monitoring Report - Semi-Annually

SHELL - 17905 MONTEREY (Continued) **S103065712**

Global Id: T0608502185
Action Type: ENFORCEMENT
Date: 05/05/2011
Action: Staff Letter

Global Id: T0608502185
Action Type: Other
Date: 12/13/1985
Action: Leak Reported

Global Id: T0608502185
Action Type: RESPONSE
Date: 04/28/2011
Action: Monitoring Report - Quarterly

Global Id: T0608502185
Action Type: RESPONSE
Date: 02/05/2013
Action: Other Report / Document

Global Id: T0608502185
Action Type: RESPONSE
Date: 04/27/2001
Action: NPDES / WDR Reports

Global Id: T0608502185
Action Type: RESPONSE
Date: 09/28/1989
Action: Remedial Progress Report

Global Id: T0608502185
Action Type: RESPONSE
Date: 02/07/2013
Action: Request for Closure - Regulator Responded

Global Id: T0608502185
Action Type: ENFORCEMENT
Date: 01/24/2012
Action: Notice of Responsibility

Global Id: T0608502185
Action Type: RESPONSE
Date: 05/26/1994
Action: Well Installation Report

Global Id: T0608502185
Action Type: RESPONSE
Date: 12/09/2015
Action: Well Destruction Report

Global Id: T0608502185
Action Type: RESPONSE
Date: 04/15/2014
Action: Other Report / Document

Global Id: T0608502185
Action Type: ENFORCEMENT

SHELL - 17905 MONTEREY (Continued) **S103065712**

Date: 04/25/2014
Action: Staff Letter

Global Id: T0608502185
Action Type: ENFORCEMENT
Date: 10/24/2014
Action: Staff Letter

Global Id: T0608502185
Action Type: ENFORCEMENT
Date: 07/06/2015
Action: Staff Letter

Global Id: T0608502185
Action Type: ENFORCEMENT
Date: 05/18/2014
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Global Id: T0608502185
Action Type: RESPONSE
Date: 08/29/2001
Action: Monitoring Report - Quarterly

Global Id: T0608502185
Action Type: ENFORCEMENT
Date: 12/15/2015
Action: Letter - Notice

Global Id: T0608502185
Action Type: RESPONSE
Date: 04/30/2011
Action: Monitoring Report - Semi-Annually - Regulator Responded

Global Id: T0608502185
Action Type: RESPONSE
Date: 07/15/1997
Action: Monitoring Report - Quarterly

Global Id: T0608502185
Action Type: Other
Date: 12/02/1985
Action: Leak Discovery

Global Id: T0608502185
Action Type: RESPONSE
Date: 06/03/2005
Action: Other Report / Document

Global Id: T0608502185
Action Type: RESPONSE
Date: 07/27/2010
Action: Request for Closure

Global Id: T0608502185
Action Type: RESPONSE
Date: 09/07/2004
Action: Other Report / Document

SHELL - 17905 MONTEREY (Continued) **S103065712**

Global Id: T0608502185
Action Type: RESPONSE
Date: 04/11/2012
Action: Other Report / Document

Global Id: T0608502185
Action Type: RESPONSE
Date: 01/14/2001
Action: Other Report / Document

Global Id: T0608502185
Action Type: RESPONSE
Date: 04/14/2005
Action: Monitoring Report - Quarterly

Global Id: T0608502185
Action Type: RESPONSE
Date: 07/19/2000
Action: CAP/RAP - Feasibility Study Report

Global Id: T0608502185
Action Type: RESPONSE
Date: 12/01/1998
Action: Other Report / Document

LUST:
Global Id: T0608502185
Status: Completed - Case Closed
Status Date: 05/02/2016

Global Id: T0608502185
Status: Open - Case Begin Date
Status Date: 12/11/1985

Global Id: T0608502185
Status: Open - Eligible for Closure
Status Date: 04/16/2014

Global Id: T0608502185
Status: Open - Remediation
Status Date: 05/15/1996

Global Id: T0608502185
Status: Open - Site Assessment
Status Date: 12/11/1985

Global Id: T0608502185
Status: Open - Site Assessment
Status Date: 02/13/1987

Global Id: T0608502185
Status: Open - Verification Monitoring
Status Date: 11/16/2006

LUST SANTA CLARA:

SHELL - 17905 MONTEREY (Continued) **S103065712**

Region: SANTA CLARA
SCVWD ID: 09S3E20J01F
Date Closed: Not reported
EDR Link ID: 09S3E20J01F

HIST CORTESE:
Region: CORTESE
Facility County Code: 43
Reg By: LTNKA
Reg Id: 585

CERS TANKS:
Site ID: 252519
CERS ID: T0608502185
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: AARON COSTA - SANTA CLARA COUNTY LOP
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: SAN JOSE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 4089181954

Affiliation Type Desc: Regional Board Caseworker
Entity Name: WEI LIU - CENTRAL COAST RWQCB (REGION 3)
Entity Title: Not reported
Affiliation Address: 895 AEROVISTA PLACE, SUITE 101
Affiliation City: SAN LUIS OBISPO
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 8055493147

C14 **SHELL** **LUST** **S105126409**
SE **17905 MONTEREY RD** **HIST LUST** **N/A**
< 1/8 **MORGAN HILL, CA 95037** **CUPA Listings**
0.089 mi.
472 ft. **Site 2 of 7 in cluster C**

Relative:
Lower

Actual:
353 ft.

LUST REG 3:
Region: 3
Regional Board: Central Coast Region
Facility County: Santa Clara
Global ID: T0608502185
Status: Pollution Characterization
Case Number: 3402
Local Case Num: 09S3E20J01f
Case Type: A
Substance: Gasoline
Quantity: Not reported
Abatement Method: Not reported
Leak Source: Not reported

SHELL (Continued) **S105126409**

Leak Cause: Not reported
How Stopped: Not reported
How Discovered: Not reported
Release Date: 12/04/1986
Discovered Date: Not reported
Enter Date: / /
Stop Date: Not reported
Review Date: / /
Enforce Date: Not reported
Close Date: Not reported
Enforcement Type: SEL
Responsible Party: Not reported
RP Address: Not reported
Contact: Not reported
Cross Street: Not reported
Local Agency: 43099L
Lead Agency: Local Agency
Staff Initials: Not reported
Confirm Leak: Not reported
Workplan: Not reported
Prelim Assess: 12/11/85
Pollution Char: 02/13/1987
Remedial Plan: Not reported
Remedial Action: Not reported
Monitoring: / /
Pilot Program: LUST
Interim Action: Not reported
Funding: Not reported
MTBE Class: C
Max MTBE Grnd Wtr: 1300
Max MTBE Soil: 0
Max MTBE Data: 03/27/2002
MTBE Tested: YES
Lat/Long: 37.1343721 / -121.658071
Soil Qualifier: ND
Grnd Wtr Qualifier: =
Mtbe Concentratn: 2
Mtbe Fuel: 1
Org Name: Not reported
Basin Plan: Not reported
Beneficial: MUN
Priority: Not reported
UST Cleanup Fund ID: Not reported
Suspended: Not reported
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Distance From Well: 0
Assigned Name: Not reported
Summary: Not reported

HIST LUST SANTA CLARA:
Region: SANTA CLARA
Region Code: 3
SCVWD ID: 09S3E20J01
Oversite Agency: SCCDEH
Date Listed: 1987-01-01 00:00:00

SHELL (Continued) **S105126409**

Closed Date: Not reported

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	Not reported
Program Description:	HMBP FACILITY, 1-3 CHEMICALS
Latitude:	37.135137
Longitude:	-121.658794
Record ID:	PR0376783
Facility ID:	FA0250651

Region:	SANTA CLARA
PE#:	2202
Program Description:	GENERATES < 100 KG/YR
Latitude:	37.135137
Longitude:	-121.658794
Record ID:	PR0411776
Facility ID:	FA0250651

Region:	SANTA CLARA
PE#:	2399
Program Description:	UNDERGROUND STORAGE TANK PROGRAM RECORD
Latitude:	37.135137
Longitude:	-121.658794
Record ID:	PR0376784
Facility ID:	FA0250651

Region:	SANTA CLARA
PE#:	2201
Program Description:	GENERATES WASTE OIL ONLY
Latitude:	37.15061
Longitude:	-121.628769
Record ID:	PR0387663
Facility ID:	FA0263182

Region:	SANTA CLARA
PE#:	Not reported
Program Description:	HMBP FACILITY, 1-3 CHEMICALS
Latitude:	37.15061
Longitude:	-121.628769
Record ID:	PR0428973
Facility ID:	FA0263182

C15 **SHELL SERVICE STATION** **RCRA-SQG** **1000288546**
SE **17905 N MONTEREY RD** **CAD981167992**
< 1/8 **MORGAN HILL, CA 95037**
0.089 mi.
472 ft. **Site 3 of 7 in cluster C**

Relative:
Lower

Actual:
353 ft.

RCRA-SQG:

Date form received by agency:	07/11/2001
Facility name:	SHELL SERVICE STATION
Facility address:	17905 N MONTEREY RD S A P 135627 MORGAN HILL, CA 95037
EPA ID:	CAD981167992
Mailing address:	P O BOX 2648

SHELL SERVICE STATION (Continued) **1000288546**

HOUSTON, TX 77252-2648
Contact: SONDRA BIENVENU
Contact address: P O BOX 2648
HOUSTON, TX 77252-2648
Contact country: US
Contact telephone: 713-241-5036
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: EQUILON ENTERPRISES L L C
Owner/operator address: P O BOX 2648
HOUSTON, TX 77252
Owner/operator country: Not reported
Owner/operator telephone: 713-241-5036
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No

SHELL SERVICE STATION (Continued) **1000288546**

Used oil transfer facility: No
Used oil transporter: No

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Historical Generators:
Date form received by agency: 09/01/1996
Site name: SHELL SERVICE STATION
Classification: Small Quantity Generator

Violation Status: No violations found

C16 **MORGAN HILL GAS & FOOD MART** **UST** **U003976872**
SE **17905 MONTEREY RD** **N/A**
< 1/8 **MORGAN HILL, CA 95037**
0.089 mi.
472 ft. **Site 4 of 7 in cluster C**

Relative: UST:
Lower
Facility ID: 82
Actual: Permitting Agency: CAMPBELL,CUPERTINO,LOS GATOS,MORGAN HILL
353 ft. Latitude: 37.13535
Longitude: -121.65887

Facility ID: 43-004-007325
Permitting Agency: Santa Clara County Environmental Health
Latitude: 37.13504
Longitude: -121.658966

C17 **MONTEREY/WRIGHT** **SWEEPS UST** **S101625249**
SE **17905 N MONTEREY RD** **HIST UST** **N/A**
< 1/8 **MORGAN HILL, CA 95037** **CA FID UST**
0.089 mi.
472 ft. **Site 5 of 7 in cluster C**

Relative: SWEEPS UST:
Lower
Status: Active
Actual: Comp Number: 19731
353 ft. Number: 9
Board Of Equalization: 44-025939
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 1
SWRCB Tank Id: 43-004-019731-000001
Tank Status: A
Capacity: 8000
Active Date: 07-01-85
Tank Use: M.V. FUEL
STG: P

MONTEREY/WRIGHT (Continued) **S101625249**

Content: REG UNLEADED
Number Of Tanks: 5

Status: Active
Comp Number: 19731
Number: 9
Board Of Equalization: 44-025939
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 2
SWRCB Tank Id: 43-004-019731-000002
Tank Status: A
Capacity: 5000
Active Date: 07-01-85
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 19731
Number: 9
Board Of Equalization: 44-025939
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 3
SWRCB Tank Id: 43-004-019731-000003
Tank Status: A
Capacity: 5000
Active Date: 07-01-85
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 19731
Number: 9
Board Of Equalization: 44-025939
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 4
SWRCB Tank Id: 43-004-019731-000004
Tank Status: A
Capacity: 550
Active Date: 07-01-85
Tank Use: OIL
STG: W
Content: Not reported
Number Of Tanks: Not reported

Status: Active
Comp Number: 19731
Number: 9

MONTEREY/WRIGHT (Continued) **S101625249**

Board Of Equalization: 44-025939
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 5
SWRCB Tank Id: 43-004-019731-000005
Tank Status: A
Capacity: 8000
Active Date: 07-01-85
Tank Use: M.V. FUEL
STG: P
Content: LEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 19731
Number: 9
Board Of Equalization: 44-025939
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 1
SWRCB Tank Id: 43-004-019731-000001
Tank Status: A
Capacity: 8000
Active Date: 07-01-85
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 5

Status: Active
Comp Number: 19731
Number: 9
Board Of Equalization: 44-025939
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 2
SWRCB Tank Id: 43-004-019731-000002
Tank Status: A
Capacity: 5000
Active Date: 07-01-85
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 19731
Number: 9
Board Of Equalization: 44-025939
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 3
SWRCB Tank Id: 43-004-019731-000003

MONTEREY/WRIGHT (Continued) **S101625249**

Tank Status: A
Capacity: 5000
Active Date: 07-01-85
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 19731
Number: 9
Board Of Equalization: 44-025939
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 4
SWRCB Tank Id: 43-004-019731-000004
Tank Status: A
Capacity: 550
Active Date: 07-01-85
Tank Use: OIL
STG: W
Content: Not reported
Number Of Tanks: Not reported

Status: Active
Comp Number: 19731
Number: 9
Board Of Equalization: 44-025939
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 5
SWRCB Tank Id: 43-004-019731-000005
Tank Status: A
Capacity: 8000
Active Date: 07-01-85
Tank Use: M.V. FUEL
STG: P
Content: LEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 19731
Number: 9
Board Of Equalization: Not reported
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 1
SWRCB Tank Id: 49-000-019731-000001
Tank Status: A
Capacity: 8000
Active Date: 07-01-85
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED

MONTEREY/WRIGHT (Continued) **S101625249**

Number Of Tanks: 5

Status: Active
Comp Number: 19731
Number: 9
Board Of Equalization: Not reported
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 2
SWRCB Tank Id: 49-000-019731-000002
Tank Status: A
Capacity: 5000
Active Date: 07-01-85
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 19731
Number: 9
Board Of Equalization: Not reported
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 3
SWRCB Tank Id: 49-000-019731-000003
Tank Status: A
Capacity: 5000
Active Date: 07-01-85
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 19731
Number: 9
Board Of Equalization: Not reported
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 4
SWRCB Tank Id: 49-000-019731-000004
Tank Status: A
Capacity: 550
Active Date: 07-01-85
Tank Use: OIL
STG: W
Content: WASTE OIL
Number Of Tanks: Not reported

Status: Active
Comp Number: 19731
Number: 9
Board Of Equalization: Not reported

MONTEREY/WRIGHT (Continued) **S101625249**

Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 5
SWRCB Tank Id: 49-000-019731-000005
Tank Status: A
Capacity: 8000
Active Date: 07-01-85
Tank Use: M.V. FUEL
STG: P
Content: LEADED
Number Of Tanks: Not reported

HIST UST:
File Number: 000208E1
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000208E1.pdf
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Click here for Geo Tracker PDF:

CA FID UST:
Facility ID: 43001306
Regulated By: UTNKA
Regulated ID: 00019731
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 4087793838
Mail To: Not reported
Mailing Address: 17905 N MONTEREY RD
Mailing Address 2: Not reported
Mailing City,St,Zip: MORGAN HILL 95037
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

C18 **UNITED SHELL INC** **EDR Hist Auto** **1021171834**
SE **17905 MONTEREY RD** **N/A**
< 1/8 **MORGAN HILL, CA 95037**
0.089 mi.
472 ft. **Site 6 of 7 in cluster C**

Relative: EDR Hist Auto
Lower

Actual:
353 ft.

Year:	Name:	Type:
1988	MORGAN HILL SHELL	Gasoline Service Stations
1989	MORGAN HILL SHELL	Gasoline Service Stations, NEC
1990	MORGAN HILL SHELL	Gasoline Service Stations, NEC
1991	MORGAN HILL SHELL	Gasoline Service Stations, NEC
1992	MORGAN HILL SHELL	Gasoline Service Stations, NEC
1993	MORGAN HILL SHELL	Gasoline Service Stations, NEC
1994	MORGAN HILL SHELL	Gasoline Service Stations, NEC
2007	UNITED SHELL INC	Gasoline Service Stations, NEC
2008	UNITED SHELL INC	Gasoline Service Stations, NEC
2008	TRUMAN AUTO CARE	Gasoline Service Stations
2009	UNITED SHELL INC	Gasoline Service Stations, NEC
2009	TRUMAN AUTO CARE	Gasoline Service Stations
2010	TRUMAN AUTO CARE	Gasoline Service Stations
2010	UNITED SHELL INC	Gasoline Service Stations, NEC
2011	UNITED SHELL INC	Gasoline Service Stations, NEC
2011	TRUMAN AUTO CARE	Gasoline Service Stations
2012	UNITED SHELL INC	Gasoline Service Stations, NEC
2012	TRUMAN AUTO CARE	Gasoline Service Stations
2013	UNITED SHELL INC	Gasoline Service Stations, NEC
2013	TRUMAN AUTO CARE	Gasoline Service Stations
2014	UNITED SHELL INC	Gasoline Service Stations, NEC
2014	TRUMAN AUTO CARE	Gasoline Service Stations

C19 **SHELL - 17905 MONTEREY** **UST** **U004271502**
SE **17905 MONTEREY ROAD** **N/A**
< 1/8 **MORGAN HILL, CA 95037**
0.089 mi.
472 ft. **Site 7 of 7 in cluster C**

Relative: UST CLOSURE:
Lower

Actual:
353 ft.

Claim Number:	Claim No. 5128
Type:	Closure Denials and Approved Orders
Deadline Date:	2014-08-26 00:00:00
Documents:	Notice, Draft Order, Final Summary
Comments:	Not reported
Comments URL:	Not reported
Response:	Not reported
Response URL:	Not reported
Comments2:	Not reported
Comments2 URL:	Not reported
Response2:	Not reported
Response2 URL:	Not reported
Closure:	WQO 2014-0166-UST (10/06/2014)
Closure URL:	https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/4222765862/wqo_2014_0166_ust.pdf
Uniform:	Uniform Closure Letter (05/02/2016)
Uniform URL:	https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/4274950921/5128 NFA Lette.pdf

20
NNW
< 1/8
0.108 mi.
572 ft.

ABBOTT SERVICES
18055 MONTEREY
MORGAN HILL, CA 95037

EDR Hist Auto **1020930390**
N/A

Relative:
Higher

Actual:
357 ft.

EDR Hist Auto

Year:	Name:	Type:
1977	ABBOTT SERVICES	Gasoline Service Stations
1978	ABBOTT SERVICES	Gasoline Service Stations
1979	ABBOTT SERVICES	Gasoline Service Stations
1980	ABBOTT SERVICES	Gasoline Service Stations
1982	ABBOTT SERVICES	Gasoline Service Stations

D21
ENE
1/8-1/4
0.158 mi.
834 ft.

TERRASAT COMMUNICATIONS, INC.
315 DIGITAL DR
MORGAN HILL, CA 95037

CERS HAZ WASTE **S121769655**
CERS **N/A**

Site 1 of 2 in cluster D

Relative:
Higher

Actual:
357 ft.

CERS HAZ WASTE:
Site ID: 374105
CERS ID: 10424416
CERS Description: Hazardous Waste Generator

Violations:
Site ID: 374105
Site Name: Terrasat Communications, Inc.
Violation Date: 10-30-2017
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Returned to compliance on 12/04/2017. Facility does not have documented training for employees as it relates to the release or threatened release of hazardous materials.
Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-30-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: A complete and accurate hazardous materials business plan (HMBP) was last submitted 10-17-17. Operator also owns property.
Eval Division: Santa Clara County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-30-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: EPA ID # CAL00041804 is active. Facility performs manufacturing and assembly of communication radios. No wave soldering is performed and

TERRASAT COMMUNICATIONS, INC. (Continued) **S121769655**

surface-mount technology is almost exclusively used with the exception of limited through-hole soldering which is performed with a hand solder iron. Waste streams that are generated include but are not limited to: Solder waste (paste/ipa/splatter) - Managed as Hazardous Waste Scrap Metal - Recycled as Scrap Metal Universal Waste - Managed as Universal Waste Facility utilizes the County's hazardous waste disposal program for small businesses and inventory slips reviewed. NOTE: Observed multiple containers of solder waste that are likely not being emptied daily as indicated on the marking. Review protocol with employees and ensure containers are emptied daily/weekly or begin marking a specific accumulation start date on each container.

Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Coordinates:
Site ID: 374105
Facility Name: Terrasat Communications, Inc.
Env Int Type Code: HWG
Program ID: 10424416
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 37.136990
Longitude: -121.657370

Affiliation:
Affiliation Type Desc: Legal Owner
Entity Name: Jyotindra Patel
Entity Title: Not reported
Affiliation Address: 315 Digital Drive
Affiliation City: Morgan Hill
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 95037
Affiliation Phone: (408) 782-5911

Affiliation Type Desc: Property Owner
Entity Name: Jyotindra Patel
Entity Title: Not reported
Affiliation Address: 315 Digital Drive
Affiliation City: Morgan Hill
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 95037
Affiliation Phone: (408) 782-5911

Affiliation Type Desc: Parent Corporation
Entity Name: Terrasat Communications, Inc.
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

TERRASAT COMMUNICATIONS, INC. (Continued) **S121769655**

Affiliation Type Desc:	Operator
Entity Name:	Jyotindra Patel
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 782-5911

Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400

Affiliation Type Desc:	Document Preparer
Entity Name:	Mary Ann Convertino
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Environmental Contact
Entity Name:	Carl Hurst
Entity Title:	Not reported
Affiliation Address:	315 Digital Drive
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	(408) 782-5911

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	315 Digital Drive
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	Not reported

Affiliation Type Desc:	Identification Signer
Entity Name:	Mary Ann Convertino
Entity Title:	HR Administrator
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported

TERRASAT COMMUNICATIONS, INC. (Continued) **S121769655**

Affiliation Zip: Not reported
Affiliation Phone: Not reported

CERS TANKS:
Site ID: 374105
CERS ID: 10424416
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 374105
Site Name: Terrasat Communications, Inc.
Violation Date: 10-30-2017
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Returned to compliance on 12/04/2017. Facility does not have documented training for employees as it relates to the release or threatened release of hazardous materials.
Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-30-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: A complete and accurate hazardous materials business plan (HMBP) was last submitted 10-17-17. Operator also owns property.
Eval Division: Santa Clara County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-30-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: EPA ID # CAL00041804 is active. Facility performs manufacturing and assembly of communication radios. No wave soldering is performed and surface-mount technology is almost exclusively used with the exception of limited through-hole soldering which is performed with a hand solder iron. Waste streams that are generated include but are not limited to: Solder waste (paste/ipa/splatter) - Managed as Hazardous Waste Scrap Metal - Recycled as Scrap Metal Universal Waste - Managed as Universal Waste Facility utilizes the County's hazardous waste disposal program for small businesses and inventory slips reviewed. NOTE: Observed multiple containers of solder waste that are likely not being emptied daily as indicated on the marking. Review protocol with employees and ensure containers are emptied daily/weekly or begin marking a specific accumulation start date on each container.
Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

TERRASAT COMMUNICATIONS, INC. (Continued) **S121769655**

Coordinates:
- Site ID: 374105
- Facility Name: Terrasat Communications, Inc.
- Env Int Type Code: HWG
- Program ID: 10424416
- Coord Name: Not reported
- Ref Point Type Desc: Center of a facility or station.
- Latitude: 37.136990
- Longitude: -121.657370

Affiliation:
- Affiliation Type Desc: Legal Owner
- Entity Name: Jyotindra Patel
- Entity Title: Not reported
- Affiliation Address: 315 Digital Drive
- Affiliation City: Morgan Hill
- Affiliation State: CA
- Affiliation Country: United States
- Affiliation Zip: 95037
- Affiliation Phone: (408) 782-5911

- Affiliation Type Desc: Property Owner
- Entity Name: Jyotindra Patel
- Entity Title: Not reported
- Affiliation Address: 315 Digital Drive
- Affiliation City: Morgan Hill
- Affiliation State: CA
- Affiliation Country: United States
- Affiliation Zip: 95037
- Affiliation Phone: (408) 782-5911

- Affiliation Type Desc: Parent Corporation
- Entity Name: Terrasat Communications, Inc.
- Entity Title: Not reported
- Affiliation Address: Not reported
- Affiliation City: Not reported
- Affiliation State: Not reported
- Affiliation Country: Not reported
- Affiliation Zip: Not reported
- Affiliation Phone: Not reported

- Affiliation Type Desc: Operator
- Entity Name: Jyotindra Patel
- Entity Title: Not reported
- Affiliation Address: Not reported
- Affiliation City: Not reported
- Affiliation State: Not reported
- Affiliation Country: Not reported
- Affiliation Zip: Not reported
- Affiliation Phone: (408) 782-5911

- Affiliation Type Desc: CUPA District
- Entity Name: Santa Clara County Environmental Health
- Entity Title: Not reported
- Affiliation Address: 1555 Berger Drive, Suite 300
- Affiliation City: San Jose

TERRASAT COMMUNICATIONS, INC. (Continued) **S121769655**

Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400
Affiliation Type Desc:	Document Preparer
Entity Name:	Mary Ann Convertino
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	Carl Hurst
Entity Title:	Not reported
Affiliation Address:	315 Digital Drive
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	(408) 782-5911
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	315 Digital Drive
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Mary Ann Convertino
Entity Title:	HR Administrator
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

D22 **TERRASAT COMMUNICATIONS INC** **CUPA Listings** **S118585257**
ENE **315 DIGITAL DR** **N/A**
1/8-1/4 **MORGAN HILL, CA 95037**
0.158 mi.
834 ft. **Site 2 of 2 in cluster D**

Relative:
Higher

Actual:
357 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	Not reported
Program Description:	HMBP FACILITY, 4-6 CHEMICALS
Latitude:	37.136992
Longitude:	-121.657369

TERRASAT COMMUNICATIONS INC (Continued) **S118585257**

Record ID: PR0412517
Facility ID: FA0272758

Region: SANTA CLARA
PE#: Not reported
Program Description: HMBP FACILITY, 1-3 CHEMICALS
Latitude: 37.136992
Longitude: -121.657369
Record ID: PR0423868
Facility ID: FA0272758

Region: SANTA CLARA
PE#: 2240
Program Description: GENERATES < 10 GAL/YR
Latitude: 37.136992
Longitude: -121.657369
Record ID: PR0423869
Facility ID: FA0272758

Region: SANTA CLARA
PE#: 2206
Program Description: GENERATES 5 TO <25 TONS/YR
Latitude: 37.136992
Longitude: -121.657369
Record ID: PR0412518
Facility ID: FA0272758

E23 **VELODYNE LIDAR INC** **CERS HAZ WASTE** **S113797924**
NE **345 DIGITAL DR** **CUPA Listings** **N/A**
1/8-1/4 **MORGAN HILL, CA 95037** **HAZNET**
0.177 mi. **CERS**
932 ft. **Site 1 of 2 in cluster E**

Relative: Higher
Actual: 358 ft.

CERS HAZ WASTE:
Site ID: 80315
CERS ID: 10454710
CERS Description: Hazardous Waste Generator

Violations:
Site ID: 80315
Site Name: Velodyne LiDAR Inc
Violation Date: 10-21-2014
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.
Violation Notes: Submittal on CERS indicated that HMBP employee training plan was stored on-site, however could not be located at time of Inspection.
Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 80315
Site Name: Velodyne LiDAR Inc
Violation Date: 10-21-2014
Citation: 40 CFR 1 262.34(d)(5)(ii) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 262.34(d)(5)(ii)

VELODYNE LIDAR INC (Continued) **S113797924**

Violation Description:	Failure to post, next to the telephone, Emergency Information (SQG) containing the location of emergency equipment, contact names and numbers.
Violation Notes:	Emergency informaiton is posted throughout the facility, but is not accompanied by a map or other indicator which tells the location of fire extinguishers and spill control materials. RECOMMEND USING A MAP WITH THE CURRENT POSTING TO SATISFY THIS REQUIREMENT.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	80315
Site Name:	Velodyne LiDAR Inc
Violation Date:	10-21-2014
Citation:	HSC 6.5 25189.5(a) - California Health and Safety Code, Chapter 6.5, Section(s) 25189.5(a)
Violation Description:	Failure to properly dispose of hazardous waste at an authorized location.
Violation Notes:	Statements made coupled with visual inspection of contents of waste storage cabinet indicate that spent solder waste, epoxies which have hardened and alcohol tips and wipes have been disposed of in the trash. No shipments of waste noted on HWTS and no receipts for pick up were available.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	80315
Site Name:	Velodyne LiDAR Inc
Violation Date:	10-21-2014
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Various materials in the flammible cabinet as well as the step cans in the clean room were not marked/labeled.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	80315
Site Name:	Velodyne LiDAR Inc
Violation Date:	10-21-2014
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a site map with all required content.
Violation Notes:	Facility site map is missing required elements.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	80315
Site Name:	Velodyne LiDAR Inc
Violation Date:	10-21-2014

VELODYNE LIDAR INC (Continued) **S113797924**

Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes:	Please include Argon gas on your Hazardous Materials inventory, and ensure that inventory reflects quantities of reportable chemicals handled currently.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	80315
Site Name:	Velodyne LiDAR Inc
Violation Date:	10-21-2014
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Storage locker is not routinely inspected in a manner that ensures compliance with Hazardous waste regulations.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-21-2014
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Facility generates small amounts of solder waste, q-tips and wipes with IPA, expired and unused epoxies, oil form compressor blowdown. Routine generate <100 kg/month. At time of inspection, cleaning out chemicals associated with a production line no longer used -generated expired epoxies, solvents, alcohols. Recommend emptying step cans once each week to a consolidation container. With written procedure, may mark accumulaiton date on step cans as "empty each FILL IN DAY OF WEEK" No waste generated from 3d printing (dissolver solution), CNC/machining or aquatic line activities. --do have bead blast used for debur and surface prep but for aluminum only. Be aware that the intentional curing of excess resins (UV, 2-part or pre-mixed) for the purpose of hardening the resin so that it may disposed of in the trash requires an additional permit from HMCD. Noted that Velodyne's old EPA ID number (CAL000333804) which was inactivated in 2012, was noted as being used by [Truncated]
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-21-2014
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Facility handles the following gases at or above HMBP reporting thresholds: Oxygen 249 cu ft. Argon 1240 cu ft.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS

VELODYNE LIDAR INC (Continued) **S113797924**

Enforcement Action:

Site ID:	80315
Site Name:	Velodyne LiDAR Inc
Site Address:	345 DIGITAL DR
Site City:	MORGAN HILL
Site Zip:	95037
Enf Action Date:	10-21-2014
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Santa Clara County Environmental Health
Enf Action Program:	HMRRP
Enf Action Source:	CERS

Site ID:	80315
Site Name:	Velodyne LiDAR Inc
Site Address:	345 DIGITAL DR
Site City:	MORGAN HILL
Site Zip:	95037
Enf Action Date:	10-21-2014
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Santa Clara County Environmental Health
Enf Action Program:	HW
Enf Action Source:	CERS

Coordinates:

Site ID:	80315
Facility Name:	Velodyne LiDAR Inc
Env Int Type Code:	HWG
Program ID:	10454710
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	37.138820
Longitude:	-121.657670

Affiliation:

Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	345 Digital Dr
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037

VELODYNE LIDAR INC (Continued) **S113797924**

Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Joshua D Garland
Entity Title:	Safety Specialist
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	Velodyne LiDAR Inc
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 465-2800
Affiliation Type Desc:	Parent Corporation
Entity Name:	Velodyne Acoustics
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	Velodyne LiDAR
Entity Title:	Not reported
Affiliation Address:	5521 Hellyer Ave
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95138
Affiliation Phone:	(408) 865-2800
Affiliation Type Desc:	Environmental Contact
Entity Name:	Joshua Garland
Entity Title:	Not reported
Affiliation Address:	5521 Hellyer Ave
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95138
Affiliation Phone:	(408) 763-7306
Affiliation Type Desc:	Document Preparer
Entity Name:	Joshua D Garland
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported

VELODYNE LIDAR INC (Continued) **S113797924**

Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: Velodyne LiDAR Inc
Entity Title: Not reported
Affiliation Address: 5521 Hellyer Ave
Affiliation City: San Jose
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 95138
Affiliation Phone: (408) 865-2800

CUPA SANTA CLARA:
Region: SANTA CLARA
PE#: 2202
Program Description: GENERATES < 100 KG/YR
Latitude: 37.138614
Longitude: -121.657994
Record ID: PR0413746
Facility ID: FA0262055

Region: SANTA CLARA
PE#: Not reported
Program Description: HMBP FACILITY, 1-3 CHEMICALS
Latitude: 37.138614
Longitude: -121.657994
Record ID: PR0384304
Facility ID: FA0262055

HAZNET:
envid: S113797924
Year: 2017
GEPAID: CAL000388963
Contact: GEORGE ROSS
Telephone: 4084652800
Mailing Name: Not reported
Mailing Address: 345 DIGITAL DR
Mailing City,St,Zip: MORGAN HILL, CA 95037
Gen County: Santa Clara
TSD EPA ID: NMD002208627
TSD County: 99
Waste Category: Unspecified solvent mixture
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.018
Cat Decode: Unspecified solvent mixture
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Santa Clara

envid: S113797924
Year: 2017

VELODYNE LIDAR INC (Continued) **S113797924**

GEPAID: CAL000388963
Contact: GEORGE ROSS
Telephone: 4084652800
Mailing Name: Not reported
Mailing Address: 345 DIGITAL DR
Mailing City,St,Zip: MORGAN HILL, CA 95037
Gen County: Santa Clara
TSD EPA ID: NMD002208627
TSD County: 99
Waste Category: Unspecified aqueous solution
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.042
Cat Decode: Unspecified aqueous solution
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Santa Clara

envid: S113797924
Year: 2012
GEPAID: CAL000333804
Contact: HONG DUONG
Telephone: 4084652800
Mailing Name: Not reported
Mailing Address: 345 DIGITAL DR
Mailing City,St,Zip: MORGAN HILL, CA 950370000
Gen County: Santa Clara
TSD EPA ID: NMD002208627
TSD County: 99
Waste Category: Not reported
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.137
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Santa Clara

CERS TANKS:
Site ID: 80315
CERS ID: 10454710
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 80315
Site Name: Velodyne LiDAR Inc
Violation Date: 10-21-2014
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.
Violation Notes: Submittal on CERS indicated that HMBP employee training plan was stored on-site, however could not be located at time of Inspection.
Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

VELODYNE LIDAR INC (Continued) **S113797924**

Site ID:	80315
Site Name:	Velodyne LiDAR Inc
Violation Date:	10-21-2014
Citation:	40 CFR 1 262.34(d)(5)(ii) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 262.34(d)(5)(ii)
Violation Description:	Failure to post, next to the telephone, Emergency Information (SQG) containing the location of emergency equipment, contact names and numbers.
Violation Notes:	Emergency informaiton is posted throughout the facility, but is not accompanied by a map or other indicator which tells the location of fire extinguishers and spill control materials. RECOMMEND USING A MAP WITH THE CURRENT POSTING TO SATISFY THIS REQUIREMENT.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Site ID:	80315
Site Name:	Velodyne LiDAR Inc
Violation Date:	10-21-2014
Citation:	HSC 6.5 25189.5(a) - California Health and Safety Code, Chapter 6.5, Section(s) 25189.5(a)
Violation Description:	Failure to properly dispose of hazardous waste at an authorized location.
Violation Notes:	Statements made coupled with visual inspection of contents of waste storage cabinet indicate that spent solder waste, epoxies which have hardened and alcohol tips and wipes have been disposed of in the trash. No shipments of waste noted on HWTS and no receipts for pick up were available.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Site ID:	80315
Site Name:	Velodyne LiDAR Inc
Violation Date:	10-21-2014
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Various materials in the flammible cabinet as well as the step cans in the clean room were not marked/labeled.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Site ID:	80315
Site Name:	Velodyne LiDAR Inc
Violation Date:	10-21-2014
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a site map with all required content.
Violation Notes:	Facility site map is missing required elements.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP

VELODYNE LIDAR INC (Continued) **S113797924**

Violation Source: CERS

Site ID: 80315
Site Name: Velodyne LiDAR Inc
Violation Date: 10-21-2014
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Please include Argon gas on your Hazardous Materials inventory, and ensure that inventory reflects quantities of reportable chemicals handled currently.
Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 80315
Site Name: Velodyne LiDAR Inc
Violation Date: 10-21-2014
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes: Storage locker is not routinely inspected in a manner that ensures compliance with Hazardous waste regulations.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-21-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Facility generates small amounts of solder waste, q-tips and wipes with IPA, expired and unused epoxies, oil form compressor blowdown. Routine generate <100 kg/month. At time of inspection, cleaning out chemicals associated with a production line no longer used -generated expired epoxies, solvents, alcohols. Recommend emptying step cans once each week to a consolidation container. With written procedure, may mark accumulaiton date on step cans as "empty each FILL IN DAY OF WEEK" No waste generated from 3d printing (dissolver solution), CNC/machining or aquatic line activities. --do have bead blast used for debur and surface prep but for aluminum only. Be aware that the intentional curing of excess resins (UV, 2-part or pre-mixed) for the purpose of hardening the resin so that it may disposed of in the trash requires an additional permit from HMCD. Noted that Velodyne’s old EPA ID number (CAL000333804) which was inactivated in 2012, was noted as being used by [Truncated]
Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-21-2014
Violations Found: Yes
Eval Type: Routine done by local agency

VELODYNE LIDAR INC (Continued) **S113797924**

Eval Notes: Facility handles the following gases at or above HMBP reporting thresholds: Oxygen 249 cu ft. Argon 1240 cu ft.
Eval Division: Santa Clara County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Enforcement Action:
Site ID: 80315
Site Name: Velodyne LiDAR Inc
Site Address: 345 DIGITAL DR
Site City: MORGAN HILL
Site Zip: 95037
Enf Action Date: 10-21-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Santa Clara County Environmental Health
Enf Action Program: HMRRP
Enf Action Source: CERS

Site ID: 80315
Site Name: Velodyne LiDAR Inc
Site Address: 345 DIGITAL DR
Site City: MORGAN HILL
Site Zip: 95037
Enf Action Date: 10-21-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Santa Clara County Environmental Health
Enf Action Program: HW
Enf Action Source: CERS

Coordinates:
Site ID: 80315
Facility Name: Velodyne LiDAR Inc
Env Int Type Code: HWG
Program ID: 10454710
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 37.138820
Longitude: -121.657670

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Santa Clara County Environmental Health
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: San Jose
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95112-2716
Affiliation Phone: (408) 918-3400

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address

VELODYNE LIDAR INC (Continued) **S113797924**

Entity Title: Not reported
Affiliation Address: 345 Digital Dr
Affiliation City: Morgan Hill
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95037
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: Joshua D Garland
Entity Title: Safety Specialist
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Operator
Entity Name: Velodyne LiDAR Inc
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (408) 465-2800

Affiliation Type Desc: Parent Corporation
Entity Name: Velodyne Acoustics
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Property Owner
Entity Name: Velodyne LiDAR
Entity Title: Not reported
Affiliation Address: 5521 Hellyer Ave
Affiliation City: San Jose
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 95138
Affiliation Phone: (408) 865-2800

Affiliation Type Desc: Environmental Contact
Entity Name: Joshua Garland
Entity Title: Not reported
Affiliation Address: 5521 Hellyer Ave
Affiliation City: San Jose
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95138
Affiliation Phone: (408) 763-7306

VELODYNE LIDAR INC (Continued) **S113797924**

Affiliation Type Desc:	Document Preparer
Entity Name:	Joshua D Garland
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	Velodyne LiDAR Inc
Entity Title:	Not reported
Affiliation Address:	5521 Hellyer Ave
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95138
Affiliation Phone:	(408) 865-2800

F24 **ALAN COATES** **HIST UST** **U001601510**
SSE **39 EL TORO AVE** **N/A**
1/8-1/4 **MORGAN HILL, CA 95037**
0.190 mi.
1004 ft. **Site 1 of 5 in cluster F**

Relative: **Lower**

Actual: **353 ft.**

HIST UST:

File Number:	0002CD7F
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002CD7F.pdf
Region:	STATE
Facility ID:	00000051582
Facility Type:	Other
Other Type:	PRIVATE
Contact Name:	ALAN COATES
Telephone:	4087793003
Owner Name:	ALAN COATES
Owner Address:	39 EL TORO AVE
Owner City,St,Zip:	MORGAN HILL, CA 95037
Total Tanks:	0001

Tank Num:	001
Container Num:	1
Year Installed:	1948
Tank Capacity:	00000285
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	None

Click here for Geo Tracker PDF:

F25
SSE
1/8-1/4
0.190 mi.
1004 ft.

ALAN COATES
39 EL TORO AVE
MORGAN HILL, CA 95037

Site 2 of 5 in cluster F

SWEEPS UST **S101625223**
CA FID UST **N/A**

Relative:
Lower

Actual:
353 ft.

SWEEPS UST:

Status:	Active
Comp Number:	51582
Number:	9
Board Of Equalization:	44-025962
Referral Date:	07-01-85
Action Date:	Not reported
Created Date:	02-29-88
Owner Tank Id:	1
SWRCB Tank Id:	43-004-051582-000001
Tank Status:	A
Capacity:	285
Active Date:	07-01-85
Tank Use:	M.V. FUEL
STG:	P
Content:	LEADED
Number Of Tanks:	1

Status:	Active
Comp Number:	51582
Number:	9
Board Of Equalization:	44-025962
Referral Date:	07-01-85
Action Date:	Not reported
Created Date:	02-29-88
Owner Tank Id:	1
SWRCB Tank Id:	43-004-051582-000001
Tank Status:	A
Capacity:	285
Active Date:	07-01-85
Tank Use:	M.V. FUEL
STG:	P
Content:	LEADED
Number Of Tanks:	1

Status:	Active
Comp Number:	51582
Number:	9
Board Of Equalization:	Not reported
Referral Date:	07-01-85
Action Date:	Not reported
Created Date:	02-29-88
Owner Tank Id:	1
SWRCB Tank Id:	49-000-051582-000001
Tank Status:	A
Capacity:	285
Active Date:	07-01-85
Tank Use:	M.V. FUEL
STG:	P
Content:	LEADED
Number Of Tanks:	1

ALAN COATES (Continued) **S101625223**

CA FID UST:
Facility ID: 43012175
Regulated By: UTNKA
Regulated ID: 00051582
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 4087793003
Mail To: Not reported
Mailing Address: 39 EL TORO AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: MORGAN HILL 95037
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

F26 **HOME OWNED GASOLINE** **SWEEPS UST** **S101625242**
SSE **75 EL TORO** **CA FID UST** **N/A**
1/8-1/4 **MORGAN HILL, CA 95037**
0.191 mi.
1010 ft. **Site 3 of 5 in cluster F**

Relative:
Lower

Actual:
353 ft.

SWEEPS UST:
Status: Active
Comp Number: 43319
Number: 9
Board Of Equalization: Not reported
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 1
SWRCB Tank Id: 43-004-043319-000001
Tank Status: A
Capacity: 350
Active Date: 07-01-85
Tank Use: M.V. FUEL
STG: P
Content: LEADED
Number Of Tanks: 1

Status: Active
Comp Number: 43319
Number: 9
Board Of Equalization: Not reported
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 1
SWRCB Tank Id: 43-004-043319-000001
Tank Status: A
Capacity: 350
Active Date: 07-01-85
Tank Use: M.V. FUEL
STG: P

HOME OWNED GASOLINE (Continued) **S101625242**

Content: LEADED
Number Of Tanks: 1

Status: Active
Comp Number: 43319
Number: 9
Board Of Equalization: Not reported
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 1
SWRCB Tank Id: 49-000-043319-000001
Tank Status: A
Capacity: 350
Active Date: 07-01-85
Tank Use: M.V. FUEL
STG: P
Content: LEADED
Number Of Tanks: 1

CA FID UST:
Facility ID: 43012172
Regulated By: UTNKA
Regulated ID: 00043319
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 4087792553
Mail To: Not reported
Mailing Address: 75 EL TORO
Mailing Address 2: Not reported
Mailing City,St,Zip: MORGAN HILL 95037
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

F27 **HOME OWNED GASOLINE** **HIST UST** **U001601557**
SSE **75 EL TORO** **N/A**
1/8-1/4 **MORGAN HILL, CA 95037**
0.191 mi.
1010 ft. **Site 4 of 5 in cluster F**

Relative: **Lower**
Actual: **353 ft.**

HIST UST:
File Number: 00020A8C
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00020A8C.pdf
Region: STATE
Facility ID: 00000043319
Facility Type: Other
Other Type: Not reported
Contact Name: Not reported
Telephone: 4087792553
Owner Name: W.G. YEARIAN
Owner Address: 75 EL TORO
Owner City,St,Zip: MORGAN HILL, CA 95037

HOME OWNED GASOLINE (Continued) **U001601557**

Total Tanks: 0001

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00000350
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: 12
Leak Detection: None

Click here for Geo Tracker PDF:

E28 **MINDCRAFT DENTAL CREATIONS** **CUPA Listings** **S117892389**
NE **328 DIGITAL DR** **N/A**
1/8-1/4 **MORGAN HILL, CA 95037**
0.193 mi.
1018 ft. **Site 2 of 2 in cluster E**

Relative: **Higher**
Actual: **358 ft.**

CUPA SANTA CLARA:
Region: SANTA CLARA
PE#: 2502
Program Description: HAZMAT STORAGE FACILITY-MINIMAL STORAGE SITE
Latitude: 37.138251
Longitude: -121.657651
Record ID: PR0381210
Facility ID: FA0260113

F29 **PACIFIC BELL** **RCRA NonGen / NLR** **1000251104**
SE **L5S EL TORO** **CAT080019367**
1/8-1/4 **MORGAN HILL, CA 95037**
0.204 mi.
1078 ft. **Site 5 of 5 in cluster F**

Relative: **Lower**
Actual: **353 ft.**

RCRA NonGen / NLR:
Date form received by agency: 01/19/1981
Facility name: PACIFIC BELL
Facility address: L5S EL TORO
MORGAN HILL, CA 95037
EPA ID: CAT080019367
Mailing address: 2 NORTH SECOND ST ROOM 1125
SAN JOSE, CA 95113
Contact: ENVIRONMENTAL MANAGER
Contact address: L5S EL TORO
MORGAN HILL, CA 95037
Contact country: US
Contact telephone: 408-491-6029
Contact email: Not reported
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: THE PACIFIC TELEPHONE AND TELEGRAPH CO
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

PACIFIC BELL (Continued) **1000251104**

Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

G30 **PACIFIC CAPACITOR** **CUPA Listings** **S114555306**
NE **288 DIGITAL DR** **N/A**
1/8-1/4 **MORGAN HILL, CA 95037**
0.219 mi.
1157 ft. **Site 1 of 4 in cluster G**

Relative:
Higher

Actual:
358 ft.

CUPA SANTA CLARA:
Region: SANTA CLARA
PE#: 2205
Program Description: GENERATES 100 KG YR TO <5 TONS/YR
Latitude: 37.138205
Longitude: -121.656529
Record ID: PR0413702
Facility ID: FA0273620

31
SE
1/8-1/4
0.220 mi.
1160 ft.

VINTAGE VALLEY PROPERTIES
17780 MONTEREY
MORGAN HILL, CA 95037

Database(s): HIST CORTESE
EDR ID Number: S102440954
EPA ID Number: N/A

Relative:
Higher

Actual:
354 ft.

HIST CORTESE:
Region: CORTESE
Facility County Code: 43
Reg By: LTNKA
Reg Id: 467

G32
NE
1/8-1/4
0.236 mi.
1244 ft.

AX MICRO SOLUTIONS INC
358 DIGITAL DR
MORGAN HILL, CA 95037

Site 2 of 4 in cluster G

Database(s): CUPA Listings
EDR ID Number: S121474847
EPA ID Number: N/A

Relative:
Higher

Actual:
359 ft.

CUPA SANTA CLARA:
Region: SANTA CLARA
PE#: 2240
Program Description: GENERATES < 10 GAL/YR
Latitude: 37.138786
Longitude: 121.656726
Record ID: PR0414770
Facility ID: FA0274228

G33
NE
1/8-1/4
0.243 mi.
1285 ft.

MDA PRECISION LLC
360 DIGITAL DR
MORGAN HILL, CA 95037

Site 3 of 4 in cluster G

Database(s): CUPA Listings
EDR ID Number: S114555296
EPA ID Number: N/A

Relative:
Higher

Actual:
359 ft.

CUPA SANTA CLARA:
Region: SANTA CLARA
PE#: 2202
Program Description: GENERATES < 100 KG/YR
Latitude: 37.139293
Longitude: -121.656742
Record ID: PR0376269
Facility ID: FA0257349

G34
NE
1/8-1/4
0.246 mi.
1301 ft.

FLUID INDUSTRIAL MANUFACTURING INC
280 DIGITAL DR
MORGAN HILL, CA 95037

Site 4 of 4 in cluster G

Database(s): CERS HAZ WASTE, CUPA Listings, HAZNET, CERS
EDR ID Number: S113162024
EPA ID Number: N/A

Relative:
Higher

Actual:
359 ft.

CERS HAZ WASTE:
Site ID: 375198
CERS ID: 10588690
CERS Description: Hazardous Waste Generator

Coordinates:
Site ID: 375198
Facility Name: FLUID INDUSTRIAL
Env Int Type Code: HMBP

FLUID INDUSTRIAL MANUFACTURING INC (Continued) **S113162024**

Program ID: 10588690
Coord Name: Not reported
Ref Point Type Desc: Entrance point of a facility or station
Latitude: 37.138491
Longitude: -121.656170

Affiliation:
Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 280 DIGITAL DR
Affiliation City: MORGAN HILL
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95037
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: Kerry Kirchenbauer
Entity Title: Owner
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: FLUID INDUSTRIAL
Entity Title: Not reported
Affiliation Address: 280
Affiliation City: Morgan Hill
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 95037
Affiliation Phone: (408) 782-9900

Affiliation Type Desc: Parent Corporation
Entity Name: FLUID INDUSTRIAL
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Environmental Contact
Entity Name: Kerry Kirchenbauer
Entity Title: Not reported
Affiliation Address: 280 Digital Drive
Affiliation City: Morgan Hill
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95037
Affiliation Phone: (408) 782-9905

FLUID INDUSTRIAL MANUFACTURING INC (Continued) **S113162024**

Affiliation Type Desc:	Operator
Entity Name:	Erika Hofing
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 666-9949

Affiliation Type Desc:	Property Owner
Entity Name:	Silver Creek Mechanical, LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	United States
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 782-9905

Affiliation Type Desc:	Document Preparer
Entity Name:	Kerry Kirchenbauer
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	Not reported
Program Description:	HMBP FACILITY, 1-3 CHEMICALS
Latitude:	37.138491
Longitude:	-121.656176
Record ID:	PR0412490
Facility ID:	FA0272743

Region:	SANTA CLARA
PE#:	2202
Program Description:	GENERATES < 100 KG/YR
Latitude:	37.138491
Longitude:	-121.656176
Record ID:	PR0412491
Facility ID:	FA0272743

FLUID INDUSTRIAL MANUFACTURING INC (Continued) **S113162024**

HAZNET:

envid:	S113162024
Year:	2017
GEPAID:	CAL000365304
Contact:	ERIKA HOFING
Telephone:	4087829900
Mailing Name:	Not reported
Mailing Address:	280 DIGITAL DR
Mailing City,St,Zip:	MORGAN HILL, CA 950370000
Gen County:	Santa Clara
TSD EPA ID:	NMD002208627
TSD County:	99
Waste Category:	Unspecified organic liquid mixture
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.2335
Cat Decode:	Unspecified organic liquid mixture
Method Decode:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Santa Clara

envid:	S113162024
Year:	2014
GEPAID:	CAL000365304
Contact:	VINCENT CALVO
Telephone:	4087829900
Mailing Name:	Not reported
Mailing Address:	280 DIGITAL DR
Mailing City,St,Zip:	MORGAN HILL, CA 950370000
Gen County:	Santa Clara
TSD EPA ID:	CAD982444481
TSD County:	San Bernardino
Waste Category:	Other inorganic solid waste
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.22935
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Santa Clara

envid:	S113162024
Year:	2012
GEPAID:	CAL000365304
Contact:	VINCENT CALVO
Telephone:	4087829900
Mailing Name:	Not reported
Mailing Address:	280 DIGITAL DR
Mailing City,St,Zip:	MORGAN HILL, CA 950370000
Gen County:	Santa Clara
TSD EPA ID:	CAD982444481
TSD County:	San Bernardino
Waste Category:	Not reported
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.187
Cat Decode:	Not reported
Method Decode:	Not reported

FLUID INDUSTRIAL MANUFACTURING INC (Continued) **S113162024**

Facility County: Santa Clara

envid: S113162024
Year: 2011
GEPAID: CAL000365304
Contact: VINCENT CALVO
Telephone: 4087829900
Mailing Name: Not reported
Mailing Address: 280 DIGITAL DR
Mailing City,St,Zip: MORGAN HILL, CA 95037
Gen County: Not reported
TSD EPA ID: CAD982444481
TSD County: Not reported
Waste Category: Unspecified organic liquid mixture
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.187
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Santa Clara

CERS TANKS:
Site ID: 375198
CERS ID: 10588690
CERS Description: Chemical Storage Facilities

Coordinates:
Site ID: 375198
Facility Name: FLUID INDUSTRIAL
Env Int Type Code: HMBP
Program ID: 10588690
Coord Name: Not reported
Ref Point Type Desc: Entrance point of a facility or station
Latitude: 37.138491
Longitude: -121.656170

Affiliation:
Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 280 DIGITAL DR
Affiliation City: MORGAN HILL
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95037
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: Kerry Kirchenbauer
Entity Title: Owner
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

FLUID INDUSTRIAL MANUFACTURING INC (Continued) **S113162024**

Affiliation Type Desc:	Legal Owner
Entity Name:	FLUID INDUSTRIAL
Entity Title:	Not reported
Affiliation Address:	280
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(408) 782-9900

Affiliation Type Desc:	Parent Corporation
Entity Name:	FLUID INDUSTRIAL
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Environmental Contact
Entity Name:	Kerry Kirchenbauer
Entity Title:	Not reported
Affiliation Address:	280 Digital Drive
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	(408) 782-9905

Affiliation Type Desc:	Operator
Entity Name:	Erika Hofing
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 666-9949

Affiliation Type Desc:	Property Owner
Entity Name:	Silver Creek Mechanical, LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	United States
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 782-9905

Affiliation Type Desc:	Document Preparer
Entity Name:	Kerry Kirchenbauer
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported

FLUID INDUSTRIAL MANUFACTURING INC (Continued) **S113162024**

Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Santa Clara County Environmental Health
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: San Jose
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95112-2716
Affiliation Phone: (408) 918-3400

H35 **RALPH CIENEGA** **LUST S101625254**
ESE **95 E CENTRAL** **SWEEPS UST N/A**
1/4-1/2 **MORGAN HILL, CA 95037** **HIST UST**
0.280 mi. **CA FID UST**
1479 ft. **Site 1 of 4 in cluster H** **CERS**

Relative:
Lower

Actual:
353 ft.

LUST:
Lead Agency: SANTA CLARA COUNTY LOP
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608502378
Global Id: T0608502378
Latitude: 37.1342239
Longitude: -121.6556931
Status: Completed - Case Closed
Status Date: 12/16/1998
Case Worker: UST
RB Case Number: 3380
Local Agency: SANTA CLARA COUNTY LOP
File Location: All Files are on GeoTracker or in the Local Agency Database
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0608502378
Contact Type: Local Agency Caseworker
Contact Name: UST CASE WORKER
Organization Name: SANTA CLARA COUNTY LOP
Address: 1555 Berger Drive, Suite 300
City: SAN JOSE
Email: Not reported
Phone Number: 4089183400

LUST:
Global Id: T0608502378
Action Type: ENFORCEMENT
Date: 12/16/1998
Action: Closure/No Further Action Letter

Global Id: T0608502378
Action Type: Other
Date: 12/10/1998
Action: Leak Reported

RALPH CIENEGA (Continued) **S101625254**

Global Id: T0608502378
Action Type: RESPONSE
Date: 09/09/1998
Action: Other Report / Document

LUST:
Global Id: T0608502378
Status: Completed - Case Closed
Status Date: 12/16/1998

Global Id: T0608502378
Status: Open - Case Begin Date
Status Date: 12/10/1998

LUST SANTA CLARA:
Region: SANTA CLARA
SCVWD ID: 09S3E21M01F
Date Closed: 12/16/1998
EDR Link ID: 09S3E21M01F

SWEEPS UST:
Status: Active
Comp Number: 36638
Number: 9
Board Of Equalization: 44-025947
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 1
SWRCB Tank Id: 43-004-036638-000001
Tank Status: A
Capacity: 550
Active Date: 07-01-85
Tank Use: UNKNOWN
STG: P
Content: Not reported
Number Of Tanks: 1

Status: Active
Comp Number: 36638
Number: 9
Board Of Equalization: 44-025947
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 1
SWRCB Tank Id: 43-004-036638-000001
Tank Status: A
Capacity: 550
Active Date: 07-01-85
Tank Use: UNKNOWN
STG: P
Content: Not reported
Number Of Tanks: 1

RALPH CIENEGA (Continued) **S101625254**

Status: Active
Comp Number: 36638
Number: 9
Board Of Equalization: Not reported
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 1
SWRCB Tank Id: 49-000-036638-000001
Tank Status: A
Capacity: 550
Active Date: 07-01-85
Tank Use: UNKNOWN
STG: P
Content: Not reported
Number Of Tanks: 1

HIST UST:
File Number: 00020770
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00020770.pdf
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Click here for Geo Tracker PDF:

CA FID UST:
Facility ID: 43012171
Regulated By: UTNKA
Regulated ID: 00036638
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 4087792227
Mail To: Not reported
Mailing Address: 95 E CENTRAL
Mailing Address 2: Not reported
Mailing City,St,Zip: MORGAN HILL 95037
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported

RALPH CIENEGA (Continued) **S101625254**

NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

CERS TANKS:
Site ID: 250271
CERS ID: T0608502378
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: UST CASE WORKER - SANTA CLARA COUNTY LOP
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: SAN JOSE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 4089183400

H36 **CIENEGA TRUST PROPERTY** **LUST** **S105512831**
ESE **95 E CENTRAL AVE** **HIST LUST** **N/A**
1/4-1/2 **MORGAN HILL, CA 95037**
0.280 mi.
1479 ft. **Site 2 of 4 in cluster H**

Relative:
Lower

Actual:
353 ft.

LUST REG 3:
Region: 3
Regional Board: Central Coast Region
Facility County: Santa Clara
Global ID: T0608502378
Status: Case Closed
Case Number: 3380
Local Case Num: 09S3E21M01f
Case Type: S
Substance: Gasoline
Quantity: Not reported
Abatement Method: Not reported
Leak Source: Not reported
Leak Cause: Not reported
How Stopped: Not reported
How Discovered: Not reported
Release Date: 12/10/1998
Discovered Date: Not reported
Enter Date: / /
Stop Date: Not reported
Review Date: / /
Enforce Date: Not reported
Close Date: 12/16/98
Enforcement Type: Not reported
Responsible Party: Not reported
RP Address: Not reported
Contact: Not reported
Cross Street: Not reported
Local Agency: 43099L
Lead Agency: Local Agency

CIENEGA TRUST PROPERTY (Continued) **S105512831**

Staff Initials: Not reported
Confirm Leak: Not reported
Workplan: Not reported
Prelim Assess: Not reported
Pollution Char: / /
Remedial Plan: Not reported
Remedial Action: Not reported
Monitoring: / /
Pilot Program: LUST
Interim Action: Not reported
Funding: Not reported
MTBE Class: *
Max MTBE Grnd Wtr: Not reported
Max MTBE Soil: Not reported
Max MTBE Data: / /
MTBE Tested: NT
Lat/Long: 37.1342239 / -121.6556931
Soil Qualifier: Not reported
Grnd Wtr Qualifier: Not reported
Mtbe Concentratn: 0
Mtbe Fuel: 1
Org Name: Not reported
Basin Plan: Not reported
Beneficial: MUN
Priority: Not reported
UST Cleanup Fund ID: Not reported
Suspended: Not reported
Operator: Not reported
Water System: CITY OF MORGAN HILL
Well Name: DIANA WELL 03
Distance From Well: 0
Assigned Name: 4310006-016
Summary: Not reported

HIST LUST SANTA CLARA:
Region: SANTA CLARA
Region Code: 3
SCVWD ID: 09S3E21M01
Oversite Agency: SCVWD
Date Listed: 1998-12-16 00:00:00
Closed Date: 1998-12-16 00:00:00

H37 **TRI-PALLET SITE (FORMER)** **LUST** **S103881427**
ESE **60 E CENTRAL AVE** **HIST LUST** **N/A**
1/4-1/2 **MORGAN HILL, CA 95037** **Cortese**
0.290 mi. **CERS**
1533 ft. **Site 3 of 4 in cluster H**

Relative: **Lower**
Actual: **353 ft.**

LUST:
Lead Agency: SANTA CLARA COUNTY LOP
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608580603
Global Id: T0608580603
Latitude: 37.1335522
Longitude: -121.6553989
Status: Completed - Case Closed
Status Date: 10/21/1998

TRI-PALLET SITE (FORMER) (Continued) **S103881427**

Case Worker: UST
RB Case Number: 3407
Local Agency: SANTA CLARA COUNTY LOP
File Location: State Records Center
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0608580603
Contact Type: Local Agency Caseworker
Contact Name: UST CASE WORKER
Organization Name: SANTA CLARA COUNTY LOP
Address: 1555 Berger Drive, Suite 300
City: SAN JOSE
Email: Not reported
Phone Number: 4089183400

LUST:
Global Id: T0608580603
Action Type: RESPONSE
Date: 10/21/1998
Action: Other Report / Document

Global Id: T0608580603
Action Type: ENFORCEMENT
Date: 04/08/1988
Action: Clean-up and Abatement Order

Global Id: T0608580603
Action Type: REMEDIATION
Date: 10/10/1988
Action: Excavation

Global Id: T0608580603
Action Type: REMEDIATION
Date: 10/10/1988
Action: Excavation

Global Id: T0608580603
Action Type: ENFORCEMENT
Date: 10/21/1998
Action: Closure/No Further Action Letter

Global Id: T0608580603
Action Type: ENFORCEMENT
Date: 04/08/1991
Action: Notice of Violation - #39299

Global Id: T0608580603
Action Type: ENFORCEMENT
Date: 09/02/1997
Action: Staff Letter - #18785

Global Id: T0608580603
Action Type: RESPONSE

TRI-PALLET SITE (FORMER) (Continued) **S103881427**

Date: 09/05/1997
Action: Remedial Progress Report

Global Id: T0608580603
Action Type: Other
Date: 02/09/1987
Action: Leak Reported

LUST:
Global Id: T0608580603
Status: Completed - Case Closed
Status Date: 10/21/1998

Global Id: T0608580603
Status: Open - Case Begin Date
Status Date: 02/09/1987

Global Id: T0608580603
Status: Open - Site Assessment
Status Date: 02/09/1987

Global Id: T0608580603
Status: Open - Site Assessment
Status Date: 10/13/1987

LUST REG 3:
Region: 3
Regional Board: Central Coast Region
Facility County: Santa Clara
Global ID: T0608580603
Status: Case Closed
Case Number: 3407
Local Case Num: 09S3E21N02f
Case Type: A
Substance: Gasoline
Quantity: Not reported
Abatement Method: Not reported
Leak Source: Not reported
Leak Cause: Not reported
How Stopped: Not reported
How Discovered: Not reported
Release Date: 02/09/1987
Discovered Date: Not reported
Enter Date: / /
Stop Date: Not reported
Review Date: / /
Enforce Date: Not reported
Close Date: 10/21/98
Enforcement Type: SEL
Responsible Party: Not reported
RP Address: Not reported
Contact: Not reported
Cross Street: Not reported
Local Agency: 43099L
Lead Agency: Local Agency

TRI-PALLET SITE (FORMER) (Continued) **S103881427**

Staff Initials: Not reported
Confirm Leak: Not reported
Workplan: Not reported
Prelim Assess: 2/9/87
Pollution Char: 10/13/1987
Remedial Plan: Not reported
Remedial Action: Not reported
Monitoring: / /
Pilot Program: LUST
Interim Action: Not reported
Funding: Not reported
MTBE Class: Not reported
Max MTBE Grnd Wtr: 2.5
Max MTBE Soil: Not reported
Max MTBE Data: 10/21/1997
MTBE Tested: YES
Lat/Long: 37.133322 / -121.655319
Soil Qualifier: Not reported
Grnd Wtr Qualifier: =
Mtbe Concentratn: 1
Mtbe Fuel: 1
Org Name: Not reported
Basin Plan: Not reported
Beneficial: MUN
Priority: Not reported
UST Cleanup Fund ID: Not reported
Suspended: Not reported
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Distance From Well: 0
Assigned Name: Not reported
Summary: Not reported

LUST SANTA CLARA:
Region: SANTA CLARA
SCVWD ID: 09S3E21N02F
Date Closed: 10/21/1998
EDR Link ID: 09S3E21N02F

HIST LUST SANTA CLARA:
Region: SANTA CLARA
Region Code: 3
SCVWD ID: 09S3E21N02
Oversite Agency: SCVWD
Date Listed: 1988-01-01 00:00:00
Closed Date: 1998-10-21 00:00:00

CORTESE:
Region: CORTESE
Envirostor Id: Not reported
Site/Facility Type: Not reported
Cleanup Status: Not reported
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported

TRI-PALLET SITE (FORMER) (Continued) **S103881427**

Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	CORTESE
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Cease Desist Orders & Cleanup Abatement Orders

CERS TANKS:

Site ID:	254972
CERS ID:	T0608580603
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	UST CASE WORKER - SANTA CLARA COUNTY LOP
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	SAN JOSE
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	4089183400

H38 **TRI-PALLETT, INC. (OMNIYIG)** **ENF** **S101309011**
ESE **60 EAST CENTRAL AVE** **HIST CORTESE** **N/A**
1/4-1/2 **MORGAN HILL, CA 95037** **CERS**
0.290 mi. **WDR**
1533 ft. **Site 4 of 4 in cluster H** **CIWQS**

Relative:
Lower

Actual:
353 ft.

ENF:

Region:	3
Facility Id:	266382
Agency Name:	Not reported
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	All other facilities
Agency Type:	Not reported
# Of Agencies:	Not reported
Place Latitude:	37.133387
Place Longitude:	-121.655516
SIC Code 1:	Not reported
SIC Desc 1:	Not reported
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported

TRI-PALLETT, INC. (OMNIYIG) (Continued) **S101309011**

NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Enf Action
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	Not reported
Program Category1:	Not reported
Program Category2:	WDR
# Of Programs:	Not reported
WDID:	Not reported
Reg Measure Id:	Not reported
Reg Measure Type:	Not reported
Region:	Not reported
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Not reported
Status Date:	Not reported
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	Not reported
Individual/General:	Not reported
Fee Code:	Not reported
Direction/Voice:	Not reported
Enforcement Id(EID):	221726
Region:	3
Order / Resolution Number:	88-064
Enforcement Action Type:	Clean-up and Abatement Order
Effective Date:	03/17/1988
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	Not reported
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Active
Title:	Enforcement - 3 432038001
Description:	NONE
Program:	WDR

TRI-PALLETT, INC. (OMNIYIG) (Continued) **S101309011**

Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

HIST CORTESE:

Region:	CORTESE
Facility County Code:	43
Reg By:	LTNKA
Reg Id:	591

Region:	CORTESE
Facility County Code:	43
Reg By:	WBC&D
Reg Id:	3 432038001

CERS TANKS:

Site ID:	331447
CERS ID:	266382
CERS Description:	Tanks & Ground Water Clean Up

Enforcement Action:

Site ID:	331447
Site Name:	TRI-Pallett, Inc. (Omniyig)
Site Address:	60 EAST CENTRAL AVE
Site City:	MORGAN HILL
Site Zip:	95037
Enf Action Date:	03-17-1988
Enf Action Type:	Clean-up and Abatement Order
Enf Action Description:	Clean-up and Abatement Order
Enf Action Notes:	Not reported
Enf Action Division:	Water Boards
Enf Action Program:	UNSPEC
Enf Action Source:	CIWQS

WDR:

Global ID:	WDR100037010
Status:	HISTORICAL - WDR

CIWQS:

Agency:	Tri-Pallett Inc (OMNIYIG)
Agency Address:	3350 Scott Boulevard 66, Santa Clara, CA 95054-3125
Place/Project Type:	Other
SIC/NAICS:	Not reported
Region:	3
Program:	WDRNONMUNIPRCS
Regulatory Measure Status:	Historical
Regulatory Measure Type:	WDR
Order Number:	99-141
WDID:	3 432038001

TRI-PALLETT, INC. (OMNIYIG) (Continued) **S101309011**

NPDES Number:	Not reported
Adoption Date:	12/11/1998
Effective Date:	12/11/1998
Termination Date:	Not reported
Expiration/Review Date:	12/11/1998
Design Flow:	0.0072
Major/Minor:	Not reported
Complexity:	C
TTWQ:	3
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	37.133387
Longitude:	-121.655516

I39 **GUNTER BROTHERS** **LUST S105032537**
SE **17620 MONTEREY HWY** **HIST LUST N/A**
1/4-1/2 **MORGAN HILL, CA 95037**
0.438 mi.
2312 ft. **Site 1 of 3 in cluster I**

Relative: **Higher**
Actual: **355 ft.**

LUST REG 3:

Region:	3
Regional Board:	Central Coast Region
Facility County:	Santa Clara
Global ID:	T0608531232
Status:	Pollution Characterization
Case Number:	3388
Local Case Num:	09S3E21N01f
Case Type:	A
Substance:	Gasoline
Quantity:	Not reported
Abatement Method:	Not reported
Leak Source:	Not reported
Leak Cause:	Not reported
How Stopped:	Not reported
How Discovered:	Not reported
Release Date:	09/11/1986
Discovered Date:	Not reported
Enter Date:	/ /
Stop Date:	Not reported
Review Date:	/ /
Enforce Date:	Not reported
Close Date:	Not reported
Enforcement Type:	SEL
Responsible Party:	Not reported
RP Address:	Not reported
Contact:	Not reported
Cross Street:	Not reported
Local Agency:	43099L
Lead Agency:	Local Agency
Staff Initials:	Not reported
Confirm Leak:	Not reported
Workplan:	Not reported
Prelim Assess:	10/14/86
Pollution Char:	11/11/1986
Remedial Plan:	Not reported
Remedial Action:	Not reported
Monitoring:	/ /

GUNTER BROTHERS (Continued) **S105032537**

Pilot Program:	LUST
Interim Action:	Not reported
Funding:	Not reported
MTBE Class:	A
Max MTBE Grnd Wtr:	5000
Max MTBE Soil:	Not reported
Max MTBE Data:	01/25/2002
MTBE Tested:	YES
Lat/Long:	37.131471 / -121.655311
Soil Qualifier:	Not reported
Grnd Wtr Qualifier:	=
Mtbe Concentratn:	2
Mtbe Fuel:	1
Org Name:	Not reported
Basin Plan:	Not reported
Beneficial:	MUN
Priority:	Not reported
UST Cleanup Fund ID:	Not reported
Suspended:	Not reported
Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Distance From Well:	0
Assigned Name:	Not reported
Summary:	Not reported

HIST LUST SANTA CLARA:

Region:	SANTA CLARA
Region Code:	3
SCVWD ID:	09S3E21N01
Oversite Agency:	SCVWD
Date Listed:	1987-01-01 00:00:00
Closed Date:	Not reported

I40 **GUNTER BROS FEED STORE INC** **Cortese** **S112930431**
SE **17620 MONTEREY ST** **HAZNET** **N/A**
1/4-1/2 **MORGAN HILL, CA 95037**
0.439 mi.
2320 ft. **Site 2 of 3 in cluster I**

Relative:
Higher

Actual:
355 ft.

CORTESE:

Region:	CORTESE
Envirostor Id:	Not reported
Site/Facility Type:	Not reported
Cleanup Status:	Not reported
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	CORTESE
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	3

GUNTER BROS FEED STORE INC (Continued) **S112930431**

WID Id: 3 430000N06
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Cease Desist Orders & Cleanup Abatement Orders

HAZNET:
envid: S112930431
Year: 2003
GEPAID: CAC002566219
Contact: LESLIE GUNTER
Telephone: 4083241753
Mailing Name: Not reported
Mailing Address: 17620 MONTEREY ST
Mailing City,St,Zip: MORGAN HILL, CA 950373612
Gen County: Not reported
TSD EPA ID: CAT080033681
TSD County: Not reported
Waste Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Tons: 0.08
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Santa Clara

envid: S112930431
Year: 2003
GEPAID: CAC002566219
Contact: LESLIE GUNTER
Telephone: 4083241753
Mailing Name: Not reported
Mailing Address: 17620 MONTEREY ST
Mailing City,St,Zip: MORGAN HILL, CA 950373612
Gen County: Not reported
TSD EPA ID: CAT080033681
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Recycler
Tons: 0.45
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Santa Clara

envid: S112930431
Year: 2003
GEPAID: CAC002566219
Contact: LESLIE GUNTER
Telephone: 4083241753
Mailing Name: Not reported
Mailing Address: 17620 MONTEREY ST
Mailing City,St,Zip: MORGAN HILL, CA 950373612
Gen County: Not reported
TSD EPA ID: CAT080033681
TSD County: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Tons: 3.4
Cat Decode: Not reported

GUNTER BROS FEED STORE INC (Continued) **S112930431**

Method Decode: Not reported
Facility County: Santa Clara

envid: S112930431
Year: 2003
GEPAID: CAC002566219
Contact: LESLIE GUNTER
Telephone: 4083241753
Mailing Name: Not reported
Mailing Address: 17620 MONTEREY ST
Mailing City,St,Zip: MORGAN HILL, CA 950373612
Gen County: Not reported
TSD EPA ID: CAD028409019
TSD County: Not reported
Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method: Transfer Station
Tons: 0.27
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Santa Clara

envid: S112930431
Year: 2003
GEPAID: CAC002566219
Contact: LESLIE GUNTER
Telephone: 4083241753
Mailing Name: Not reported
Mailing Address: 17620 MONTEREY ST
Mailing City,St,Zip: MORGAN HILL, CA 950373612
Gen County: Not reported
TSD EPA ID: CAT080033681
TSD County: Not reported
Waste Category: Oil/water separation sludge
Disposal Method: Recycler
Tons: 0.52
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Santa Clara

Click this hyperlink while viewing on your computer to access additional CA_HAZNET: detail in the EDR Site Report.

I41 **GUNTER BROS. FEED CO.** **LUST** **U001601545**
SE **17620 MONTEREY ST** **HIST UST** **N/A**
1/4-1/2 **MORGAN HILL, CA 95037** **ENF**
0.439 mi. **HIST CORTESE**
2320 ft. **Site 3 of 3 in cluster I** **CERS**

Relative:
Higher

Actual:
355 ft.

LUST:
Lead Agency: SANTA CLARA COUNTY LOP
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608531232
Global Id: T0608531232
Latitude: 37.1310046119521
Longitude: -121.654551029205
Status: Completed - Case Closed
Status Date: 12/15/2014
Case Worker: AC

GUNTER BROS. FEED CO. (Continued) **U001601545**

RB Case Number:	3388
Local Agency:	SANTA CLARA COUNTY LOP
File Location:	All Files are on GeoTracker or in the Local Agency Database
Local Case Number:	09S3E21N01f
Potential Media Affect:	Aquifer used for drinking water supply, Soil
Potential Contaminants of Concern:	Benzene, Toluene, Xylene, MTBE / TBA / Other Fuel Oxygenates, Gasoline
Site History:	The subject site is located in Morgan Hill, California (Attachment 1) at an elevation of approximately 350 feet above mean sea level (msl). It is approximately 1 mile west of U.S. Highway 101 and Coyote Creek, a northward flowing stream; Little Llagas Creek, a seasonal southward flowing stream and the nearest surface water body, is approximately 1, 500 feet south and west of the site. From 1935 until 2002, Gunter Brothers operated a feed and grain business on the property. The business included several buildings and three underground fuel storage tanks (USTs) that held diesel and gasoline. The gasoline UST was of unknown size, formerly situated near Monterey Street, and was removed in 1981. The other two USTs reportedly contained diesel, and were 1,000 gallons and 500 gallons in size. The 1,000-gallon UST was removed from its location adjacent to the position of the former gasoline tank, in 1986. Gasoline and diesel impacts to surrounding soils were noted during the removal of the 1,000-gallon diesel tank. The 500-gallon diesel UST, which reportedly had also been used for gasoline storage, was situated adjacent to the southeast property line about 100 feet northeast of Monterey Street, and was removed in 1991; no obvious soil impacts or tank defects were noted during the removal. For additional information please review the Case Closure Summary Report.

LUST:

Global Id:	T0608531232
Contact Type:	Local Agency Caseworker
Contact Name:	AARON COSTA
Organization Name:	SANTA CLARA COUNTY LOP
Address:	1555 Berger Drive, Suite 300
City:	SAN JOSE
Email:	aaron.costa@cep.sccgov.org
Phone Number:	4089181954

Global Id:	T0608531232
Contact Type:	Regional Board Caseworker
Contact Name:	WEI LIU
Organization Name:	CENTRAL COAST RWQCB (REGION 3)
Address:	895 AEROVISTA PLACE, SUITE 101
City:	SAN LUIS OBISPO
Email:	wei.liu@waterboards.ca.gov
Phone Number:	8055493147

LUST:

Global Id:	T0608531232
Action Type:	RESPONSE
Date:	01/20/2014
Action:	Monitoring Report - Quarterly

Global Id:	T0608531232
Action Type:	RESPONSE
Date:	11/03/2008
Action:	Other Report / Document

GUNTER BROS. FEED CO. (Continued) **U001601545**

Global Id: T0608531232
Action Type: RESPONSE
Date: 09/09/2011
Action: Remedial Progress Report

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 08/30/2005
Action: Staff Letter - #50830

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 12/01/2008
Action: Staff Letter - #80021021

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 12/01/2005
Action: Staff Letter - #51201b

Global Id: T0608531232
Action Type: RESPONSE
Date: 12/29/2005
Action: Well Installation Report

Global Id: T0608531232
Action Type: RESPONSE
Date: 07/15/1993
Action: Other Report / Document

Global Id: T0608531232
Action Type: RESPONSE
Date: 01/30/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0608531232
Action Type: RESPONSE
Date: 06/18/2010
Action: Site Assessment Report

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 07/19/2013
Action: Staff Letter

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 08/12/2009
Action: Staff Letter

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 08/12/2009
Action: Staff Letter

Global Id: T0608531232
Action Type: ENFORCEMENT

GUNTER BROS. FEED CO. (Continued) **U001601545**

Date: 07/21/2010
Action: Staff Letter

Global Id: T0608531232
Action Type: RESPONSE
Date: 01/31/1994
Action: CAP/RAP - Feasibility Study Report

Global Id: T0608531232
Action Type: RESPONSE
Date: 04/25/1990
Action: Other Report / Document

Global Id: T0608531232
Action Type: RESPONSE
Date: 08/11/2004
Action: Other Report / Document

Global Id: T0608531232
Action Type: RESPONSE
Date: 07/01/1991
Action: Tank Removal Report / UST Sampling Report

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 09/05/2014
Action: Staff Letter

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 12/15/2010
Action: Staff Letter

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 11/08/2005
Action: Staff Letter - #51108

Global Id: T0608531232
Action Type: RESPONSE
Date: 01/31/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0608531232
Action Type: RESPONSE
Date: 07/31/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0608531232
Action Type: RESPONSE
Date: 01/30/2009
Action: Preliminary Site Assessment Workplan - Addendum

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 03/28/2013
Action: Staff Letter

GUNTER BROS. FEED CO. (Continued) **U001601545**

Global Id: T0608531232
Action Type: RESPONSE
Date: 02/25/2004
Action: Verbal Communication

Global Id: T0608531232
Action Type: RESPONSE
Date: 04/13/1987
Action: Preliminary Site Assessment Report

Global Id: T0608531232
Action Type: RESPONSE
Date: 12/29/2003
Action: Correspondence

Global Id: T0608531232
Action Type: RESPONSE
Date: 08/10/2011
Action: Interim Remedial Action Report

Global Id: T0608531232
Action Type: RESPONSE
Date: 05/19/2015
Action: Correspondence

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 10/22/2012
Action: Staff Letter

Global Id: T0608531232
Action Type: RESPONSE
Date: 06/11/1990
Action: Other Workplan

Global Id: T0608531232
Action Type: RESPONSE
Date: 02/12/1993
Action: Other Report / Document

Global Id: T0608531232
Action Type: RESPONSE
Date: 06/30/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0608531232
Action Type: RESPONSE
Date: 10/24/2014
Action: Well Destruction Report

Global Id: T0608531232
Action Type: RESPONSE
Date: 08/23/1987
Action: Soil and Water Investigation Report

Global Id: T0608531232
Action Type: RESPONSE

GUNTER BROS. FEED CO. (Continued) **U001601545**

Date: 08/12/2008
Action: Correspondence

Global Id: T0608531232
Action Type: RESPONSE
Date: 01/15/2004
Action: Other Report / Document

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 12/01/2005
Action: Staff Letter - #51201

Global Id: T0608531232
Action Type: RESPONSE
Date: 05/17/2013
Action: Other Workplan - Regulator Responded

Global Id: T0608531232
Action Type: RESPONSE
Date: 11/22/2013
Action: Site Assessment Report - Regulator Responded

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 12/12/2013
Action: Staff Letter

Global Id: T0608531232
Action Type: REMEDIATION
Date: 07/22/2011
Action: Soil Vapor Extraction (SVE)

Global Id: T0608531232
Action Type: RESPONSE
Date: 12/12/2013
Action: Correspondence

Global Id: T0608531232
Action Type: RESPONSE
Date: 02/10/2005
Action: Other Report / Document

Global Id: T0608531232
Action Type: RESPONSE
Date: 09/22/2005
Action: CAP/RAP - Other Report

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 11/20/2014
Action: Rescission of Enforcement Action

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 12/15/2014
Action: Closure/No Further Action Letter

GUNTER BROS. FEED CO. (Continued) **U001601545**

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 02/11/2010
Action: Staff Letter - #0102112

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 12/12/1986
Action: Clean-up and Abatement Order - #39298

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 07/26/2011
Action: Staff Letter

Global Id: T0608531232
Action Type: Other
Date: 09/11/1986
Action: Leak Reported

Global Id: T0608531232
Action Type: RESPONSE
Date: 12/29/2005
Action: Correspondence

Global Id: T0608531232
Action Type: RESPONSE
Date: 07/29/2004
Action: Other Report / Document

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 07/01/2014
Action: Staff Letter

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 04/23/2014
Action: Notification - Public Notice of Case Closure

Global Id: T0608531232
Action Type: RESPONSE
Date: 04/07/1988
Action: Monitoring Report - Quarterly

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 02/05/1999
Action: Staff Letter - #18772

Global Id: T0608531232
Action Type: RESPONSE
Date: 03/10/1999
Action: Monitoring Report - Quarterly

Global Id: T0608531232
Action Type: Other

GUNTER BROS. FEED CO. (Continued) **U001601545**

Date: 09/11/1986
Action: Leak Discovery

Global Id: T0608531232
Action Type: RESPONSE
Date: 01/31/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0608531232
Action Type: ENFORCEMENT
Date: 06/10/1988
Action: Clean-up and Abatement Order

LUST:
Global Id: T0608531232
Status: Completed - Case Closed
Status Date: 12/15/2014

Global Id: T0608531232
Status: Open - Case Begin Date
Status Date: 09/11/1986

Global Id: T0608531232
Status: Open - Eligible for Closure
Status Date: 12/11/2013

Global Id: T0608531232
Status: Open - Remediation
Status Date: 07/22/2010

Global Id: T0608531232
Status: Open - Site Assessment
Status Date: 10/14/1986

Global Id: T0608531232
Status: Open - Site Assessment
Status Date: 11/11/1986

Global Id: T0608531232
Status: Open - Verification Monitoring
Status Date: 12/28/2011

LUST SANTA CLARA:
Region: SANTA CLARA
SCVWD ID: 09S3E21N01F
Date Closed: Not reported
EDR Link ID: 09S3E21N01F

HIST UST:
File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000002419
Facility Type: Other
Other Type: FEED MILL

GUNTER BROS. FEED CO. (Continued) **U001601545**

Contact Name:	Not reported
Telephone:	4087793136
Owner Name:	GUNTER BROS., INC.
Owner Address:	17620 MONTEREY ROAD
Owner City,St,Zip:	MORGAN HILL, CA 95037
Total Tanks:	0002
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00000500
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

ENF:

Region:	3
Facility Id:	228140
Agency Name:	Gunter Brothers Feed
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	All other facilities
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	37.130962
Place Longitude:	-121.654945
SIC Code 1:	Not reported
SIC Desc 1:	Not reported
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported

GUNTER BROS. FEED CO. (Continued) **U001601545**

Facility Waste Type 4:	Not reported
Program:	UNREGS
Program Category1:	UNREGS
Program Category2:	UNREGS
# Of Programs:	1
WDID:	3 430000N06
Reg Measure Id:	162966
Reg Measure Type:	Unregulated
Region:	3
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/21/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	222696
Region:	3
Order / Resolution Number:	88-109
Enforcement Action Type:	Clean-up and Abatement Order
Effective Date:	05/13/1988
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	Not reported
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Active
Title:	Enforcement - 3 430000N06
Description:	IN COMPLIANCE WITH REQUIRED QUARTERLY MONITORING
Program:	UNREGS
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

GUNTER BROS. FEED CO. (Continued) **U001601545**

HIST CORTESE:
Region: CORTESE
Facility County Code: 43
Reg By: WBC&D
Reg Id: 3 430000N06

Region: CORTESE
Facility County Code: 43
Reg By: LTNKA
Reg Id: 589

CERS TANKS:
Site ID: 227256
CERS ID: T0608531232
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: WEI LIU - CENTRAL COAST RWQCB (REGION 3)
Entity Title: Not reported
Affiliation Address: 895 AEROVISTA PLACE, SUITE 101
Affiliation City: SAN LUIS OBISPO
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 8055493147

Affiliation Type Desc: Local Agency Caseworker
Entity Name: AARON COSTA - SANTA CLARA COUNTY LOP
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: SAN JOSE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 4089181954

42
North
1/2-1
0.584 mi.
3083 ft.

TENCATE ADVANCE COMPOSITES
18410 BUTTERFIELD BLVD.
MORGAN HILL, CA 95037

RCRA-LQG **1001959809**
ENVIROSTOR **CAR000064659**
WDS

Relative:
Higher

Actual:
363 ft.

RCRA-LQG:
Date form received by agency: 02/24/2016
Facility name: TENCATE ADVANCE COMPOSITES
Facility address: 18410 BUTTERFIELD BLVD.
MORGAN HILL, CA 95037
EPA ID: CAR000064659
Mailing address: BUTTERFIELD BLVD.
MORGAN HILL, CA 95037
Contact: MARTHA ESPITIA-PENA
Contact address: BUTTERFIELD BLVD.
MORGAN HILL, CA 95037
Contact country: US
Contact telephone: 408-465-8574

TENCATE ADVANCE COMPOSITES (Continued) **1001959809**

Contact email: M.ESPITIA-PENA@TCAC-USA.COM
EPA Region: 09
Land type: Private
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: TENCATE ADVANCE COMPOSITES
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 01/02/1999
Owner/Op end date: Not reported

Owner/operator name: ALIEN TECHNOLOGY
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 04/01/2000
Owner/Op end date: Not reported

Owner/operator name: ALIEN TECHNOLOGY CORP
Owner/operator address: 18410 BUTTERFIELD BLVD
MORGAN HILL, CA 95037
Owner/operator country: Not reported
Owner/operator telephone: 510-783-1800
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

TENCATE ADVANCE COMPOSITES (Continued) **1001959809**

Owner/operator name: PARKERS PARTNERS
Owner/operator address: SUTTER BLVD.
MORGAN HILL, CA 95037
Owner/operator country: US
Owner/operator telephone: 408-825-1824
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 06/01/1998
Owner/Op end date: Not reported

Owner/operator name: KIM DEYOUNG
Owner/operator address: 630 S. ROSSMORE AVE.
LOS ANGELES, CA 90005
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 01/01/2005
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: 141
. Waste name: Off-specification, aged, or surplus inorganics

. Waste code: 181
. Waste name: Other inorganic solid waste

. Waste code: 212
. Waste name: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)

. Waste code: 214
. Waste name: Unspecified solvent mixture

. Waste code: 331
. Waste name: Off-specification, aged, or surplus organics

TENCATE ADVANCE COMPOSITES (Continued) **1001959809**

. Waste code: 352
. Waste name: Other organic solids

. Waste code: 791
. Waste name: Liquids with pH < 2

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D002
. Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

. Waste code: D003
. Waste name: A MATERIAL IS CONSIDERED TO BE A REACTIVE HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE, REACTS VIOLENTLY WITH WATER, GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS, OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BY WASTE GUNPOWDER.

. Waste code: D004
. Waste name: ARSENIC

. Waste code: D008
. Waste name: LEAD

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF

TENCATE ADVANCE COMPOSITES (Continued) **1001959809**

ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: U112
. Waste name: ACETIC ACID ETHYL ESTER (I)

Historical Generators:
Date form received by agency: 07/07/2014
Site name: TENCATE ADVANCED COMPOSITES
Classification: Large Quantity Generator

. Waste code: 141
. Waste name: Off-specification, aged, or surplus inorganics

. Waste code: 181
. Waste name: Other inorganic solid waste

. Waste code: 212
. Waste name: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)

. Waste code: 272
. Waste name: Polymeric resin waste

. Waste code: 343
. Waste name: Unspecified organic liquid mixture

. Waste code: 352
. Waste name: Other organic solids

. Waste code: 791
. Waste name: Liquids with pH < 2

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D002
. Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL

TENCATE ADVANCE COMPOSITES (Continued) **1001959809**

ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Date form received by agency: 12/08/2006
Site name: ALIEN TECHNOLOGY *D
Classification: Not a generator, verified

Date form received by agency: 02/27/2006
Site name: ALIEN TECHNOLOGY
Classification: Small Quantity Generator

Date form received by agency: 02/27/2006
Site name: ALIEN TECHNOLOGY
Classification: Large Quantity Generator

. Waste code: 122
. Waste name: Alkaline solution without metals (pH > 12.5)

. Waste code: 181
. Waste name: Other inorganic solid waste

. Waste code: 212
. Waste name: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)

. Waste code: 331
. Waste name: Off-specification, aged, or surplus organics

. Waste code: 551
. Waste name: Laboratory waste chemicals

. Waste code: 791
. Waste name: Liquids with pH < 2

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

TENCATE ADVANCE COMPOSITES (Continued) **1001959809**

. Waste code: D002
. Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D011
. Waste name: SILVER

Date form received by agency: 01/20/2000
Site name: ALIEN TECHNOLOGY CORP
Classification: Small Quantity Generator

. Waste code: D000
. Waste name: Not Defined

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D002
. Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

. Waste code: D003
. Waste name: A MATERIAL IS CONSIDERED TO BE A REACTIVE HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE, REACTS VIOLENTLY WITH WATER, GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS, OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BY WASTE GUNPOWDER.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT

TENCATE ADVANCE COMPOSITES (Continued) **1001959809**

MIXTURES.

. Waste code: F004
. Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: CRESOLS AND CRESYLIC ACID, AND NITROBENZENE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: U134
. Waste name: HYDROFLUORIC ACID (C,T)

Biennial Reports:

Last Biennial Reporting Year: 2017

Annual Waste Handled:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
Amount (Lbs): 13006

Waste code: D002
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.
Amount (Lbs): 3646

Waste code: D003
Waste name: A MATERIAL IS CONSIDERED TO BE A REACTIVE HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE, REACTS VIOLENTLY WITH WATER, GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS, OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BY WASTE GUNPOWDER.
Amount (Lbs): 35

Waste code: D004
Waste name: ARSENIC
Amount (Lbs): 406

Waste code: D008
Waste name: LEAD
Amount (Lbs): 406

Waste code: D035
Waste name: METHYL ETHYL KETONE
Amount (Lbs): 3716

TENCATE ADVANCE COMPOSITES (Continued) **1001959809**

Waste code: F003
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
Amount (Lbs): 11185

Waste code: F005
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
Amount (Lbs): 800

Waste code: U112
Waste name: ACETIC ACID ETHYL ESTER (I)
Amount (Lbs): 406

Facility Has Received Notices of Violations:
Regulation violated: Not reported
Area of violation: Generators - Manifest
Date violation determined: 01/22/2016
Date achieved compliance: Not reported
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: Generators - General
Date violation determined: 01/22/2016
Date achieved compliance: Not reported
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

TENCATE ADVANCE COMPOSITES (Continued) **1001959809**

Regulation violated: Not reported
Area of violation: Generators - Records/Reporting
Date violation determined: 01/22/2016
Date achieved compliance: Not reported
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: Generators - Pre-transport
Date violation determined: 01/22/2016
Date achieved compliance: Not reported
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 01/22/2016
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 01/22/2016
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - Pre-transport
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 01/22/2016
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - Records/Reporting
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 01/22/2016
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - Manifest
Date achieved compliance: Not reported
Evaluation lead agency: State

ENVIROSTOR:
Facility ID: 71004096
Status: Inactive - Needs Evaluation
Status Date: Not reported

TENCATE ADVANCE COMPOSITES (Continued) **1001959809**

Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Berkeley
Assembly: 30
Senate: 17
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 37.14513
Longitude: -121.6577
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAR000064659
Alias Type: EPA Identification Number
Alias Name: 110002932097
Alias Type: EPA (FRS #)
Alias Name: 71004096
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

WDS:
Facility ID: Central Coastal 43I015752
Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

TENCATE ADVANCE COMPOSITES (Continued) **1001959809**

NPDES Number:	CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion:	3
Facility Telephone:	4087823915
Facility Contact:	Mary Beth Miller
Agency Name:	ALIEN TECHNOLOGY CORPORATION
Agency Address:	18410 BUTTERFIELD BOULEVARD
Agency City,St,Zip:	MORGAN HILL 95307
Agency Contact:	MARY BETH MILLER
Agency Telephone:	4087823915
Agency Type:	Private
SIC Code:	0
SIC Code 2:	Not reported
Primary Waste Type:	Not reported
Primary Waste:	Not reported
Waste Type2:	Not reported
Waste2:	Not reported
Primary Waste Type:	Not reported
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Design Flow:	0
Baseline Flow:	0
Reclamation:	Not reported
POTW:	Not reported
Treat To Water:	Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Complexity:	Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

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43 **SUNSWEET** **ENVIROSTOR** **S111842212**
SE **91 EAST 4TH STREET** **N/A**
1/2-1 **MORGAN HILL, CA 95037**
0.742 mi.
3919 ft.

Relative: **Lower**

Actual: **352 ft.**

ENVIROSTOR:

Facility ID:	43200019
Status:	Refer: Other Agency
Status Date:	04/05/1996
Site Code:	Not reported
Site Type:	Historical
Site Type Detailed:	* Historical
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Referred - Not Assigned
Division Branch:	Cleanup Berkeley
Assembly:	30

SUNSWEET (Continued) **S111842212**

Senate: 17
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 37.12832
Longitude: -121.6504
APN: 726-13-032
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 726-13-032
Alias Type: APN
Alias Name: 43200019
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

44
NNW
1/2-1
0.823 mi.
4345 ft.

Relative: Higher

Actual: 357 ft.

DEPRESSURIZED TECHNOLOGIES INT **RCRA-SQG** **1000820468**
335 COCHRANE CIR **FINDS** **CAD983665068**
MORGAN HILL, CA 95037 **ECHO**
HAZNET
ICE
HWP
CERS

RCRA-SQG:
Date form received by agency: 10/12/2000
Facility name: DEPRESSURIZED TECHNOLOGIES INT
Site name: DEPRESSURIZED TECHNOLOGIES INTERNATIONAL
Facility address: 335 COCHRANE CIRCLE
MORGAN HILL, CA 95037-2838
EPA ID: CAD983665068
Contact: WALTER GONZALES
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: 408-776-7816
Contact email: Not reported
EPA Region: 09
Land type: Private
Classification: Small Small Quantity Generator

DEPRESSURIZED TECHNOLOGIES INT (Continued) **1000820468**

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: Yes
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 03/04/1999
Site name: DEPRESSURIZED TECHNOLOGIES INTERNATIONAL
Classification: Large Quantity Generator

Date form received by agency: 09/01/1996
Site name: DEPRESSURIZED TECHNOLOGIES INT
Classification: Small Quantity Generator

Date form received by agency: 04/19/1993
Site name: DEPRESSURIZED TECHNOLOGIES INT
Classification: Large Quantity Generator

Facility Has Received Notices of Violations:
Regulation violated: Not reported
Area of violation: TSD - Container Use and Management
Date violation determined: 03/26/1999
Date achieved compliance: 03/30/1999
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 03/30/1999
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 01/28/2003
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported

DEPRESSURIZED TECHNOLOGIES INT (Continued) **1000820468**

Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 03/26/1999
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: TSD - Container Use and Management
Date achieved compliance: 03/30/1999
Evaluation lead agency: State

FINDS:

Registry ID: 110000785561

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000820468
Registry ID: 110000785561
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110000785561

HAZNET:
envid: 1000820468
Year: 2017
GEPAID: CAC002900737
Contact: KAREN MCGEOUGH
Telephone: 4086124970
Mailing Name: Not reported
Mailing Address: 335 COCHRANE CIRCLE
Mailing City,St,Zip: MORGAN HILL, CA 95037
Gen County: Santa Clara
TSD EPA ID: NVD980895338
TSD County: 99
Waste Category: Waste oil and mixed oil
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.2125
Cat Decode: Waste oil and mixed oil
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Santa Clara

ICE:
Envirostor ID: 3001585
EPA ID: CAD983665068
Site Type: INSPECTION
Facility Status: No Action

DEPRESSURIZED TECHNOLOGIES INT (Continued) **1000820468**

Inspection:
Action Type: Compliance Evaluation Inspection - Standardized Permit
Action Date: 03/26/1999
Violation Class: Minor
RTC Date: 03/30/1999

Action Type: Compliance Evaluation Inspection - Standardized Permit
Action Date: 01/28/2003
Violation Class: No Violations
RTC Date: Not reported

HWP:
EPA Id: CAD983665068
Cleanup Status: CLOSED
Latitude: 37.14747
Longitude: -121.6652
Facility Type: Historical - Non-Operating
Facility Size: Not reported
Team: Not reported
Supervisor: Not reported
Site Code: 200961, 520008
Assembly District: 30
Senate District: 17
Public Information Officer: Not reported
Public Information Officer: Not reported

Closure:
EPA Id: CAD983665068
Facility Type: Historical - Non-Operating
Unit Names: Pressurized Gas Tank Stor Unit(DTI-S3)
Event Description: Closure Final - ISSUE CLOSURE VERIFICATION
Actual Date: 10/11/2002

EPA Id: CAD983665068
Facility Type: Historical - Non-Operating
Unit Names: Pressurized Gas Tank Stor Unit(DTI-S3)
Event Description: Closure Final - RECEIVE CLOSURE CERTIFICATION
Actual Date: 09/27/2002

Alias:
EPA Id: CAD983665068
Facility Type: Historical - Non-Operating
Alias Type: FRS
Alias: 110000785561

EPA Id: CAD983665068
Facility Type: Historical - Non-Operating
Alias Type: Project Code (Site Code)
Alias: 200961

EPA Id: CAD983665068
Facility Type: Historical - Non-Operating
Alias Type: Project Code (Site Code)
Alias: 520008

DEPRESSURIZED TECHNOLOGIES INT (Continued) **1000820468**

CERS TANKS:
- Site ID: 187695
- CERS ID: CAD983665068
- CERS Description: Hazardous Waste

Evaluation:
- Eval General Type: Compliance Evaluation Inspection
- Eval Date: 03-26-1999
- Violations Found: Yes
- Eval Type: DTSC Compliance Evaluation Inspection
- Eval Notes: Compliance Evaluation Inspection - Standardized Permit Return To Compliance: 1999-03-30 00:00:00
- Eval Division: Department of Toxic Substances Control
- Eval Program: DTSC_ENF
- Eval Source: ENVSTORHAZ

- Eval General Type: Compliance Evaluation Inspection
- Eval Date: 01-28-2003
- Violations Found: No
- Eval Type: DTSC Compliance Evaluation Inspection
- Eval Notes: Compliance Evaluation Inspection - Standardized Permit
- Eval Division: Department of Toxic Substances Control
- Eval Program: DTSC_ENF
- Eval Source: ENVSTORHAZ

Affiliation:
- Affiliation Type Desc: Facility Contact
- Entity Name: WALTER GONZALEZ
- Entity Title: Not reported
- Affiliation Address: INACTIVE PER VQ01 - BMI
- Affiliation City: MORGAN HILL
- Affiliation State: CA
- Affiliation Country: Not reported
- Affiliation Zip: 950370000
- Affiliation Phone: 4087767816

- Affiliation Type Desc: Facility Owner
- Entity Name: THOITS BROS C/O RENAULT AND H
- Entity Title: Not reported
- Affiliation Address: 2500 EL CAMINO REAL
- Affiliation City: PALO ALTO
- Affiliation State: CA
- Affiliation Country: Not reported
- Affiliation Zip: --
- Affiliation Phone: 0000000000

45
North
1/2-1
0.837 mi.
4418 ft.

MADRONE LAND CORPORATION
645 COCHRANE ROAD
MORGAN HILL, CA 95037

ENVIROSTOR **S101482285**
CPS-SLIC **N/A**
DEED
HIST CORTESE
CERS

Relative:
Higher

Actual:
366 ft.

ENVIROSTOR:
- Facility ID: 43010016
- Status: Refer: RWQCB
- Status Date: 08/21/1996

MADRONE LAND CORPORATION (Continued) **S101482285**

Site Code: Not reported
Site Type: Historical
Site Type Detailed: * Historical
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Rick Jones
Supervisor: Hansen Pang
Division Branch: Cleanup Berkeley
Assembly: 30
Senate: 17
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 37.15062
Longitude: -121.6562
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: * WASTE OIL & MIXED OIL Lead
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: MADRONE LAND CORP./SAN JOSE TRAP & SKEET
Alias Type: Alternate Name
Alias Name: 43010016
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 11/10/1992
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

CPS-SLIC:
Region: STATE
Facility Status: **Completed - Case Closed**
Status Date: 08/09/1995
Global Id: SL20274892
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Lead Agency Case Number: Not reported
Latitude: 37.1292648829132
Longitude: -121.641437342297
Case Type: Cleanup Program Site
Case Worker: UUU
Local Agency: Not reported

MADRONE LAND CORPORATION (Continued) **S101482285**

RB Case Number: SL20274892
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

DEED:
Envirostor ID: SL20274892
Area: Not reported
Sub Area: Not reported
Site Type: SLIC
Status: COMPLETED - CASE CLOSED
Agency: SWRCB
Covenant Uploaded: Y
Deed Date(s): 10/02/2001
File Name: Geotracker Land Use/Deed Restrictions

HIST CORTESE:
Region: CORTESE
Facility County Code: 43
Reg By: CALSI
Reg Id: 43010016

CERS TANKS:
Site ID: 225155
CERS ID: SL20274892
CERS Description: Cleanup Program Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: Regional Water Board - SAN FRANCISCO BAY RWQCB (REGION 2)
Entity Title: Not reported
Affiliation Address: 1515 CLAY ST SUITE 1400
Affiliation City: OAKLAND
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

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46 **PHOTOTEK** **RCRA-SQG** **1001115570**
NNE **18450 SUTTER BLVD** **ENVIROSTOR** **CAR000015065**
1/2-1 **MORGAN HILL, CA 95037** **HAZNET**
0.850 mi.
4490 ft.

Relative: Higher

Actual: 373 ft.

RCRA-SQG:
Date form received by agency: 04/30/2002
Facility name: PHOTOTEK
Facility address: 18450 SUTTER BLVD
MORGAN HILL, CA 95037
EPA ID: CAR000015065
Mailing address: 307 CONSTITUTION DRIVE, MS
MENLO PARK, CA 94025
Contact: ROBIN A ADAIR

PHOTOTEK (Continued) **1001115570**

Contact address:	Not reported
	Not reported
Contact country:	US
Contact telephone:	650-361-3022
Telephone ext.:	3022
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	TYCO ELECTRONICS CORPORATION
Owner/operator address:	Not reported
	Not reported
Owner/operator country:	US
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	01/01/2002
Owner/Op end date:	Not reported

Owner/operator name:	TYCO ELECTRONICS CORPORATION
Owner/operator address:	Not reported
	Not reported
Owner/operator country:	US
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	01/01/2002
Owner/Op end date:	Not reported

Owner/operator name:	JAMES OSTENDORF
Owner/operator address:	2310 LUNDY AVE
	SAN JOSE, CA 95131
Owner/operator country:	Not reported
Owner/operator telephone:	408-435-5501
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No

PHOTOTEK (Continued) **1001115570**

Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 04/30/2002
Site name: PHOTOTEK
Classification: Large Quantity Generator

. Waste code: 121
. Waste name: Alkaline solution (pH >12.5) with metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc)

. Waste code: 122
. Waste name: Alkaline solution without metals (pH > 12.5)

. Waste code: 132
. Waste name: Aqueous solution w/metals (< restricted levels and see waste code 121 for a list of metals)

. Waste code: 141
. Waste name: Off-specification, aged, or surplus inorganics

. Waste code: 171
. Waste name: Metal sludge (see 121)

. Waste code: 181
. Waste name: Other inorganic solid waste

. Waste code: 331
. Waste name: Off-specification, aged, or surplus organics

. Waste code: 791
. Waste name: Liquids with pH < 2

. Waste code: 792
. Waste name: Liquids with pH < 2 with metals

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT

PHOTOTEK (Continued) **1001115570**

WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D002
. Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

. Waste code: D004
. Waste name: ARSENIC

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: F006
. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Date form received by agency: 04/30/2001
Site name: DYNAVISION INC DBA PHOTOTEK
Classification: Large Quantity Generator

. Waste code: D002
. Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

. Waste code: D004
. Waste name: ARSENIC

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: F006
. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC AND ALUMINUM

PHOTOTEK (Continued) **1001115570**

PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Date form received by agency: 03/04/1999
Site name: AGASIS
Classification: Large Quantity Generator

Violation Status: No violations found

ENVIROSTOR:
Facility ID: 71003458
Status: Inactive - Needs Evaluation
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Berkeley
Assembly: 30
Senate: 17
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 37.14834
Longitude: -121.6543
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAR000015065
Alias Type: EPA Identification Number
Alias Name: 110008062005
Alias Type: EPA (FRS #)
Alias Name: 71003458
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 07/11/2012
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported

PHOTOTEK (Continued) **1001115570**

Schedule Revised Date: Not reported

HAZNET:

envid:	1001115570
Year:	2004
GEPAID:	CAR000015065
Contact:	JAMES OSTENDOR F
Telephone:	6509486781
Mailing Name:	Not reported
Mailing Address:	738 LOYOLA DR
Mailing City,St,Zip:	LOS ALTOS, CA 94024
Gen County:	Not reported
TSD EPA ID:	CAD008302903
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues less than 10 percent
Disposal Method:	Transfer Station
Tons:	9.17
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Santa Clara

envid:	1001115570
Year:	2003
GEPAID:	CAR000015065
Contact:	JAMES OSTENDOR F
Telephone:	6509486781
Mailing Name:	Not reported
Mailing Address:	738 LOYOLA DR
Mailing City,St,Zip:	LOS ALTOS, CA 94024
Gen County:	Not reported
TSD EPA ID:	CAT000646117
TSD County:	Not reported
Waste Category:	Other organic solids
Disposal Method:	Disposal, Land Fill
Tons:	67.42
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Santa Clara

envid:	1001115570
Year:	2002
GEPAID:	CAR000015065
Contact:	JAMES OSTENDOR F
Telephone:	6509486781
Mailing Name:	Not reported
Mailing Address:	738 LOYOLA DR
Mailing City,St,Zip:	LOS ALTOS, CA 94024
Gen County:	Not reported
TSD EPA ID:	CAT080014079
TSD County:	Not reported
Waste Category:	Off-specification, aged or surplus inorganics
Disposal Method:	Transfer Station
Tons:	0
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Santa Clara

PHOTOTEK (Continued) **1001115570**

envid:	1001115570
Year:	2002
GEPAID:	CAR000015065
Contact:	JAMES OSTENDOR F
Telephone:	6509486781
Mailing Name:	Not reported
Mailing Address:	738 LOYOLA DR
Mailing City,St,Zip:	LOS ALTOS, CA 94024
Gen County:	Not reported
TSD EPA ID:	CAD097030993
TSD County:	Not reported
Waste Category:	Other organic solids
Disposal Method:	Disposal, Other
Tons:	0.12
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Santa Clara

envid:	1001115570
Year:	2002
GEPAID:	CAR000015065
Contact:	JAMES OSTENDOR F
Telephone:	6509486781
Mailing Name:	Not reported
Mailing Address:	738 LOYOLA DR
Mailing City,St,Zip:	LOS ALTOS, CA 94024
Gen County:	Not reported
TSD EPA ID:	CAT080014079
TSD County:	Not reported
Waste Category:	Off-specification, aged or surplus organics
Disposal Method:	Transfer Station
Tons:	0.58
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Santa Clara

Click this hyperlink while viewing on your computer to access
75 additional CA_HAZNET: record(s) in the EDR Site Report.

47
ENE
1/2-1
0.932 mi.
4920 ft.

RYAN PROPERTIES **ENVIROSTOR** **S100351771**
E. MAIN AVE. & EAST LANE **N/A**
MORGAN HILL, CA 95037

Relative:
Higher

Actual:
370 ft.

ENVIROSTOR:

Facility ID:	43010015
Status:	No Further Action
Status Date:	07/10/2006
Site Code:	201524
Site Type:	Evaluation
Site Type Detailed:	Evaluation
Acres:	20
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Denise Tsuji

RYAN PROPERTIES (Continued) **S100351771**

Division Branch: Cleanup Berkeley
Assembly: 30
Senate: 17
Special Program: EPA - PASI
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 37.13876
Longitude: -121.6430
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ROW CROPS
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: RYAN PROPERTIES
Alias Type: Alternate Name
Alias Name: 201524
Alias Type: Project Code (Site Code)
Alias Name: 43010015
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 08/13/1996
Comments: Completed Site Screening. A variety of chemicals were present in non-hazardous levels (>TTLC) : arsenic to 91 ppm, chromium to 62 ppm, lead to 480 ppm, zinc to 190 ppm, and extractable hydrocarbons (motor oil) to 45,000 ppm. Pesticides including DDT and dieldrin are present below soluble limits. The former farm vacant, a large garbage pile, and auto painting wastes were reported on site. The buyer wants the seller to get a signoff from the City who in turn, referred the site to DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 01/10/2000
Comments: Site screening approved by USEPA. No further action required under CERCLA. Post-removal concentrations of contaminants (lead, DDE, DDT, and dieldrin) were below CHHSLs.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Count: 2 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
MORGAN HILL	S111120580	FORMER WHITE GASOLINE	MONTEREY RD & WATSONVILLE RD		LUST
MORGAN HILL	S107541046		VEHICLE STOP AT VINEYARD & MON	95037	CDL

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 11/14/2018
Date Data Arrived at EDR: 11/27/2018
Date Made Active in Reports: 12/07/2018
Number of Days to Update: 10

Source: EPA
Telephone: N/A
Last EDR Contact: 11/27/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 11/14/2018
Date Data Arrived at EDR: 11/27/2018
Date Made Active in Reports: 12/07/2018
Number of Days to Update: 10

Source: EPA
Telephone: N/A
Last EDR Contact: 11/27/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 11/14/2018
Date Data Arrived at EDR: 11/27/2018
Date Made Active in Reports: 12/07/2018
Number of Days to Update: 10

Source: EPA
Telephone: N/A
Last EDR Contact: 11/27/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 92

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 11/14/2018
Date Data Arrived at EDR: 11/27/2018
Date Made Active in Reports: 12/07/2018
Number of Days to Update: 10

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 11/27/2018
Next Scheduled EDR Contact: 01/28/2019
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 11/14/2018
Date Data Arrived at EDR: 11/28/2018
Date Made Active in Reports: 12/07/2018
Number of Days to Update: 9

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 11/28/2018
Next Scheduled EDR Contact: 01/28/2019
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 10/17/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 12/07/2018
Number of Days to Update: 43

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 10/15/2018
Next Scheduled EDR Contact: 02/25/2019
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 07/31/2018
Date Data Arrived at EDR: 08/28/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 17

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/28/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 07/31/2018
Date Data Arrived at EDR: 08/28/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 17

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/28/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/24/2018
Date Data Arrived at EDR: 09/25/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 45

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/25/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 10/30/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 44

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/30/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 10/30/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 44

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/30/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/12/2018
Date Data Arrived at EDR: 11/14/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 29

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 02/25/2019
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/08/2018
Number of Days to Update: 26

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 12/11/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35
Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36
Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11
Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017
Date Data Arrived at EDR: 05/30/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 136
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 10/10/2018
Next Scheduled EDR Contact: 01/21/2019
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/03/2018
Number of Days to Update: 21
Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 12/11/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Semi-Annually

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases

UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/03/2018
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)

Military ust sites

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Quarterly

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 10/30/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 44

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/30/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/24/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 09/24/2018
Date Data Arrived at EDR: 09/25/2018
Date Made Active in Reports: 10/15/2018
Number of Days to Update: 20

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 09/25/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/18/2018
Date Data Arrived at EDR: 09/18/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/18/2018
Next Scheduled EDR Contact: 12/31/2018
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 10/25/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/15/2018
Number of Days to Update: 33

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 09/28/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 34

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 08/07/2018
Next Scheduled EDR Contact: 02/25/2019
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/25/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176
Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 11/02/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 09/21/2018
Date Data Arrived at EDR: 09/21/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 49
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/26/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21
Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 10/30/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 44
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/30/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs
A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/12/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 55
Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 11/01/2018
Next Scheduled EDR Contact: 01/21/2019
Data Release Frequency: Varies

CERS HAZ WASTE: CERS HAZ WASTE
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 10/23/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/21/2018
Date Data Arrived at EDR: 09/21/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 49

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/26/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 12/04/2018
Date Data Arrived at EDR: 12/06/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 8

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 11/26/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing
Aboveground storage tank sites

Date of Government Version: 09/11/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/11/2018
Number of Days to Update: 29

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 11/01/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Varies

CERS TANKS: California Environmental Reporting System (CERS) Tanks
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/23/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Quarterly

CA FID UST: Facility Inventory Database
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing
A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 08/29/2018
Date Data Arrived at EDR: 08/30/2018
Date Made Active in Reports: 10/01/2018
Number of Days to Update: 32

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 08/13/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 43

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 11/27/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 09/04/2018
Date Data Arrived at EDR: 09/05/2018
Date Made Active in Reports: 10/02/2018
Number of Days to Update: 27

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 12/05/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/26/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 73

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/25/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 51

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/08/2018
Number of Days to Update: 26

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 11/19/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/12/2018
Next Scheduled EDR Contact: 01/21/2019
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/12/2018
Next Scheduled EDR Contact: 01/21/2019
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/16/2018
Next Scheduled EDR Contact: 02/25/2019
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 08/31/2018
Date Data Arrived at EDR: 09/25/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 45

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/25/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 11/05/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 11/09/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/21/2018
Next Scheduled EDR Contact: 12/31/2018
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 01/10/2018
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 2

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/16/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/24/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 08/13/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 43

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 11/27/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 08/01/2018
Date Data Arrived at EDR: 08/22/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 44

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/23/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 08/13/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 36

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 10/04/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 09/14/2018
Date Data Arrived at EDR: 10/11/2018
Date Made Active in Reports: 12/07/2018
Number of Days to Update: 57

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/11/2018
Next Scheduled EDR Contact: 01/21/2019
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 10/09/2018
Next Scheduled EDR Contact: 01/21/2019
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 10/11/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 12/05/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017
Date Data Arrived at EDR: 11/30/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 15
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 10/02/2018
Date Data Arrived at EDR: 10/03/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 37
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 10/03/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 10/30/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2018
Date Data Arrived at EDR: 10/12/2018
Date Made Active in Reports: 12/07/2018
Number of Days to Update: 56

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 10/01/2018
Next Scheduled EDR Contact: 12/31/2018
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 11/21/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/09/2018
Next Scheduled EDR Contact: 01/21/2019
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 11/01/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 10/11/2017
Date Made Active in Reports: 11/03/2017
Number of Days to Update: 23

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 12/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 08/13/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 43

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 11/27/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/01/2018
Date Data Arrived at EDR: 08/29/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 37

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 11/30/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/30/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/30/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 12/06/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 08/07/2018
Date Data Arrived at EDR: 09/05/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 30

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 12/05/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 06/19/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 87

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/15/2018
Next Scheduled EDR Contact: 01/28/2019
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 11/30/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/02/2018
Date Data Arrived at EDR: 09/05/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 9

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 12/31/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/22/2018
Date Data Arrived at EDR: 08/22/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 44

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 11/19/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 09/24/2018
Date Data Arrived at EDR: 09/25/2018
Date Made Active in Reports: 10/16/2018
Number of Days to Update: 21

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 09/25/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 08/28/2018
Date Data Arrived at EDR: 08/30/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 63

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 12/06/2018
Next Scheduled EDR Contact: 02/25/2019
Data Release Frequency: Varies

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 09/11/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 09/19/2018
Number of Days to Update: 7

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 11/01/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 10/15/2018
Date Data Arrived at EDR: 10/16/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 31

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 08/30/2018
Date Data Arrived at EDR: 09/27/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 35

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Annually

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 10/04/2018
Date Data Arrived at EDR: 10/05/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 27

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 11/26/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/20/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 47

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 09/21/2018
Next Scheduled EDR Contact: 12/31/2018
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 11/01/2018
Date Data Arrived at EDR: 11/02/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 41

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/01/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 10/19/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 08/14/2018
Date Data Arrived at EDR: 08/16/2018
Date Made Active in Reports: 09/10/2018
Number of Days to Update: 25

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 11/07/2018
Next Scheduled EDR Contact: 02/25/2019
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 10/10/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 37

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 10/10/2018
Next Scheduled EDR Contact: 01/21/2019
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 08/20/2018
Date Data Arrived at EDR: 08/21/2018
Date Made Active in Reports: 09/10/2018
Number of Days to Update: 20

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 11/19/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/20/2018
Date Data Arrived at EDR: 08/21/2018
Date Made Active in Reports: 09/10/2018
Number of Days to Update: 20

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/19/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 10/09/2018
Date Data Arrived at EDR: 10/10/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 37

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 10/10/2018
Next Scheduled EDR Contact: 01/21/2019
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing
A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27
Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 08/28/2018
Date Data Arrived at EDR: 09/05/2018
Date Made Active in Reports: 10/03/2018
Number of Days to Update: 28
Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 12/05/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 11/12/2018
Date Data Arrived at EDR: 11/14/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 29
Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 02/25/2019
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing
A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 09/04/2018
Date Data Arrived at EDR: 09/05/2018
Date Made Active in Reports: 10/03/2018
Number of Days to Update: 28
Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 12/05/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/15/2018
Number of Days to Update: 33
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 09/19/2018
Date Data Arrived at EDR: 09/20/2018
Date Made Active in Reports: 10/19/2018
Number of Days to Update: 29
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: No Update Planned

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 04/27/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 34
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 12/14/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 07/11/2018
Date Made Active in Reports: 09/13/2018
Number of Days to Update: 64
Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 10/12/2018
Next Scheduled EDR Contact: 01/21/2019
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9
Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Quarterly

CERS: CalEPA Regulated Site Portal Data
The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38
Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/23/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13
Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 09/25/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Varies

CIWQS: California Integrated Water Quality System
The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 09/04/2018
Date Data Arrived at EDR: 09/05/2018
Date Made Active in Reports: 10/02/2018
Number of Days to Update: 27
Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 12/04/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing
In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)
Non-Case Information sites

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)
Other Oil & Gas Projects sites

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 10/05/2018
Date Data Arrived at EDR: 10/10/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 22

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/05/2018
Next Scheduled EDR Contact: 01/21/2019
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 10/05/2018
Date Data Arrived at EDR: 10/10/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 23

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/05/2018
Next Scheduled EDR Contact: 04/24/2047
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 07/01/2018
Date Data Arrived at EDR: 07/24/2018
Date Made Active in Reports: 08/20/2018
Number of Days to Update: 27

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 10/05/2018
Next Scheduled EDR Contact: 01/21/2019
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 10/31/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 12/12/2018
Number of Days to Update: 8

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 09/24/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 05/23/2018
Date Data Arrived at EDR: 05/24/2018
Date Made Active in Reports: 07/13/2018
Number of Days to Update: 50

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 08/20/2018
Date Data Arrived at EDR: 08/21/2018
Date Made Active in Reports: 09/11/2018
Number of Days to Update: 21

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 10/29/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 08/16/2018
Date Data Arrived at EDR: 11/06/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 8

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 10/25/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 09/04/2018
Date Data Arrived at EDR: 09/05/2018
Date Made Active in Reports: 09/18/2018
Number of Days to Update: 13

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 11/16/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 10/16/2018
Date Data Arrived at EDR: 10/18/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 27

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 10/15/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 07/11/2018
Date Data Arrived at EDR: 07/13/2018
Date Made Active in Reports: 08/22/2018
Number of Days to Update: 40

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 11/19/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 20

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

KERN COUNTY:

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 11/02/2018
Date Data Arrived at EDR: 11/07/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 37

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 11/01/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 11/21/2018
Date Data Arrived at EDR: 11/27/2018
Date Made Active in Reports: 12/12/2018
Number of Days to Update: 15

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 11/07/2018
Date Data Arrived at EDR: 11/08/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 6

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 10/15/2018
Next Scheduled EDR Contact: 01/28/2019
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 10/15/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 22

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: San Gabriel Valley Areas of Concern
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 09/20/2018
Date Data Arrived at EDR: 10/12/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 35

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 10/05/2018
Next Scheduled EDR Contact: 01/21/2019
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 10/15/2018
Date Data Arrived at EDR: 10/16/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 31

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 10/16/2018
Next Scheduled EDR Contact: 01/28/2019
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2018
Date Data Arrived at EDR: 05/01/2018
Date Made Active in Reports: 05/14/2018
Number of Days to Update: 13

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 10/15/2018
Next Scheduled EDR Contact: 01/28/2019
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 07/01/2018
Date Data Arrived at EDR: 10/16/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 31

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 10/16/2018
Next Scheduled EDR Contact: 01/28/2019
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 10/15/2018
Next Scheduled EDR Contact: 01/28/2019
Data Release Frequency: Semi-Annually

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/09/2017
Date Data Arrived at EDR: 03/10/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 54

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Annually

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 10/02/2018
Date Data Arrived at EDR: 10/05/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 28

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 10/05/2018
Next Scheduled EDR Contact: 01/21/2019
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 11/26/2018
Date Data Arrived at EDR: 11/27/2018
Date Made Active in Reports: 12/12/2018
Number of Days to Update: 15

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 10/01/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/29/2018
Date Data Arrived at EDR: 08/31/2018
Date Made Active in Reports: 09/19/2018
Number of Days to Update: 19

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 07/18/2018
Date Data Arrived at EDR: 09/04/2018
Date Made Active in Reports: 09/19/2018
Number of Days to Update: 15

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 12/06/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 11/01/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 15

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 10/01/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/21/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 11/28/2018
Date Data Arrived at EDR: 11/30/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 14

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/26/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 11/06/2018
Date Data Arrived at EDR: 11/08/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 6

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 10/25/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 10/04/2018
Date Data Arrived at EDR: 11/14/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 29

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/05/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 10/04/2018
Date Data Arrived at EDR: 11/14/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 29

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/05/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 10/04/2018
Date Data Arrived at EDR: 11/06/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 38

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/06/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 09/04/2018
Date Data Arrived at EDR: 09/06/2018
Date Made Active in Reports: 10/03/2018
Number of Days to Update: 27

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 07/19/2018
Date Data Arrived at EDR: 07/25/2018
Date Made Active in Reports: 09/05/2018
Number of Days to Update: 42

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 10/10/2018
Date Data Arrived at EDR: 10/12/2018
Date Made Active in Reports: 10/16/2018
Number of Days to Update: 4

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/17/2018
Next Scheduled EDR Contact: 12/31/2018
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 10/10/2018
Date Data Arrived at EDR: 10/12/2018
Date Made Active in Reports: 11/05/2018
Number of Days to Update: 24

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/17/2018
Next Scheduled EDR Contact: 12/31/2018
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 08/03/2018
Date Data Arrived at EDR: 10/02/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 30

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/02/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 08/23/2018
Date Data Arrived at EDR: 10/02/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 31

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/02/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 11/15/2018
Date Data Arrived at EDR: 11/16/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 27

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 07/27/2018
Date Data Arrived at EDR: 07/31/2018
Date Made Active in Reports: 09/10/2018
Number of Days to Update: 41

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 11/05/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 06/04/2018
Date Data Arrived at EDR: 06/06/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 41

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 12/05/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 56

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

SAN DIEGO CO. SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

LUST SAN FRANCISCO: Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 11/01/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Quarterly

UST SAN FRANCISCO: Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/05/2018
Date Data Arrived at EDR: 11/06/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 38

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 11/01/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 11/14/2018
Date Data Arrived at EDR: 11/15/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 28

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 09/18/2018
Date Data Arrived at EDR: 09/20/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 42

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 09/18/2018
Date Data Arrived at EDR: 09/20/2018
Date Made Active in Reports: 10/17/2018
Number of Days to Update: 27

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/10/2018
Next Scheduled EDR Contact: 12/24/2018
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 11/16/2018
Date Data Arrived at EDR: 11/16/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 27

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 11/21/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Annually

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/01/2018
Date Data Arrived at EDR: 11/06/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 38

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 11/01/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 08/29/2018
Date Data Arrived at EDR: 09/04/2018
Date Made Active in Reports: 10/17/2018
Number of Days to Update: 43

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 11/29/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 10

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 09/24/2018
Date Data Arrived at EDR: 09/25/2018
Date Made Active in Reports: 10/16/2018
Number of Days to Update: 21

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 09/24/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 10/02/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 10/25/2018
Number of Days to Update: 21

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 09/24/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 08/14/2018
Date Data Arrived at EDR: 08/16/2018
Date Made Active in Reports: 08/24/2018
Number of Days to Update: 8

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 10/15/2018
Next Scheduled EDR Contact: 01/28/2019
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 09/18/2018
Date Data Arrived at EDR: 09/20/2018
Date Made Active in Reports: 10/25/2018
Number of Days to Update: 35

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 07/17/2018
Date Data Arrived at EDR: 08/02/2018
Date Made Active in Reports: 09/07/2018
Number of Days to Update: 36

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 20

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 09/13/2018
Date Data Arrived at EDR: 09/14/2018
Date Made Active in Reports: 09/19/2018
Number of Days to Update: 5

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 36

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 10/01/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Annually

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 11/07/2018
Next Scheduled EDR Contact: 02/25/2019
Data Release Frequency: Quarterly

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 09/25/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 36
Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 09/04/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/04/2018
Number of Days to Update: 22
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 10/15/2018
Date Data Arrived at EDR: 10/19/2018
Date Made Active in Reports: 11/05/2018
Number of Days to Update: 17
Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 10/15/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 11/05/2018
Date Data Arrived at EDR: 11/07/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 7
Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 10/25/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 11/12/2018
Date Data Arrived at EDR: 11/14/2018
Date Made Active in Reports: 12/04/2018
Number of Days to Update: 20

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 02/25/2019
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 07/13/2018
Date Made Active in Reports: 08/01/2018
Number of Days to Update: 19

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/09/2018
Next Scheduled EDR Contact: 01/21/2019
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 07/01/2018
Date Data Arrived at EDR: 08/01/2018
Date Made Active in Reports: 08/31/2018
Number of Days to Update: 30

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 10/31/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/27/2018
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/15/2018
Next Scheduled EDR Contact: 01/28/2019
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/16/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/15/2018
Date Made Active in Reports: 07/09/2018
Number of Days to Update: 24

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/07/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

PROPOSED ACQUISITION PROPERTY
17965 MONTEREY STREET
MORGAN HILL, CA 95037

TARGET PROPERTY COORDINATES

Latitude (North):	37.135908 - 37° 8' 9.27''
Longitude (West):	121.660323 - 121° 39' 37.16''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	618992.6
UTM Y (Meters):	4110585.8
Elevation:	354 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5640402 MORGAN HILL, CA
Version Date:	2012
South Map:	5640078 MOUNT MADONNA, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

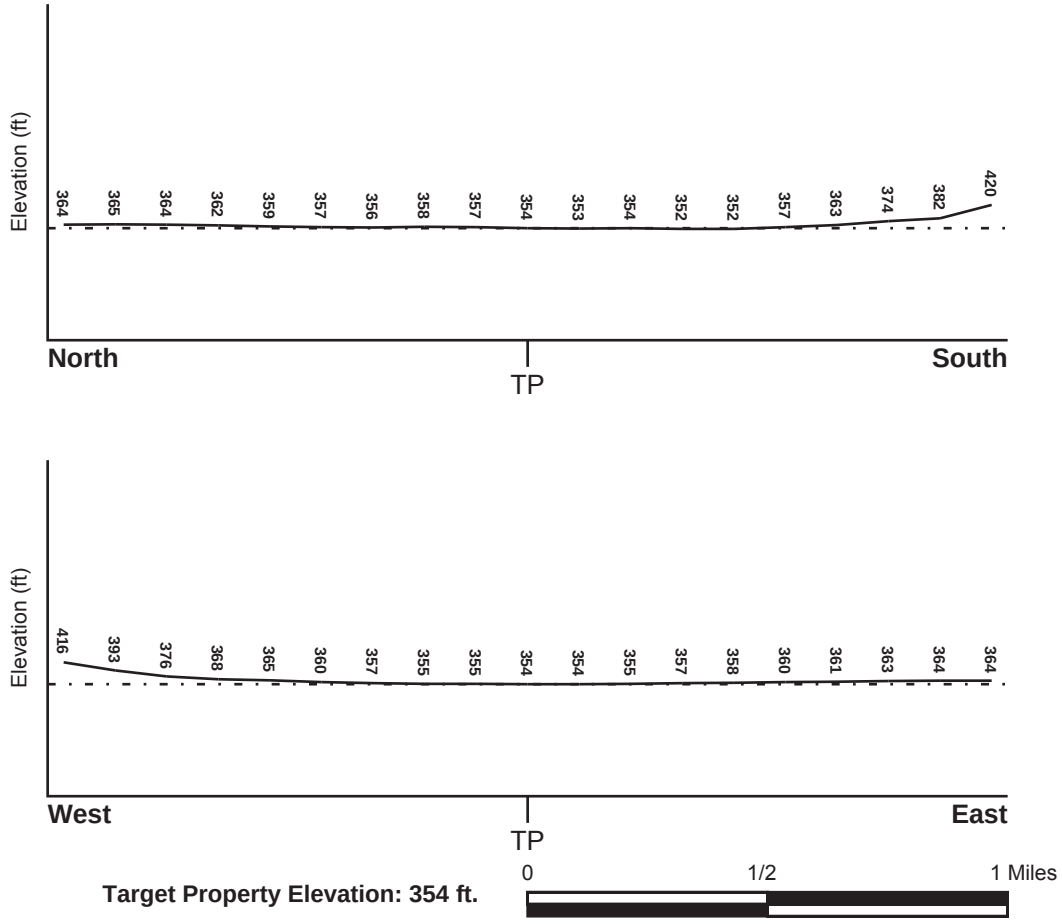
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06085C0443H	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06085C0444H	FEMA FIRM Flood data
06085C0606H	FEMA FIRM Flood data
06085C0607H	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
MORGAN HILL	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
B4	1/2 - 1 Mile SE	NW
B5	1/2 - 1 Mile SE	N,NE,E,Varie
1G	1/2 - 1 Mile SE	N,NE,E,Varie
2G	1/2 - 1 Mile SE	NW

For additional site information, refer to Physical Setting Source Map Findings.

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

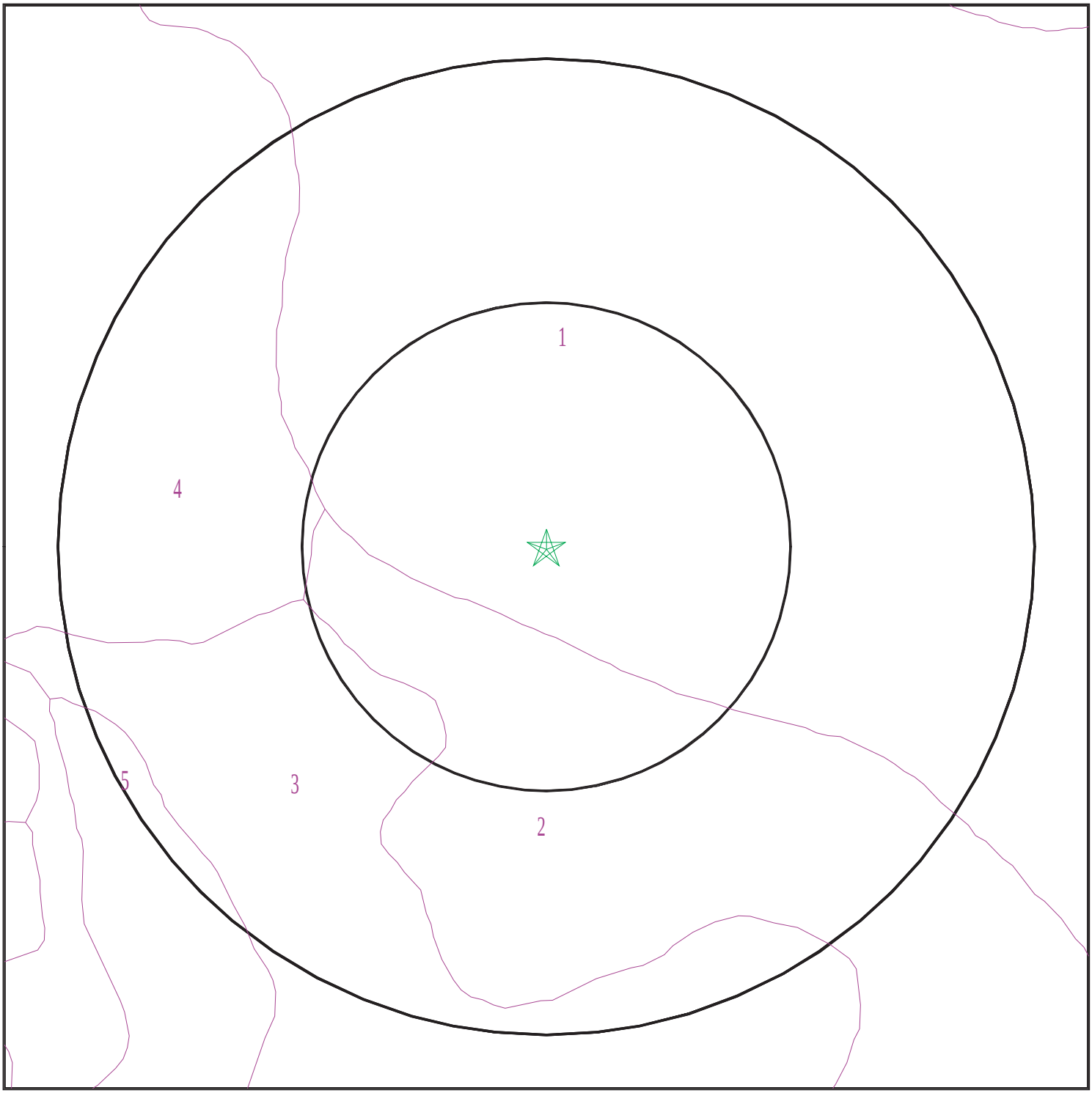
Era:	Mesozoic
System:	Cretaceous
Series:	Upper Mesozoic
Code:	uMze*(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Eugeosynclinal Deposits

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 5514627.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Proposed Acquisition Property	CLIENT:	Krazan & Associates, Inc.
ADDRESS:	17965 Monterey Street Morgan Hill CA 95037	CONTACT:	Bill Vick
LAT/LONG:	37.135908 / 121.660323	INQUIRY #:	5514627.2s
		DATE:	December 17, 2018 5:34 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: PLEASANTON

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	18 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 7.3 Min: 6.1
2	18 inches	44 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 7.3 Min: 6.1
3	44 inches	66 inches	gravelly sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 7.3 Min: 6.1

Soil Map ID: 2

Soil Component Name: SAN YSIDRO

Soil Surface Texture: loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 183 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	20 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
2	20 inches	35 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
3	35 inches	50 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
4	50 inches	59 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9

Soil Map ID: 3

Soil Component Name: CROPLEY

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.6
2	14 inches	35 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.6
3	35 inches	59 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.6

Soil Map ID: 4

Soil Component Name: MAXWELL

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	25 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
2	25 inches	46 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
3	46 inches	59 inches	gravelly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9

Soil Map ID: 5

Soil Component Name: KEEFERS

Soil Surface Texture: clay loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	22 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 4 Min: 0.42	Max: 7.8 Min: 7.4
2	22 inches	38 inches	gravelly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 4 Min: 0.42	Max: 7.8 Min: 7.4
3	38 inches	59 inches	very gravelly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 4 Min: 0.42	Max: 7.8 Min: 7.4

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.001 miles
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

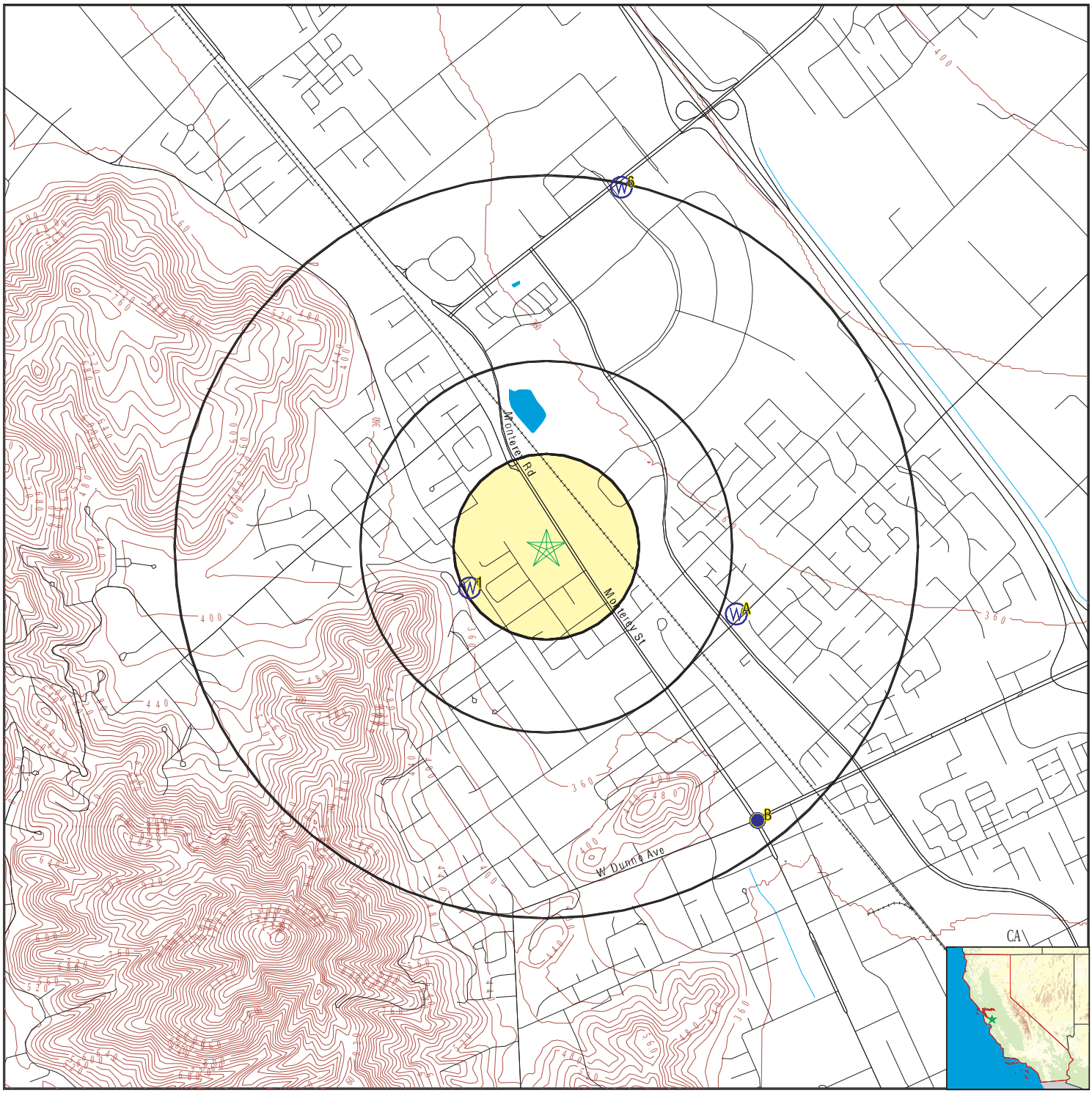
MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CADW60000004128	1/8 - 1/4 Mile WSW
A2	9386	1/2 - 1 Mile ESE
A3	9397	1/2 - 1 Mile ESE
6	9381	1/2 - 1 Mile NNE

PHYSICAL SETTING SOURCE MAP - 5514627.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	Proposed Acquisition Property	CLIENT:	Krazan & Associates, Inc.
ADDRESS:	17965 Monterey Street Morgan Hill CA 95037	CONTACT:	Bill Vick
		INQUIRY #:	5514627.2s
LAT/LONG:	37.135908 / 121.660323	DATE:	December 17, 2018 5:34 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
1		
WSW	**CA WELLS**	**CADW60000004128**
1/8 - 1/4 Mile		
Lower		

Objectid:	4128	Latitude:	37.1343
Longitude:	-121.66405	Site code:	371343N1216641W001
State well numbe:	09S03E20K003M	Local well name:	'09S03E20K003'
Well use id:	1	Well use descrip:	Observation
County id:	43	County name:	Santa Clara
Basin code:	'3-3.01'	Basin desc:	Llagas Area
Dwr region id:	80236	Dwr region:	North Central Region Office
Site id:	CADW60000004128		

A2			
ESE		**CA WELLS**	**9386**
1/2 - 1 Mile			
Higher			

Seq:	9386	Prim sta c:	09S/03E-21K04 M
Frds no:	4310006012	County:	43
District:	05	User id:	HEN
System no:	4310006	Water type:	G
Source nam:	MAIN AVE	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	370800.0	Longitude:	1213900.0
Precision:	8	Status:	AR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	4310006	System nam:	City of Morgan Hill
Hqname:	Not Reported	Address:	17555 Peak Avenue
City:	Morgan Hill	State:	CA
Zip:	95037	Zip ext:	Not Reported
Pop serv:	27948	Connection:	9290
Area serve:	CITY OF MORGAN HILL		

Sample date:	22-MAY-17	Finding:	47.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		

Sample date:	22-MAY-17	Finding:	11.75
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dlr:	0.		

Sample date:	22-MAY-17	Finding:	0.19
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dlr:	0.1		

Sample date:	22-MAY-17	Finding:	560.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		

Sample date:	22-MAY-17	Finding:	7.61
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		

Sample date:	22-MAY-17	Finding:	120.

Chemical:	ALKALINITY (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	22-MAY-17	Finding:	150.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dlr:	0.		
Sample date:	22-MAY-17	Finding:	2.2
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	22-MAY-17	Finding:	203.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	22-MAY-17	Finding:	2.2
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	22-MAY-17	Finding:	21.
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	22-MAY-17	Finding:	27.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	22-MAY-17	Finding:	1.3
Chemical:	POTASSIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	22-MAY-17	Finding:	73.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	22-MAY-17	Finding:	40.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	22-MAY-17	Finding:	0.13
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	22-MAY-17	Finding:	340.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	16-MAY-16	Finding:	2.3
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	02-MAR-15	Finding:	2.1
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dlr:	1.		
Sample date:	28-MAY-14	Finding:	589.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	28-MAY-14	Finding:	7.5
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		

Sample date:	28-MAY-14	Finding:	140.
Chemical:	ALKALINITY (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	28-MAY-14	Finding:	171.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dlr:	0.		
Sample date:	28-MAY-14	Finding:	300.
Chemical:	NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	28-MAY-14	Finding:	224.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	28-MAY-14	Finding:	50.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	28-MAY-14	Finding:	24.
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	28-MAY-14	Finding:	30.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	28-MAY-14	Finding:	1.5
Chemical:	POTASSIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	28-MAY-14	Finding:	66.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	28-MAY-14	Finding:	35.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	28-MAY-14	Finding:	65.
Chemical:	BARIUM	Report units:	UG/L
Dlr:	100.		
Sample date:	28-MAY-14	Finding:	8.
Chemical:	CHROMIUM (TOTAL)	Report units:	UG/L
Dlr:	10.		
Sample date:	28-MAY-14	Finding:	308.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	28-MAY-14	Finding:	0.45
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dlr:	0.		
Sample date:	28-MAY-14	Finding:	0.1
Chemical:	BROMIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	28-MAY-14	Finding:	11.7
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported

Dlr:	0.		
Sample date:	28-MAY-14	Finding:	3000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	28-MAY-14	Finding:	560.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	22-JUL-13	Finding:	570.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	29-MAY-13	Finding:	1.4
Chemical:	POTASSIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	29-MAY-13	Finding:	2700.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	29-MAY-13	Finding:	3.
Chemical:	COLOR	Report units:	UNITS
Dlr:	0.		
Sample date:	29-MAY-13	Finding:	569.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	29-MAY-13	Finding:	7.4
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	29-MAY-13	Finding:	131.
Chemical:	ALKALINITY (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	29-MAY-13	Finding:	160.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dlr:	0.		
Sample date:	29-MAY-13	Finding:	205.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	29-MAY-13	Finding:	46.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	29-MAY-13	Finding:	22.
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	29-MAY-13	Finding:	29.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	29-MAY-13	Finding:	60.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		

Sample date:	29-MAY-13	Finding:	32.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	29-MAY-13	Finding:	69.
Chemical:	BARIUM	Report units:	UG/L
Dlr:	100.		
Sample date:	29-MAY-13	Finding:	3.
Chemical:	CHROMIUM (TOTAL)	Report units:	UG/L
Dlr:	10.		
Sample date:	29-MAY-13	Finding:	13.
Chemical:	IRON	Report units:	UG/L
Dlr:	100.		
Sample date:	29-MAY-13	Finding:	348.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	29-MAY-13	Finding:	0.28
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dlr:	0.		
Sample date:	29-MAY-13	Finding:	10.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dlr:	0.		
Sample date:	31-JAN-12	Finding:	520.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		

A3
ESE
1/2 - 1 Mile
Higher

CA WELLS 9397

Seq:	9397	Prim sta c:	09S/03E-28B02 M
Frds no:	4310006007	County:	43
District:	05	User id:	HEN
System no:	4310006	Water type:	G
Source nam:	DIANA WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	370800.0	Longitude:	1213900.0
Precision:	8	Status:	AR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	4310006	System nam:	City of Morgan Hill
Hqname:	Not Reported	Address:	17555 Peak Avenue
City:	Morgan Hill	State:	CA
Zip:	95037	Zip ext:	Not Reported
Pop serv:	27948	Connection:	9290
Area serve:	CITY OF MORGAN HILL		
Sample date:	26-NOV-12	Finding:	25.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	19-NOV-12	Finding:	23.

Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	12-NOV-12	Finding:	25.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	05-NOV-12	Finding:	26.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	29-OCT-12	Finding:	25.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	22-OCT-12	Finding:	29.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	15-OCT-12	Finding:	28.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	08-OCT-12	Finding:	27.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	01-OCT-12	Finding:	29.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	24-SEP-12	Finding:	30.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	17-SEP-12	Finding:	26.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	10-SEP-12	Finding:	27.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	05-SEP-12	Finding:	27.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	27-AUG-12	Finding:	27.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	20-AUG-12	Finding:	25.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	13-AUG-12	Finding:	27.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	30-JUL-12	Finding:	25.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		

Sample date:	23-JUL-12	Finding:	29.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	17-JUL-12	Finding:	29.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	10-JUL-12	Finding:	29.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	26-JUN-12	Finding:	30.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	19-JUN-12	Finding:	29.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	15-MAY-12	Finding:	25.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	31-JAN-12	Finding:	23.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	31-JAN-12	Finding:	400.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		

B4
SE
1/2 - 1 Mile
Lower

Site ID:	590
Groundwater Flow:	NW
Shallow Water Depth:	3.48
Deep Water Depth:	5.80
Average Water Depth:	Not Reported
Date:	10/10/1995

AQUIFLOW **64620**

B5
SE
1/2 - 1 Mile
Lower

Site ID:	587
Groundwater Flow:	N,NE,E,Varie
Shallow Water Depth:	5
Deep Water Depth:	7
Average Water Depth:	Not Reported
Date:	08/28/1992

AQUIFLOW **50087**

6
NNE
1/2 - 1 Mile
Higher

CA WELLS **9381**

Seq:	9381	Prim sta c:	09S/03E-16M03 M
Frds no:	4310006005	County:	43
District:	05	User id:	HEN
System no:	4310006	Water type:	G
Source nam:	COCHRAN WELL - STANDBY	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	370900.0	Longitude:	1213920.0
Precision:	3	Status:	SR
Comment 1:	Not Reported	Comment 2:	Not Reported

Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	4310006	System nam:	City of Morgan Hill
Hqname:	Not Reported	Address:	17555 Peak Avenue
City:	Morgan Hill	State:	CA
Zip:	95037	Zip ext:	Not Reported
Pop serv:	27948	Connection:	9290
Area serve:	CITY OF MORGAN HILL		

1G
SE
1/2 - 1 Mile
Lower

Site ID:	587
Groundwater Flow:	N,NE,E,Varie
Shallow Water Depth:	5
Deep Water Depth:	7
Average Water Depth:	Not Reported
Date:	08/28/1992

AQUIFLOW **50087**

2G
SE
1/2 - 1 Mile
Lower

Site ID:	590
Groundwater Flow:	NW
Shallow Water Depth:	3.48
Deep Water Depth:	5.80
Average Water Depth:	Not Reported
Date:	10/10/1995

AQUIFLOW **64620**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
95037	21	0

Federal EPA Radon Zone for SANTA CLARA County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 95037

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	-0.300 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779
Oil and Gas well locations in the state.

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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Appendix H

Krazan & ASSOCIATES, INC.

SITE DEVELOPMENT ENGINEERS

William H. Vick, Ph.D., REA

Environmental Project Manager

AREAS OF EXPERTISE

Phase I Environmental Site Assessments
Environmental Analytical Chemistry
Pollutant Fate and Effects
Site Characterization and Remediation
Physical Characterization of Construction Materials
Quality Assurance/Quality Control Programs

EDUCATION AND CERTIFICATIONS

Bachelor of Science in Molecular Biology
University of Texas - Dallas
Doctor of Philosophy in Environmental Sciences
University of Texas – Dallas
California Environmental Protection Agency
Department of Toxic Substances Control
Registered Environmental Assessor I No. 30165
Asbestos Building Inspector, Certification No. 3370
NICET Certified Construction Materials Testing
CalTrans Certified Construction Materials Testing

PROFESSIONAL AFFILIATIONS

Member, American Society for Testing Materials

RELEVANT PROFESSIONAL EXPERIENCE

2002 to Present

Senior Technical Staff, Krazan & Associates, Inc.
Environmental project manager responsible for design, conduct, and management of site investigations, including Phase I Environmental Site Assessments using state-of-the-art research methods, and surface and subsurface contaminant characterization. Additional responsibilities include direction and management of construction materials testing laboratory, including data review, compliance evaluation, and quality assurance/quality control programs.

1981 to 1987

Principal Investigator, Science Applications, Inc.
Responsible for the design, conduct, and management of environmental research programs for government clients. In this capacity, primary responsibilities included design of multidisciplinary research programs in response to environmental issues of national scope, technical and financial management, design and implementation of project-specific quality assurance/quality control programs, statistical data evaluation/interpretation and report preparation. Representative research programs include development of an analytical chemistry procedure for ultra trace-level analysis of dioxin, investigation of the chronic toxicity of crude

oil to selected marine species, an evaluation of physical encapsulation techniques for remediation of dioxin contaminated soils, and participation in the remedial investigation/feasibility study of the Stringfellow NPL Superfund hazardous waste site.

1979 to 1981

Graduate Research Assistant, University of Texas - Dallas
Responsible for the design and conduct of an EPA-funded research program to assess the effectiveness of activated carbon for removal of trace-level organic pollutants from industrial wastewater. Conducted on-site, pilot-scale technology evaluation, characterized pollutant breakthrough profiles, and evaluated system monitoring techniques. Responsible for QA/QC program and for all data analysis and interpretation.

1977 to 1979

Environmental Chemistry Analyst, Texas Instruments, Inc.
Responsible for analysis of environmental samples for trace-level organic contaminants using mass spectrometry and gas chromatography. As senior analyst on evening shift, responsible for review, interpretation, and management of all data generated.

Krazan & ASSOCIATES, INC.

SITE DEVELOPMENT ENGINEERS

Art Farkas, R.E.A.

Vice President
Environmental Division

AREAS OF EXPERTISE

Project Management and Oversight
Senior Quality Control Review
Staff Development
Information Management
Marketing, Public Relations and Publicity

EDUCATION AND ACCOMPLISHMENTS

California Environmental Protection Agency
Department of Toxic Substances Control
Registered Environmental Assessor I No. 07818
Bachelor of Electronic Engineering Technology,
University of Dayton, Ohio
CEQA Training: University of California Davis Extension
NEPA Training: U.S. Department of Housing and Urban Development Region 9, San Francisco

PROFESSIONAL EXPERIENCE

February 1998 to Present

Vice President, Krazan & Associates, Inc., Environmental Division
CEQA and NEPA project management specialist. Project Manager and senior quality control reviewer for Phase I and Phase II Environmental Site Assessments. Activities include division oversight, business development, regional coordination of technical services and delivery of efficient integrated site development engineering services in conjunction with the Geotechnical and Construction Testing and Inspection Divisions of the firm

Dec. 1994 to Feb. 1998

Executive Director, Downtown Association of Fresno
Responsibilities included management of business association for Central Business District of Fresno; Director of the Fresno Main Street Program; project operations and promotions management; policy formation, budgeting; marketing, public relations; publicity, fundraising and public speaking; management of 18-member Board of Directors for non-profit organization.

Apr. 1974 to Dec. 1994

Operations Manager/Program Director/Air Personality: Radio Broadcasting

1974 - 1980 KFIG	1981 - 1991 KKDJ
1980 - 1981 KIOY	1991 - 1994 KTHT

Responsibilities included operations management of staff and systems; program direction; on-air performance; production' promotions' public affairs and marketing.

February 28, 2019 Project No. 034-18192

Mr. Michael Schaier
EAH Housing, Inc.
22 Pelican Way
San Rafael, California 94901
michael.schaier@eahhousing.org

RE: Phase II Limited Subsurface Assessment
Proposed Acquisition Property
17965 Monterey Road
APN 764-12-006
Morgan Hill, California 95037

Dear Mr. Schaier:

Pursuant to your request, Krazan & Associates, Inc. (Krazan) has conducted a Phase II Limited Subsurface Assessment at the referenced property (subject site; see Figure 1, Vicinity Map). The work was based strictly upon the findings provided in Krazan's January 22, 2019 *Phase I Environmental Site Assessment (ESA)* prepared for EAH Housing, Inc. (Client). The work was reportedly conducted in conjunction with a real estate transaction and not by the request of a regulatory agency.

BACKGROUND

During the course of the referenced ESA, Krazan identified no evidence of recognized environmental conditions (RECs), controlled RECs (CRECs) or historical RECs (HRECs) in conjunction with the subject site as defined by ASTM E 1527-13. However, the following potential areas of concern (PAOCs) and ASTM non-scope issues were identified in connection with the subject site.

PAOCs

- During Krazan's January 10, 2019 site reconnaissance, a relatively large soil mound was observed in the northwestern corner of the subject site. No odors, surface staining, stressed vegetation, or other obvious evidence of the presence of hazardous materials or hazardous waste were noted in association with the soil mound. Mr. David Scoffone, the owner of the subject site familiar with the subject site for the past 15 years, stated that be believed the soil mound to have been derived from the construction of an on-site depression utilized for stormwater control. Mr. Scoffone stated that he believed the referenced depression to have been constructed by a former plant nursery occupant of the subject site. However, the plant nursery appears to have terminated its occupation of the subject site by 1999, indicating that it is unlikely that Mr. Scoffone has first-hand knowledge of the origin of the on-site soil mound as he indicated that he has been familiar with the subject site since 2003. Furthermore, no information concerning the origin of this soil mound was obtained from other sources during the course of this assessment. Krazan's experience indicates that imported soil can be contaminated with agricultural chemicals or other hazardous materials, dependent upon the specific location from which the soil is derived. Consequently, the origin and composition of the soil contained within this mound related to

potential contaminants is unknown relative to future use in the proposed redevelopment of the property or for disposal purposes.

For a higher level of due diligence, Krazan recommended that soil samples be collected from the on-site soil mound and analyzed to assess the presence or absence of potential significant concentrations of constituents of concern to determine whether or not the soil can be spread on site at the time of redevelopment or for disposal purposes if found to be inappropriate for use in connection with the proposed residential redevelopment.

- Krazan's historical research indicates that the subject site was occupied by a plant nursery (Bell Nursery) from original development in approximately 1978 until the late-1990s. Building permit records on file with the City of Morgan Hill indicate that the northern-most building was constructed for greenhouse use, and Mr. Scoffone confirmed that this building was utilized as a greenhouse historically. Mr. Scoffone stated that the southern-most building was used for indoor plant sales and office use, and he indicated that the central portion of the subject site was used for the storage of outdoor potted plants when the subject site was occupied by a nursery. Review of historical aerial photographs taken in 1982 and 1998 provide additional information that the central portion of the subject site, adjacent to the west of the on-site buildings, was utilized for exterior plant storage in the 1980s and 1990s.

  Housekeeping conditions were observed to be good within the area of the subject site reportedly previously occupied by Bell Nursery. No odors, surface staining, stressed vegetation or other obvious evidence of an unauthorized release of pesticides/herbicides/hazardous materials was observed in association with the area previously occupied by Bell Nursery. Based on Krazan's site observations, the potential for a significant impact to the subsurface of the subject site from activities conducted at the historical on-site nursery appears to be low. However, given the potential application of pesticides, herbicides, and other agricultural chemicals in this portion of the subject site for 20 years, including the late-1970s/early-1980s time interval during which environmental regulation was less rigorous, the specific condition of surficial and near-surface soils in this portion of the subject site is unknown. This consideration, coupled with the planned multi-family residential redevelopment of the subject site and a potentially conservative position which the City of Morgan Hill Community Development Department may take relative to the residential use of properties at which agricultural chemicals have been applied, represents a potential area of concern.

  For a higher level of due diligence, Krazan recommended that the soil sampling recommended previously be expanded to include a Limited Soil Assessment in the central portion of the subject site to assess the presence or absence of significant concentrations of environmentally persistent pesticide and herbicide constituents.

ASTM Non-scope Issues

- The southern-most on-site structure appears to have been constructed in approximately 1978 and the northern-most structure appears to have been constructed prior to 1982. It is unknown if the on-site structures contain asbestos-containing materials (ACMs) or lead-based paint (LBP). An asbestos and/or LBP survey and sampling of the on-site structures were not included within the scope of this assessment. However, based on the apparent dates of construction, ACMs and LBP may be present at the subject site. During Krazan's January 10, 2019 site reconnaissance, no damaged building materials or friable suspect ACMs which appeared to be posing a health hazard were noted in the on-site structures. Furthermore, no evidence of significant peeling paint was observed in association with the on-site structures. Prior to the disturbance of any of the suspect ACMs or LBP at this facility via renovation or demolition, a comprehensive asbestos and LBP survey designed to determine if the suspect ACM and LBP are regulated materials is

recommended. If such materials are identified and need to be disturbed, repaired, or removed, a licensed abatement contractor should be consulted.

PURPOSE

Based upon the presence of the PAOCs, the purpose of the Phase II LSA was to assess the potential presence of hazardous materials associated with the soil pile and the possible presence of environmentally persistent pesticides and herbicides in the central portion of the subject site.

The ASTM Non-Scope Issues were not addressed in this Phase II LSA.

SCOPE OF WORK

General Activities

- A site specific health and safety plan (HASP) was prepared, including the appropriate level of personal protection equipment (PPE) for Krazan personnel to cover field activities.
- Industry standard methods and protocols for sample collection, sampling equipment decontamination, sample storage, transport, hold times, chain-of-custody, etc., were implemented.
- Site safety protocols, including appropriate level of PPE and a proper exclusion zone around the work area, were maintained.
- A shovel was utilized to excavate to approximately six (6) inches below ground surface (bgs). Soil samples were collected utilizing a shovel and were placed in laboratory-supplied glass jars. The soil samples were collected in the interval from approximately six (6) inches to one (1) foot bgs.
- Subsequent to sample collection, the soil samples were immediately placed in an iced chest, labeled on a chain-of-custody form and transferred to SunStar Laboratories, Inc. of Lake Forest, California under chain-of-custody protocol.
- Constituents of concern (COCs) investigated during the course of this assessment and their respective analytical methods included the following:
    - TPH carbon chain (TPH-cc) by EPA Method 8015C;
    - Volatile organic compounds (VOCs) by EPA Method 8260B;
    - Organochlorine pesticides (OCPs) by EPA Method 8081A;
    - Chlorinated herbicides (CHs) by EPA Method 8151;
    - Poly-chlorinated bi-phenyls by EPA Method 8082;
    - Arsenic by EPA Method 6010B; and,
    - CAM 17 metals by EPA Method 6010B.

Soil Sampling

Please refer to Figure 2 for referenced locations.

- On February 12, 2019, four (4) discrete soil samples (S1 through S4) were collected from the subject site. The four (4) soil samples were submitted for laboratory analysis for OCPs, CHs, and arsenic.

Soil Pile Sampling

- On February 12, 2019, a four (4) part composite sample (CS1) was collected from the soil pile. The composite sample was submitted for analysis for TPH-cc, VOCs, OCPs, PCBs, and CAM 17 metals.

APPLICABLE REGULATORY AGENCY REFERENCE

Krazan's evaluation of the results and findings associated with the soil sampling included referencing the January 2019 (Rev. 1) San Francisco Regional Water Quality Control Board's (SFRWQCB) environmental screening levels (ESLs) referenced in the technical document titled, *Screening for Environmental Concerns at Sites With Contaminated Soil and Groundwater*. According to the RWQCB's 2019 document, ESLs are considered to be conservative. Under most circumstances and within limits described by the RWQCB, the presence of a chemical in soil, soil vapor or groundwater at concentrations below the corresponding ESL (Residential, Any Land Use/Construction Worker or Commercial/Industrial) for the respective constituent can be assumed not to pose a significant, long-term (chronic) threat to human health and the environment. Additional evaluation will generally be necessary at sites where a chemical is present at concentrations above the corresponding ESL. Active remediation may or may not be required, however, depending on site-specific conditions and considerations. As stated by the RWQCB, the ESL document may be especially beneficial for use at sites with limited impacts, where the preparation of a formal environmental assessment may not be warranted or feasible due to time and cost constraints.

REPORT AND DISCUSSION OF FINDINGS

Soil Sampling Results

- Analytical results for the soil samples submitted for laboratory analysis for OCPs and CHs were reported as not detected (ND) above laboratory reporting limits (RLs), as shown on Table I.
- Arsenic was ND above the laboratory RL of 5.0 mg/kg in samples S1 through S4. The laboratory RL for arsenic is above the Residential ESLs for arsenic, however, the laboratory RL is within the background level of 12 mg/kg that researchers with the DTSC have reported[1].

Soil Pile Result

- The soil pile results for TPH-cc, VOCs, PCBs, CHs, and OCPs were reported as ND above the laboratory reporting limit, as shown on Table I.
- Various metals including barium, chromium, cobalt, copper, lead, nickel, vanadium, and zinc were detected above laboratory RLs in soil pile sample CS1, as shown on Table II. None of the concentrations reported for these metals exceed the Residential ESLs, where established.
- Due to the fact that chromium was reported above 50 milligrams per kilogram (mg/kg) in sample CS1, the sample was submitted for further laboratory analysis to determine the California Soluble Threshold Limit Concentration (STLC), which is the value used to determine if chromium is present at hazardous concentrations for disposal purposes.

[1] Chernoff, G. et. Al., *Determination of a South California Regional Background Arsenic Concentration in Soil*, undated.

- The results of the STLC testing for chromium were 0.12 milligrams per liter (mg/l) which is below the hazardous threshold for chromium of 5.0 mg/L.

The laboratory report is presented in Appendix A.

CONCLUSIONS

Based on the findings in the field and the laboratory analytical reports for the soil samples collected and analyzed from the subject site during this investigation, no evidence of a known significant impact (based on a comparison with established regulatory screening levels) was identified with respect to elevated COCs in the areas assessed.

LIMITATIONS

This soil investigation conducted at the subject site was not intended to characterize or define the extent of possible impact beneath the subject site; rather, this work was conducted to assess the presence or absence of significant concentrations of COCs in shallow subsurface soils. The findings of this report were based upon the results of our field and laboratory investigations, along with the interpretation of subsurface conditions associated with our exploratory soil borings and soil samples. Therefore, the data are accurate only to the degree implied by review of the data obtained and by professional interpretation.

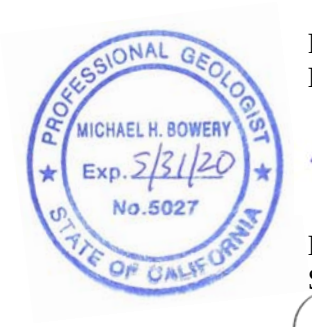
The soil sampling locations were located in the field by review of available maps. Therefore, the location of the soil samples should be considered accurate only to the degree implied by the methods used to locate them. Chemical testing was done by laboratories certified by the State of California Department of Health Services. The results of the chemical testing are accurate only to the degree of care of ensuring the testing accuracy and the representative nature of the soil samples obtained.

This subsurface investigation of the subject site has been limited in scope. This type of assessment is undertaken with the calculated risk that the presence, full nature and extent of contamination would not be revealed by methods employed. Therefore, no warranty is given; either expressed or implied that hazardous material contamination or buried structures, which would not have been disclosed through this investigation, do not exist at the subject site. Therefore, the data obtained are clear and accurate only to the degree implied by the sources and methods used.

This assessment and report were authorized by and prepared for the exclusive use of our Client. Unauthorized use of or reliance on the information contained in this report without the expressed written consent of Krazan & Associates, Inc. is strictly prohibited.

CLOSING

We appreciate the opportunity to be of service to EAH Housing, Inc. If you have any questions, or if we can be of further assistance, please feel free to contact me at (559) 348-2200.



Respectfully Submitted,
KRAZAN & ASSOCIATES, INC.

Michael H. Bowery, P.G. No. 5027
Senior Manager

Arthur C. Farkas, REA 07818
Environmental Division Manager

MHB/ACF/mlt

Attachments:
Figure 1 – Vicinity Map
Figure 2 – Site Map
Appendix A – Laboratory Analytical Report

TABLE I
Proposed Acquisition Property
17965 Monterey Street
Morgan Hill, California
February 12, 2019 Soil Sampling Results
TPH Carbon Chain, VOCs, OCPs, PCBs, and CHs
Concentrations are expressed in milligrams per kilogram (mg/kg)

Sample No. / Depth-feet bgs	TPH-g	TPH-d	TPH-mo	VOCs	CHs	PCBs	OCPs	Arsenic
CS1	ND	ND	ND	ND	NA	ND	ND	ND
S1	NA	NA	NA	NA	ND	NA	ND	ND
S2	NA	NA	NA	NA	ND	NA	ND	ND
S3	NA	NA	NA	NA	ND	NA	ND	ND
S4	NA	NA	NA	NA	ND	NA	ND	ND
ESLs[1]	430	260	$1.2X10^4$	Various	Various	0.23	Various	0.067
ESLs[2]	2,000	1,200	$1.8X10^5$	Various	Various	0.94	Various	0.31

ND = Not Detected at or above the laboratory reporting limit
NA = Not Analyzed for this Constituent
ESLs[1] – Residential Shallow Soil Exposure (California Regional Water Quality Control Board, San Francisco Bay Region – Rev. 1, January 2019, Table S-1)
ESLs[2] – Any Land Use/Any Depth Soil Exposure: Construction Worker (Rev. 1, January 2019 2016, Table S-1)

TABLE II
Proposed Acquisition Property
17965 Monterey Street
Morgan Hill, California
February 12, 2019 Soil Sampling Results - Metals
Concentrations are expressed in milligrams per kilogram (mg/kg)

Compound/Sample No.	CS1	ESL
Barium	86	1.5×10^4
Chromium	62	NE
Cobalt	42	420
Copper	45	3.1×10^3
Lead	ND	82
Nickel	48	1.5×10^4
Vanadium	200	390
Zinc	93	2.3×10^4

Only those Metals detected are shown
ND = Not Detected at or above the laboratory reporting limit
ESLs – Residential Shallow Soil Exposure (California Regional Water Quality Control Board, San Francisco Bay Region – Rev. 1, January 2019, Table S-1)

Appendix A

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949.297.5020 Phone
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27 February 2019

Mike Bowery
Krazan, Clovis
215 West Dakota Avenue
Clovis, CA 93612

RE: Proposed Acquisition Property

Enclosed are the results of analyses for samples received by the laboratory on 02/13/19 09:45. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Jeff Lee
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Krazan, Clovis	Project: Proposed Acquisition Property	
215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
S1	T190361-01	Soil	02/12/19 10:52	02/13/19 09:45
S2	T190361-02	Soil	02/12/19 10:55	02/13/19 09:45
S3	T190361-03	Soil	02/12/19 10:59	02/13/19 09:45
S4	T190361-04	Soil	02/12/19 11:02	02/13/19 09:45
CS1	T190361-05	Soil	02/12/19 11:09	02/13/19 09:45

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Krazan, Clovis	Project: Proposed Acquisition Property	
215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

DETECTIONS SUMMARY

Sample ID: S1 **Laboratory ID:** T190361-01

No Results Detected

Sample ID: S2 **Laboratory ID:** T190361-02

No Results Detected

Sample ID: S3 **Laboratory ID:** T190361-03

No Results Detected

Sample ID: S4 **Laboratory ID:** T190361-04

No Results Detected

Sample ID: CS1 **Laboratory ID:** T190361-05

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium	**86**	1.0	mg/kg	EPA 6010b	
Chromium	**62**	2.0	mg/kg	EPA 6010b	
Cobalt	**42**	2.0	mg/kg	EPA 6010b	
Copper	**45**	1.0	mg/kg	EPA 6010b	
Nickel	**48**	2.0	mg/kg	EPA 6010b	
Vanadium	**200**	5.0	mg/kg	EPA 6010b	
Zinc	**93**	1.0	mg/kg	EPA 6010b	
Chromium	**0.12**	0.10	mg/l	STLC Waste Extraction T	

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Krazan, Clovis	Project:	Proposed Acquisition Property	
215 West Dakota Avenue	Project Number:	034-18192	**Reported:**
Clovis CA, 93612	Project Manager:	Mike Bowery	02/27/19 08:14

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Krazan, Clovis	Project: Proposed Acquisition Property	
215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

S1

T190361-01 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	9021505	02/15/19	02/15/19	EPA 6010b	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	9021511	02/15/19	02/18/19	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	5.0	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	20	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*105 %*	*35-140*		"	"	"	"	
Surrogate: Decachlorobiphenyl		*118 %*	*35-140*		"	"	"	"	

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Krazan, Clovis	Project: Proposed Acquisition Property	
215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

S1

T190361-01 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Chlorinated Herbicides by EPA Method 8151A									
2,4,5-T	ND	5.00	ug/kg	1	9021513	02/15/19	02/21/19	8151	
2,4,5-TP (Silvex)	ND	5.00	"	"	"	"	"	"	
2,4-D	ND	5.00	"	"	"	"	"	"	
2,4-DB	ND	5.00	"	"	"	"	"	"	
3,5-Dichlorobenzoic acid	ND	5.00	"	"	"	"	"	"	
4-Nitrophenol	ND	5.00	"	"	"	"	"	"	
Acifluorfen	ND	5.00	"	"	"	"	"	"	
Bentazon	ND	5.00	"	"	"	"	"	"	
Chloramben	ND	5.00	"	"	"	"	"	"	
Dalapon	ND	30.0	"	"	"	"	"	"	
DCPA diacid	ND	5.00	"	"	"	"	"	"	
Dicamba	ND	5.00	"	"	"	"	"	"	
Dichloroprop	ND	5.00	"	"	"	"	"	"	
Dinoseb	ND	5.00	"	"	"	"	"	"	
Pentachlorophenol	ND	5.00	"	"	"	"	"	"	
Picloram	ND	5.00	"	"	"	"	"	"	
Surrogate: 2,4-DCAA		*46.7 %*		*35-150*	"	"	"	"	

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Krazan, Clovis	Project: Proposed Acquisition Property	
215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

S2

T190361-02 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	9021505	02/15/19	02/15/19	EPA 6010b	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	9021511	02/15/19	02/18/19	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	5.0	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	20	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*100 %*	*35-140*		"	"	"	"	
Surrogate: Decachlorobiphenyl		*100 %*	*35-140*		"	"	"	"	

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Krazan, Clovis	Project: Proposed Acquisition Property	
215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

S2

T190361-02 (Soil)

SunStar Laboratories, Inc.

Chlorinated Herbicides by EPA Method 8151A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
2,4,5-T	ND	5.00	ug/kg	1	9021513	02/15/19	02/21/19	8151	
2,4,5-TP (Silvex)	ND	5.00	"	"	"	"	"	"	
2,4-D	ND	5.00	"	"	"	"	"	"	
2,4-DB	ND	5.00	"	"	"	"	"	"	
3,5-Dichlorobenzoic acid	ND	5.00	"	"	"	"	"	"	
4-Nitrophenol	ND	5.00	"	"	"	"	"	"	
Acifluorfen	ND	5.00	"	"	"	"	"	"	
Bentazon	ND	5.00	"	"	"	"	"	"	
Chloramben	ND	5.00	"	"	"	"	"	"	
Dalapon	ND	30.0	"	"	"	"	"	"	
DCPA diacid	ND	5.00	"	"	"	"	"	"	
Dicamba	ND	5.00	"	"	"	"	"	"	
Dichloroprop	ND	5.00	"	"	"	"	"	"	
Dinoseb	ND	5.00	"	"	"	"	"	"	
Pentachlorophenol	ND	5.00	"	"	"	"	"	"	
Picloram	ND	5.00	"	"	"	"	"	"	
Surrogate: 2,4-DCAA		*21.7 %*	*35-150*		*"*	*"*	*"*	*"*	*S-GC2*

SunStar Laboratories, Inc.



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Krazan, Clovis	Project: Proposed Acquisition Property	
215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

S3

T190361-03 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	9021505	02/15/19	02/15/19	EPA 6010b	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	9021511	02/15/19	02/18/19	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	5.0	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	20	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*102 %*	*35-140*		"	"	"	"	
Surrogate: Decachlorobiphenyl		*104 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.



Jeff Lee, Project Manager

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Krazan, Clovis	Project: Proposed Acquisition Property	
215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

S3

T190361-03 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Chlorinated Herbicides by EPA Method 8151A									
2,4,5-T	ND	5.00	ug/kg	1	9021513	02/15/19	02/21/19	8151	
2,4,5-TP (Silvex)	ND	5.00	"	"	"	"	"	"	
2,4-D	ND	5.00	"	"	"	"	"	"	
2,4-DB	ND	5.00	"	"	"	"	"	"	
3,5-Dichlorobenzoic acid	ND	5.00	"	"	"	"	"	"	
4-Nitrophenol	ND	5.00	"	"	"	"	"	"	
Acifluorfen	ND	5.00	"	"	"	"	"	"	
Bentazon	ND	5.00	"	"	"	"	"	"	
Chloramben	ND	5.00	"	"	"	"	"	"	
Dalapon	ND	30.0	"	"	"	"	"	"	
DCPA diacid	ND	5.00	"	"	"	"	"	"	
Dicamba	ND	5.00	"	"	"	"	"	"	
Dichloroprop	ND	5.00	"	"	"	"	"	"	
Dinoseb	ND	5.00	"	"	"	"	"	"	
Pentachlorophenol	ND	5.00	"	"	"	"	"	"	
Picloram	ND	5.00	"	"	"	"	"	"	
Surrogate: 2,4-DCAA		*15.3 %*		*35-150*	"	"	"	"	*S-GC2*

SunStar Laboratories, Inc.



Jeff Lee, Project Manager

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949.297.5020 Phone
949.297.5027 Fax

Krazan, Clovis	Project: Proposed Acquisition Property	
215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

S4

T190361-04 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	9021505	02/15/19	02/15/19	EPA 6010b	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	9021511	02/15/19	02/18/19	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	5.0	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	20	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*104 %*	*35-140*		"	"	"	"	
Surrogate: Decachlorobiphenyl		*107 %*	*35-140*		"	"	"	"	

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Krazan, Clovis	Project: Proposed Acquisition Property	
215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

S4

T190361-04 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Chlorinated Herbicides by EPA Method 8151A									
2,4,5-T	ND	5.00	ug/kg	1	9021513	02/15/19	02/21/19	8151	
2,4,5-TP (Silvex)	ND	5.00	"	"	"	"	"	"	
2,4-D	ND	5.00	"	"	"	"	"	"	
2,4-DB	ND	5.00	"	"	"	"	"	"	
3,5-Dichlorobenzoic acid	ND	5.00	"	"	"	"	"	"	
4-Nitrophenol	ND	5.00	"	"	"	"	"	"	
Acifluorfen	ND	5.00	"	"	"	"	"	"	
Bentazon	ND	5.00	"	"	"	"	"	"	
Chloramben	ND	5.00	"	"	"	"	"	"	
Dalapon	ND	30.0	"	"	"	"	"	"	
DCPA diacid	ND	5.00	"	"	"	"	"	"	
Dicamba	ND	5.00	"	"	"	"	"	"	
Dichloroprop	ND	5.00	"	"	"	"	"	"	
Dinoseb	ND	5.00	"	"	"	"	"	"	
Pentachlorophenol	ND	5.00	"	"	"	"	"	"	
Picloram	ND	5.00	"	"	"	"	"	"	
Surrogate: 2,4-DCAA		*57.1 %*		*35-150*	"	"	"	"	

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Krazan, Clovis	Project: Proposed Acquisition Property	
215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

CS1

T190361-05 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015B									
C6-C12 (GRO)	ND	10	mg/kg	1	9021409	02/14/19	02/14/19	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*95.7 %*	*65-135*		"	"	"	"	
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	9021408	02/14/19	02/15/19	EPA 6010b	
Silver	ND	2.0	"	"	"	"	02/15/19	"	
Arsenic	ND	5.0	"	"	"	"	02/15/19	"	
Barium	**86**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	02/15/19	"	
Cadmium	ND	2.0	"	"	"	"	02/15/19	"	
Chromium	**62**	2.0	"	"	"	"	02/15/19	"	
Cobalt	**42**	2.0	"	"	"	"	02/15/19	"	
Copper	**45**	1.0	"	"	"	"	02/15/19	"	
Lead	ND	3.0	"	"	"	"	02/15/19	"	
Molybdenum	ND	5.0	"	"	"	"	"	"	
Nickel	**48**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Thallium	ND	2.0	"	"	"	"	"	"	
Vanadium	**200**	5.0	"	"	"	"	02/15/19	"	
Zinc	**93**	1.0	"	"	"	"	"	"	
STLC Metals by 6000/7000 Series Methods									
Chromium	**0.12**	0.10	mg/l	1	9022014	02/20/19	02/25/19	STLC Waste Extraction Test	

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Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

CS1

T190361-05 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	9021407	02/14/19	02/18/19	EPA 7471A Soil	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	9021511	02/15/19	02/18/19	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	5.0	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	20	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*101 %*	*35-140*		"	"	"	"	
Surrogate: Decachlorobiphenyl		*108 %*	*35-140*		"	"	"	"	

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Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

CS1

T190361-05 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Polychlorinated Biphenyls by EPA Method 8082									
PCB-1016	ND	10	ug/kg	1	9021417	02/14/19	02/18/19	EPA 8082	
PCB-1221	ND	10	"	"	"	"	"	"	
PCB-1232	ND	10	"	"	"	"	"	"	
PCB-1242	ND	10	"	"	"	"	"	"	
PCB-1248	ND	10	"	"	"	"	"	"	
PCB-1254	ND	10	"	"	"	"	"	"	
PCB-1260	ND	10	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*125 %*	*35-140*		"	"	"	"	
Surrogate: Decachlorobiphenyl		*114 %*	*35-140*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	5.0	ug/kg	1	9021327	02/13/19	02/14/19	EPA 8260B	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	10	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	

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Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

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T190361-05 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,4-Dichlorobenzene	ND	5.0	ug/kg	1	9021327	02/13/19	02/14/19	EPA 8260B	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	

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Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

CS1

T190361-05 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Vinyl chloride	ND	5.0	ug/kg	1	9021327	02/13/19	02/14/19	EPA 8260B	
Benzene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*94.0 %*	*82.9-116*		"	"	"	"	
Surrogate: Dibromofluoromethane		*107 %*	*80.4-132*		"	"	"	"	
Surrogate: Toluene-d8		*98.1 %*	*83.2-113*		"	"	"	"	
Total Xylene	ND	15	"	"	[CALC]	"	"	"	

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215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

Extractable Petroleum Hydrocarbons by 8015B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 9021409 - EPA 3550B GC										
Blank (9021409-BLK1)				Prepared & Analyzed: 02/14/19						
C6-C12 (GRO)	ND	10	mg/kg							
C13-C28 (DRO)	ND	10	"							
C29-C40 (MORO)	ND	10	"							
Surrogate: p-Terphenyl	*100*		*"*	*99.0*		*101*	*65-135*			
LCS (9021409-BS1)				Prepared & Analyzed: 02/14/19						
C13-C28 (DRO)	480	10	mg/kg	500		95.2	75-125			
Surrogate: p-Terphenyl	*98.7*		*"*	*100*		*98.7*	*65-135*			
Matrix Spike (9021409-MS1)		**Source: T190357-01**		Prepared & Analyzed: 02/14/19						
C13-C28 (DRO)	500	50	mg/kg	495	ND	102	75-125			
Surrogate: p-Terphenyl	*115*		*"*	*99.0*		*116*	*65-135*			
Matrix Spike Dup (9021409-MSD1)		**Source: T190357-01**		Prepared & Analyzed: 02/14/19						
C13-C28 (DRO)	540	50	mg/kg	500	ND	108	75-125	7.05	20	
Surrogate: p-Terphenyl	*114*		*"*	*100*		*114*	*65-135*			

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Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 9021408 - EPA 3050B										
Blank (9021408-BLK1)				Prepared: 02/14/19 Analyzed: 02/15/19						
Antimony	ND	3.0	mg/kg							
Silver	ND	2.0	"							
Arsenic	ND	5.0	"							
Barium	ND	1.0	"							
Beryllium	ND	1.0	"							
Cadmium	ND	2.0	"							
Chromium	ND	2.0	"							
Cobalt	ND	2.0	"							
Copper	ND	1.0	"							
Lead	ND	3.0	"							
Molybdenum	ND	5.0	"							
Nickel	ND	2.0	"							
Selenium	ND	5.0	"							
Thallium	ND	2.0	"							
Vanadium	ND	5.0	"							
Zinc	ND	1.0	"							
LCS (9021408-BS1)				Prepared: 02/14/19 Analyzed: 02/15/19						
Arsenic	98.4	5.0	mg/kg	100		98.4	75-125			
Barium	103	1.0	"	100		103	75-125			
Cadmium	101	2.0	"	100		101	75-125			
Chromium	103	2.0	"	100		103	75-125			
Lead	101	3.0	"	100		101	75-125			
Matrix Spike (9021408-MS1)	**Source: T190357-01**			Prepared: 02/14/19 Analyzed: 02/15/19						
Arsenic	88.9	4.5	mg/kg	90.9	ND	97.8	75-125			
Barium	145	0.91	"	90.9	53.3	101	75-125			
Cadmium	90.0	1.8	"	90.9	0.444	98.5	75-125			
Chromium	97.1	1.8	"	90.9	13.3	92.2	75-125			
Lead	103	2.7	"	90.9	12.3	99.5	75-125			

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Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 9021408 - EPA 3050B										
Matrix Spike Dup (9021408-MSD1)	**Source: T190357-01**			Prepared: 02/14/19 Analyzed: 02/15/19						
Arsenic	98.9	5.0	mg/kg	100	ND	98.9	75-125	10.7	20	
Barium	154	1.0	"	100	53.3	101	75-125	6.03	20	
Cadmium	99.6	2.0	"	100	0.444	99.2	75-125	10.2	20	
Chromium	108	2.0	"	100	13.3	94.4	75-125	10.4	20	
Lead	113	3.0	"	100	12.3	101	75-125	9.54	20	
Batch 9021505 - EPA 3050B										
Blank (9021505-BLK1)				Prepared & Analyzed: 02/15/19						
Antimony	ND	3.0	mg/kg							
Arsenic	ND	5.0	"							
Barium	ND	1.0	"							
Beryllium	ND	1.0	"							
Cadmium	ND	2.0	"							
Chromium	ND	2.0	"							
Cobalt	ND	2.0	"							
Copper	ND	1.0	"							
Lead	ND	3.0	"							
Molybdenum	ND	5.0	"							
Nickel	ND	2.0	"							
Selenium	ND	5.0	"							
Silver	ND	2.0	"							
Thallium	ND	2.0	"							
Vanadium	ND	5.0	"							
Zinc	ND	1.0	"							
LCS (9021505-BS1)				Prepared & Analyzed: 02/15/19						
Arsenic	99.4	5.0	mg/kg	100		99.4	75-125			
Barium	102	1.0	"	100		102	75-125			
Cadmium	102	2.0	"	100		102	75-125			
Chromium	104	2.0	"	100		104	75-125			
Lead	100	3.0	"	100		100	75-125			

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Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 9021505 - EPA 3050B										
Matrix Spike (9021505-MS1)	**Source: T190375-02**			Prepared & Analyzed: 02/15/19						
Arsenic	95.1	5.0	mg/kg	98.0	ND	97.0	75-125			
Barium	125	1.0	"	98.0	23.6	103	75-125			
Cadmium	99.4	2.0	"	98.0	0.320	101	75-125			
Chromium	118	2.0	"	98.0	17.1	103	75-125			
Lead	100	3.0	"	98.0	4.64	97.6	75-125			
Matrix Spike Dup (9021505-MSD1)	**Source: T190375-02**			Prepared & Analyzed: 02/15/19						
Arsenic	88.3	5.0	mg/kg	94.3	ND	93.6	75-125	7.41	20	
Barium	118	1.0	"	94.3	23.6	100	75-125	5.27	20	
Cadmium	93.0	2.0	"	94.3	0.320	98.2	75-125	6.65	20	
Chromium	112	2.0	"	94.3	17.1	101	75-125	5.26	20	
Lead	95.7	3.0	"	94.3	4.64	96.5	75-125	4.69	20	

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Krazan, Clovis	Project: Proposed Acquisition Property	
215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

STLC Metals by 6000/7000 Series Methods - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 9022014 - STLC Metals										
Blank (9022014-BLK1)				Prepared: 02/20/19 Analyzed: 02/25/19						
Lead	ND	0.10	mg/l							
Chromium	ND	0.10	"							
LCS (9022014-BS1)				Prepared: 02/20/19 Analyzed: 02/25/19						
Lead	10.1	0.10	mg/l	10.0		101	75-125			
Chromium	10.4	0.10	"	10.0		104	75-125			
Matrix Spike (9022014-MS1)	**Source: T190417-01**			Prepared: 02/20/19 Analyzed: 02/25/19						
Lead	9.87	0.10	mg/l	10.0	0.0226	98.4	75-125			
Chromium	11.9	0.10	"	10.0	1.67	102	75-125			
Matrix Spike Dup (9022014-MSD1)	**Source: T190417-01**			Prepared: 02/20/19 Analyzed: 02/25/19						
Lead	9.84	0.10	mg/l	10.0	0.0226	98.1	75-125	0.301	30	
Chromium	11.6	0.10	"	10.0	1.67	99.6	75-125	2.05	30	

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Krazan, Clovis	Project: Proposed Acquisition Property	
215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

Cold Vapor Extraction EPA 7470/7471 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 9021407 - EPA 7471A Soil										
Blank (9021407-BLK1)				Prepared: 02/14/19 Analyzed: 02/15/19						
Mercury	ND	0.10	mg/kg							
LCS (9021407-BS1)				Prepared: 02/14/19 Analyzed: 02/15/19						
Mercury	0.333	0.10	mg/kg	0.397		84.0	80-120			
Matrix Spike (9021407-MS1)	**Source: T190357-01**			Prepared: 02/14/19 Analyzed: 02/15/19						
Mercury	0.358	0.10	mg/kg	0.417	0.0297	78.9	75-125			
Matrix Spike Dup (9021407-MSD1)	**Source: T190357-01**			Prepared: 02/14/19 Analyzed: 02/15/19						
Mercury	0.363	0.10	mg/kg	0.410	0.0297	81.4	75-125	1.35	20	

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215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 9021511 - EPA 3550 ECD/GCMS										
Blank (9021511-BLK1)				Prepared: 02/15/19 Analyzed: 02/18/19						
alpha-BHC	ND	5.0	ug/kg							
gamma-BHC (Lindane)	ND	5.0	"							
beta-BHC	ND	5.0	"							
delta-BHC	ND	5.0	"							
Heptachlor	ND	5.0	"							
Aldrin	ND	5.0	"							
Heptachlor epoxide	ND	5.0	"							
gamma-Chlordane	ND	5.0	"							
alpha-Chlordane	ND	5.0	"							
Endosulfan I	ND	5.0	"							
4,4´-DDE	ND	5.0	"							
Dieldrin	ND	5.0	"							
Endrin	ND	5.0	"							
4,4´-DDD	ND	5.0	"							
Endosulfan II	ND	5.0	"							
4,4´-DDT	ND	5.0	"							
Endrin aldehyde	ND	5.0	"							
Endosulfan sulfate	ND	5.0	"							
Methoxychlor	ND	5.0	"							
Endrin ketone	ND	5.0	"							
Toxaphene	ND	20	"							
Surrogate: Tetrachloro-meta-xylene	*9.66*		*"*	*10.0*		*96.6*	*35-140*			
Surrogate: Decachlorobiphenyl	*10.6*		*"*	*10.0*		*106*	*35-140*			
LCS (9021511-BS1)				Prepared: 02/15/19 Analyzed: 02/18/19						
gamma-BHC (Lindane)	35.6	5.0	ug/kg	40.0		89.0	40-120			
Heptachlor	36.8	5.0	"	40.0		91.9	40-120			
Aldrin	32.0	5.0	"	40.0		80.1	40-120			
Dieldrin	34.7	5.0	"	40.0		86.8	40-120			
Endrin	38.8	5.0	"	40.0		97.0	40-120			
4,4´-DDT	42.1	5.0	"	40.0		105	33-147			
Surrogate: Tetrachloro-meta-xylene	*10.6*		*"*	*10.0*		*106*	*35-140*			
Surrogate: Decachlorobiphenyl	*11.7*		*"*	*10.0*		*117*	*35-140*			

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215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 9021511 - EPA 3550 ECD/GCMS										
LCS Dup (9021511-BSD1)				Prepared: 02/15/19 Analyzed: 02/18/19						
gamma-BHC (Lindane)	35.4	5.0	ug/kg	40.0		88.4	40-120	0.682	30	
Heptachlor	36.2	5.0	"	40.0		90.5	40-120	1.51	30	
Aldrin	32.5	5.0	"	40.0		81.1	40-120	1.31	30	
Dieldrin	34.2	5.0	"	40.0		85.6	40-120	1.38	30	
Endrin	38.6	5.0	"	40.0		96.5	40-120	0.460	30	
4,4′-DDT	42.6	5.0	"	40.0		107	33-147	1.20	30	
Surrogate: Tetrachloro-meta-xylene	*10.3*		*"*	*10.0*		*103*	*35-140*			
Surrogate: Decachlorobiphenyl	*11.3*		*"*	*10.0*		*113*	*35-140*			

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215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
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Polychlorinated Biphenyls by EPA Method 8082 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 9021417 - EPA 3550 ECD/GCMS										
Blank (9021417-BLK1)				Prepared: 02/14/19 Analyzed: 02/18/19						
PCB-1016	ND	10	ug/kg							
PCB-1221	ND	10	"							
PCB-1232	ND	10	"							
PCB-1242	ND	10	"							
PCB-1248	ND	10	"							
PCB-1254	ND	10	"							
PCB-1260	ND	10	"							
Surrogate: Tetrachloro-meta-xylene	*11.4*		"	*9.80*		*116*	*35-140*			
Surrogate: Decachlorobiphenyl	*11.8*		"	*9.80*		*120*	*35-140*			
LCS (9021417-BS1)				Prepared: 02/14/19 Analyzed: 02/18/19						
PCB-1016	94.6	10	ug/kg	98.0		96.5	40-130			
PCB-1260	88.5	10	"	98.0		90.3	40-130			
Surrogate: Tetrachloro-meta-xylene	*12.1*		"	*9.80*		*123*	*35-140*			
Surrogate: Decachlorobiphenyl	*12.6*		"	*9.80*		*129*	*35-140*			
Matrix Spike (9021417-MS1)	**Source: T190362-02**			Prepared: 02/14/19 Analyzed: 02/18/19						
PCB-1016	94.3	10	ug/kg	100	ND	94.3	40-130			
PCB-1260	89.9	10	"	100	ND	89.9	40-130			
Surrogate: Tetrachloro-meta-xylene	*12.1*		"	*10.0*		*121*	*35-140*			
Surrogate: Decachlorobiphenyl	*12.8*		"	*10.0*		*128*	*35-140*			
Matrix Spike Dup (9021417-MSD1)	**Source: T190362-02**			Prepared: 02/14/19 Analyzed: 02/18/19						
PCB-1016	95.9	10	ug/kg	101	ND	94.9	40-130	1.65	30	
PCB-1260	88.5	10	"	101	ND	87.6	40-130	1.61	30	
Surrogate: Tetrachloro-meta-xylene	*12.4*		"	*10.1*		*123*	*35-140*			
Surrogate: Decachlorobiphenyl	*12.6*		"	*10.1*		*124*	*35-140*			

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215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

Chlorinated Herbicides by EPA Method 8151A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 9021513 - 8151 Prep										
Blank (9021513-BLK1)				Prepared: 02/15/19 Analyzed: 02/21/19						
2,4,5-T	ND	5.00	ug/kg							
2,4,5-TP (Silvex)	ND	5.00	"							
2,4-D	ND	5.00	"							
2,4-DB	ND	5.00	"							
3,5-Dichlorobenzoic acid	ND	5.00	"							
4-Nitrophenol	ND	5.00	"							
Acifluorfen	ND	5.00	"							
Bentazon	ND	5.00	"							
Chloramben	ND	5.00	"							
Dalapon	ND	30.0	"							
DCPA diacid	ND	5.00	"							
Dicamba	ND	5.00	"							
Dichloroprop	ND	5.00	"							
Dinoseb	ND	5.00	"							
Pentachlorophenol	ND	5.00	"							
Picloram	ND	5.00	"							
Surrogate: 2,4-DCAA	*239*		*"*	*396*		*60.4*	*35-150*			
LCS (9021513-BS1)				Prepared: 02/15/19 Analyzed: 02/21/19						
2,4,5-T	64.1	5.00	ug/kg	99.8		64.2	20-150			
2,4,5-TP (Silvex)	70.5	5.00	"	100		70.5	20-150			
2,4-D	74.0	5.00	"	100		74.0	20-150			
Surrogate: 2,4-DCAA	*269*		*"*	*400*		*67.1*	*35-150*			
LCS Dup (9021513-BSD1)				Prepared: 02/15/19 Analyzed: 02/21/19						
2,4,5-T	82.2	5.00	ug/kg	98.2		83.7	20-150	24.8	30	
2,4,5-TP (Silvex)	87.1	5.00	"	98.4		88.5	20-150	21.0	30	
2,4-D	77.7	5.00	"	98.4		78.9	20-150	4.87	30	
Surrogate: 2,4-DCAA	*294*		*"*	*394*		*74.8*	*35-150*			

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215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 9021327 - EPA 5030 GCMS										
Blank (9021327-BLK1)				Prepared & Analyzed: 02/13/19						
Bromobenzene	ND	5.0	ug/kg							
Bromochloromethane	ND	5.0	"							
Bromodichloromethane	ND	5.0	"							
Bromoform	ND	5.0	"							
Bromomethane	ND	5.0	"							
n-Butylbenzene	ND	5.0	"							
sec-Butylbenzene	ND	5.0	"							
tert-Butylbenzene	ND	5.0	"							
Carbon tetrachloride	ND	5.0	"							
Chlorobenzene	ND	5.0	"							
Chloroethane	ND	5.0	"							
Chloroform	ND	5.0	"							
Chloromethane	ND	5.0	"							
2-Chlorotoluene	ND	5.0	"							
4-Chlorotoluene	ND	5.0	"							
Dibromochloromethane	ND	5.0	"							
1,2-Dibromo-3-chloropropane	ND	10	"							
1,2-Dibromoethane (EDB)	ND	5.0	"							
Dibromomethane	ND	5.0	"							
1,2-Dichlorobenzene	ND	5.0	"							
1,3-Dichlorobenzene	ND	5.0	"							
1,4-Dichlorobenzene	ND	5.0	"							
Dichlorodifluoromethane	ND	5.0	"							
1,1-Dichloroethane	ND	5.0	"							
1,2-Dichloroethane	ND	5.0	"							
1,1-Dichloroethene	ND	5.0	"							
cis-1,2-Dichloroethene	ND	5.0	"							
trans-1,2-Dichloroethene	ND	5.0	"							
1,2-Dichloropropane	ND	5.0	"							
1,3-Dichloropropane	ND	5.0	"							
2,2-Dichloropropane	ND	5.0	"							
1,1-Dichloropropene	ND	5.0	"							
cis-1,3-Dichloropropene	ND	5.0	"							
trans-1,3-Dichloropropene	ND	5.0	"							
Hexachlorobutadiene	ND	5.0	"							
Isopropylbenzene	ND	5.0	"							

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Krazan, Clovis	Project: Proposed Acquisition Property	
215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 9021327 - EPA 5030 GCMS										
Blank (9021327-BLK1)				Prepared & Analyzed: 02/13/19						
p-Isopropyltoluene	ND	5.0	ug/kg							
Methylene chloride	ND	5.0	"							
Naphthalene	ND	5.0	"							
n-Propylbenzene	ND	5.0	"							
Styrene	ND	5.0	"							
1,1,2,2-Tetrachloroethane	ND	5.0	"							
1,1,1,2-Tetrachloroethane	ND	5.0	"							
Tetrachloroethene	ND	5.0	"							
1,2,3-Trichlorobenzene	ND	5.0	"							
1,2,4-Trichlorobenzene	ND	5.0	"							
1,1,2-Trichloroethane	ND	5.0	"							
1,1,1-Trichloroethane	ND	5.0	"							
Trichloroethene	ND	5.0	"							
Trichlorofluoromethane	ND	5.0	"							
1,2,3-Trichloropropane	ND	5.0	"							
1,3,5-Trimethylbenzene	ND	5.0	"							
1,2,4-Trimethylbenzene	ND	5.0	"							
Vinyl chloride	ND	5.0	"							
Benzene	ND	5.0	"							
Toluene	ND	5.0	"							
Ethylbenzene	ND	5.0	"							
m,p-Xylene	ND	10	"							
o-Xylene	ND	5.0	"							
Surrogate: 4-Bromofluorobenzene	*39.6*		"	*40.0*		*98.9*	*82.9-116*			
Surrogate: Dibromofluoromethane	*41.8*		"	*40.0*		*104*	*80.4-132*			
Surrogate: Toluene-d8	*40.9*		"	*40.0*		*102*	*83.2-113*			
LCS (9021327-BS1)				Prepared & Analyzed: 02/13/19						
Chlorobenzene	94.9	5.0	ug/kg	100		94.9	65.2-124			
1,1-Dichloroethene	92.3	5.0	"	100		92.3	60.9-131			
Trichloroethene	88.8	5.0	"	100		88.8	62.1-126			
Benzene	89.6	5.0	"	100		89.6	65.3-127			
Toluene	91.3	5.0	"	100		91.3	64.3-122			
Surrogate: 4-Bromofluorobenzene	*41.6*		"	*40.0*		*104*	*82.9-116*			
Surrogate: Dibromofluoromethane	*43.1*		"	*40.0*		*108*	*80.4-132*			
Surrogate: Toluene-d8	*40.0*		"	*40.0*		*100*	*83.2-113*			

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215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 9021327 - EPA 5030 GCMS										
Matrix Spike (9021327-MS1)	**Source: T190357-01**			Prepared & Analyzed: 02/13/19						
Chlorobenzene	94.4	5.0	ug/kg	99.8	ND	94.6	75-125			
1,1-Dichloroethene	92.3	5.0	"	99.8	ND	92.4	75-125			
Trichloroethene	85.8	5.0	"	99.8	ND	86.0	75-125			
Benzene	88.3	5.0	"	99.8	ND	88.5	75-125			
Toluene	86.2	5.0	"	99.8	ND	86.4	75-125			
Surrogate: 4-Bromofluorobenzene	*39.3*		"	*39.9*		*98.4*	*82.9-116*			
Surrogate: Dibromofluoromethane	*42.8*		"	*39.9*		*107*	*80.4-132*			
Surrogate: Toluene-d8	*38.9*		"	*39.9*		*97.4*	*83.2-113*			
Matrix Spike Dup (9021327-MSD1)	**Source: T190357-01**			Prepared: 02/13/19 Analyzed: 02/14/19						
Chlorobenzene	100	5.0	ug/kg	99.0	ND	101	75-125	6.01	20	
1,1-Dichloroethene	88.7	5.0	"	99.0	ND	89.6	75-125	3.92	20	
Trichloroethene	83.7	5.0	"	99.0	ND	84.5	75-125	2.51	20	
Benzene	86.6	5.0	"	99.0	ND	87.4	75-125	1.95	20	
Toluene	84.7	5.0	"	99.0	ND	85.5	75-125	1.82	20	
Surrogate: 4-Bromofluorobenzene	*40.3*		"	*39.6*		*102*	*82.9-116*			
Surrogate: Dibromofluoromethane	*43.9*		"	*39.6*		*111*	*80.4-132*			
Surrogate: Toluene-d8	*37.0*		"	*39.6*		*93.4*	*83.2-113*			

SunStar Laboratories, Inc.



Jeff Lee, Project Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Krazan, Clovis	Project: Proposed Acquisition Property	
215 West Dakota Avenue	Project Number: 034-18192	**Reported:**
Clovis CA, 93612	Project Manager: Mike Bowery	02/27/19 08:14

Notes and Definitions

S-GC2	Surrogate recovery outside of established control limits. The data was accepted based on valid recovery of batch QC samples.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.



Jeff Lee, Project Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Krazan & Associates, Inc. 215 W. Dakota Avenue, Clovis, CA 93612, (559) 348-2200, FAX (559) 348-2190

CHAIN-OF-CUSTODY RECORD

DATE: 02/12/19 **Lab ID:** T190361

Client:	Krazan & Associates, Inc.
Address:	215 West Dakota Avenue Clovis, CA 93612
Sampled By:	Mark D. Edwards
Phone:	(559) 348-2200
FAX:	(559) 348-2201
Project Manager:	Michael Bowery
Project Job:	034-18192 Proposed Acquisition Property

	Client Sample ID	Sample Date	Sample Time	Sample Matrix	Container #	Container Type	TPH-cc 8015	Volatile Organic Compounds 8260	CAM-17 Metals 6010/7471	Organochlorine Pesticides 8041	Polychlorinated Biphenals 8082	Chlorinated Herbicides 8151	Arsenic 6010
1	S1 01	2/12/19	10:52	Soil	1	SS				x		x	x
2	S2 02	2/12/19	10:55	Soil	1	SS				x		x	x
3	S3 03	2/12/19	10:59	Soil	1	SS				x		x	x
4	S4 04	2/12/19	11:02	Soil	1	SS				x		x	x
5	CS1 05	2/12/19	11:09	Soil	1	SS	x	x	x	x	x		
6													
7													
8													
9													
10													

REQUESTED ANALYSIS

Correct Containers:			
Sample Temperature:			
Sample Preservative:			
Turnaround Time:	Normal	Specify:	

Comments: 4.6

RELINQUISHED BY		RECEIVED BY	
Signature:		Signature:	
Print:	Mark D. Edwards	Print:	
Company:	Krazan & Associates	Company:	SunStar Labs
Date:	02/12/19 Time: 15:15	Date:	Time:
Signature:		Signature:	
Print:		Print:	
Company:		Company:	
Date:	2/12/19 Time: 1515	Date:	Time:
Signature:		Signature:	
Print:		Print:	Sunny
Company:	FED EX	Company:	SUN STAR
Date:	2-13-19 Time: 9:45	Date:	2-13-19 Time: 9:45

SunStar Laboratories — Celebrating 20 Years!

SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #: T190361

Client Name: KRAZAN Project: PROPOSED ACQUISITION PROPERTY

Delivered by: ☐ Client ☐ SunStar Courier ☐ GSO ☒ FedEx ☐ Other

If Courier, Received by: _____ Date/Time Courier Received: _____

Lab Received by: SUNNY Date/Time Lab Received: 2.13.19 / 9:45

Total number of coolers received: 1

Temperature:	Cooler #1 0.4	°C +/- the CF (1.2°C) =	1.6	°C corrected temperature
Temperature:	Cooler #2	°C +/- the CF (1.2°C) =		°C corrected temperature
Temperature:	Cooler #3	°C +/- the CF (1.2°C) =		°C corrected temperature

Temperature criteria = ≤ 6°C (no frozen containers) Within criteria? ☒ **Yes** ☐ **No**

If NO:

Samples received on ice? ☐ Yes ☐ **No → Complete Non-Conformance Sheet**

If on ice, samples received same day collected? ☐ Yes → Acceptable ☐ **No → Complete Non-Conformance Sheet**

Custody seals intact on cooler/sample	☐ Yes	☐ No*	☒ N/A
Sample containers intact	☒ Yes	☐ No*	
Sample labels match Chain of Custody IDs	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☐ Yes	☐ No*	☒ N/A
Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times	☒ **Yes**	☐ **No***	

* Complete Non-Conformance Receiving Sheet if checked

Cooler/Sample Review - Initials and date: SK 2.13.19

Comments:

(949) 297-5020 ■ www.sunstarlabs.com ■ 25712 Commercentre Drive ■ Lake Forest, CA 92630

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T190361

Client: Krazan, Clovis
Project: Proposed Acquisition Property
Project Manager: Jeff Lee
Project Number: 034-18192

Report To:
Krazan, Clovis
Mike Bowery
215 West Dakota Avenue
Clovis, CA 93612

Date Due: 02/20/19 17:00 (5 day TAT)
Received By: Sunny Lounethone
Date Received: 02/13/19 09:45
Logged In By: Sunny Lounethone
Date Logged In: 02/13/19 10:07

Samples Received at: **1.6°C**
Custody Seals No Received On Ice Yes
Containers Intact Yes
COC/Labels Agree Yes
Preservation Confirı No

Analysis	Due	TAT	Expires	Comments
T190361-01 S1 [Soil] Sampled 02/12/19 10:52 (GMT-08:00) Pacific Time (US &				
6010 Individual Metals	02/20/19 15:00	5	08/11/19 10:52	As only
8081 Pesticides	02/20/19 15:00	5	02/26/19 10:52	
8151 Herbicides	02/20/19 15:00	5	02/26/19 10:52	
T190361-02 S2 [Soil] Sampled 02/12/19 10:55 (GMT-08:00) Pacific Time (US &				
6010 Individual Metals	02/20/19 15:00	5	08/11/19 10:55	As only
8081 Pesticides	02/20/19 15:00	5	02/26/19 10:55	
8151 Herbicides	02/20/19 15:00	5	02/26/19 10:55	
T190361-03 S3 [Soil] Sampled 02/12/19 10:59 (GMT-08:00) Pacific Time (US &				
6010 Individual Metals	02/20/19 15:00	5	08/11/19 10:59	As only
8081 Pesticides	02/20/19 15:00	5	02/26/19 10:59	
8151 Herbicides	02/20/19 15:00	5	02/26/19 10:59	
T190361-04 S4 [Soil] Sampled 02/12/19 11:02 (GMT-08:00) Pacific Time (US &				
6010 Individual Metals	02/20/19 15:00	5	08/11/19 11:02	As only
8081 Pesticides	02/20/19 15:00	5	02/26/19 11:02	
8151 Herbicides	02/20/19 15:00	5	02/26/19 11:02	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T190361

Client: Krazan, Clovis
Project: Proposed Acquisition Property
Project Manager: Jeff Lee
Project Number: 034-18192

Analysis	Due	TAT	Expires	Comments
T190361-05 CS1 [Soil] Sampled 02/12/19 11:09 (GMT-08:00) Pacific Time (US &				
6010 Title 22	02/20/19 15:00	5	08/11/19 11:09	
8015 Carbon Chain	02/20/19 15:00	5	02/26/19 11:09	
8081 Pesticides	02/20/19 15:00	5	02/26/19 11:09	
8082 PCB	02/20/19 15:00	5	02/26/19 11:09	
8260	02/20/19 15:00	5	02/26/19 11:09	

Analysis groups included in this work order

6010 Title 22

subgroup 6010B T22 7470/71 Hg

Reviewed By

Date

Appendix E

Environmental Noise and Vibration Assessment

Environmental Noise & Vibration Assessment

Magnolias Apartments

Morgan Hill, California

BAC Job # 2021-123

Prepared For:

Raney Planning & Management

Attn: Nick Pappani
1501 Sports Drive
Sacramento, CA 95834

Prepared By:

Bollard Acoustical Consultants, Inc.

Dario Gotchet, Senior Consultant

September 21, 2021

BOLLARD
Acoustical Consultants

CEQA Checklist

NOISE AND VIBRATION **– Would the Project Result in:**	**NA – Not Applicable**	**Potentially Significant Impact**	**Less than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				**X**	
b) Generation of excessive groundborne vibration or groundborne noise levels?				**X**	
c) For a project located within the vicinity of a private airstrip or 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?					**X**

Introduction

The proposed Magnolias Apartments (project) is located north of Wright Avenue between Del Monte Avenue and Monterey Road in Morgan Hill, California. The project proposes the construction of an affordable housing development that would consist of one 5-story apartment building with approximately 66 residential units. Existing land uses in the immediate project vicinity include commercial to the south, school to the east, and residential to the north and west. In addition, an existing Union Pacific Railroad (UPRR) and Caltrain track is located approximately 500 feet to the east of the project area. The project area and site plan are shown on Figures 1 and 2, respectively.

The purposes of this assessment are to quantify the existing noise and vibration environments, identify potential noise and vibration impacts resulting from the project, identify appropriate mitigation measures, and provide a quantitative and qualitative analysis of impacts associated with the project. Specifically, impacts are identified if project-related activities would cause a substantial increase in ambient noise levels at existing sensitive uses in the project vicinity, or if traffic, railroad, or project-generated noise or vibration levels would exceed applicable federal, state, or City of Morgan Hill standards at existing or proposed noise-sensitive uses.

Noise and Vibration Fundamentals

Noise

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard and are designated as sound. The number of pressure variations per second is called the frequency of sound and is expressed as cycles per second, or Hertz (Hz). Definitions of acoustical terminology are provided in Appendix A.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals of pressure) as a point of reference, defined as 0 dB. Other sound pressures are then compared to the reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in decibel levels correspond closely to human perception of relative loudness. Noise levels associated with common noise sources are provided in Figure 3.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable and can be approximated by filtering the frequency response of a sound level meter by means of the standardized A-weighting network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}). The L_{eq} is the foundation of the day-night average noise descriptor, DNL (or L_{dn}), and shows very good correlation with community response to noise.

The day-night average sound level (DNL) is based upon the average noise level over a 24-hour day, with a +10-decibel weighting applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because DNL represents a 24-hour average, it tends to disguise short-term variations in the noise environment. DNL-based noise standards are commonly used to assess noise impacts associated with traffic, railroad, and aircraft noise sources.

Vibration

Vibration is like noise in that it involves a source, a transmission path, and a receiver. While vibration is related to noise, it differs in that noise is generally considered to be pressure waves transmitted through air, while vibration is usually associated with transmission through the ground or structures. As with noise, vibration consists of an amplitude and frequency. A person's response to vibration will depend on their individual sensitivity as well as the amplitude and frequency of the source.

Vibration can be described in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration in terms of velocity in inches per second peak particle velocity (IPS, PPV) or root-mean-square (VdB, RMS). Standards pertaining to perception as well as damage to structures have been developed for vibration in terms of peak particle velocity as well as RMS velocities. As vibrations travel outward from the source, they excite the particles of rock and soil through which they pass and cause them to oscillate. Differences in subsurface geologic conditions and distance from the source of vibration will result in different vibration levels characterized by different frequencies and intensities. In all cases, vibration amplitudes will decrease with increasing distance. The maximum rate, or velocity of particle movement, is the commonly accepted descriptor of the vibration "strength".

Human response to vibration is difficult to quantify. Vibration can be felt or heard well below the levels that produce any damage to structures. The duration of the event has an effect on human response, as does frequency. Generally, as the duration and vibration frequency increase, the potential for adverse human response increases.

According to the Transportation and Construction-Induced Vibration Guidance Manual (Caltrans, June 2004), operation of construction equipment and construction techniques generate ground vibration. Traffic traveling on roadways can also be a source of such vibration. At high enough amplitudes, ground vibration has the potential to damage structures and/or cause cosmetic damage. Ground vibration can also be a source of annoyance to individuals who live or work close to vibration-generating activities. However, traffic, rarely generates vibration amplitudes high enough to cause structural or cosmetic damage.



Legend

- Project Area Boundary (Approximate)
- Railroad Track
- Long-Term Noise Measurement Sites
- Vibration Measurement Sites

N

Scale (Feet)

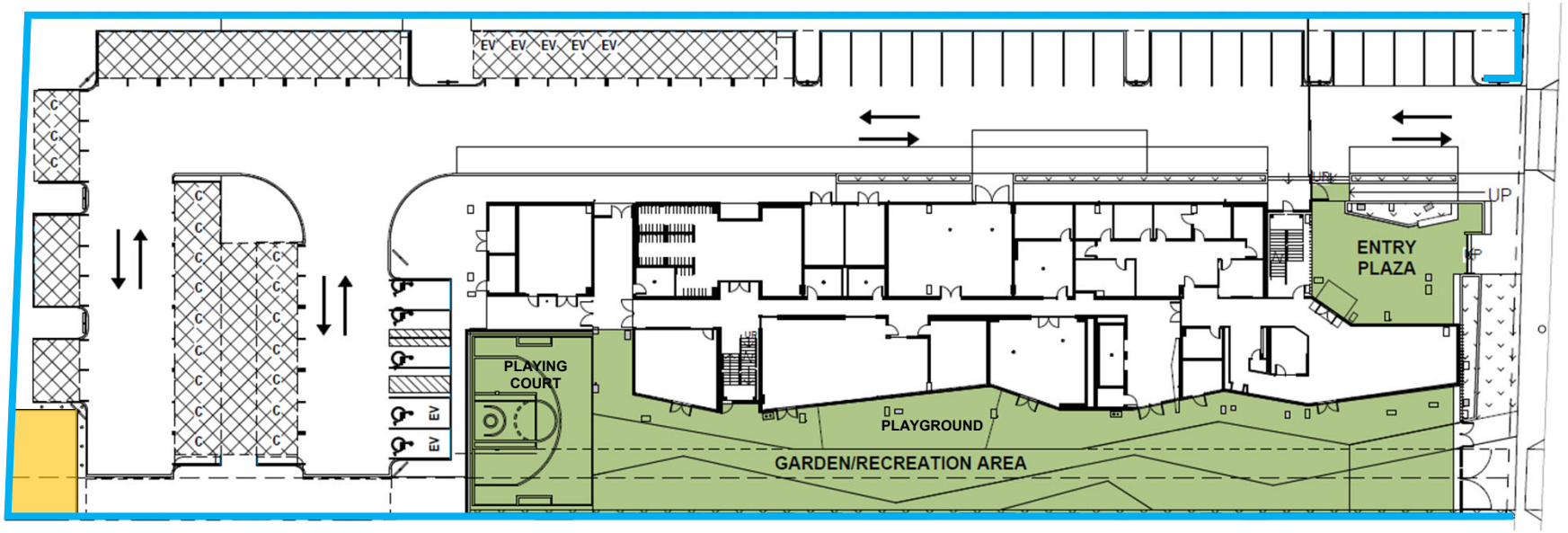
0 100 200

Magnolias Apartments
Morgan Hill, California

Project Area

Figure 1

BOLLARD Acoustical Consultants



Legend

- Proposed Continuous CMU Wall (Various Heights – Minimum 6-Feet)
- Proposed Common Outdoor Areas
- Proposed Emergency Generator Area

N

Scale (Feet)

0 25 50

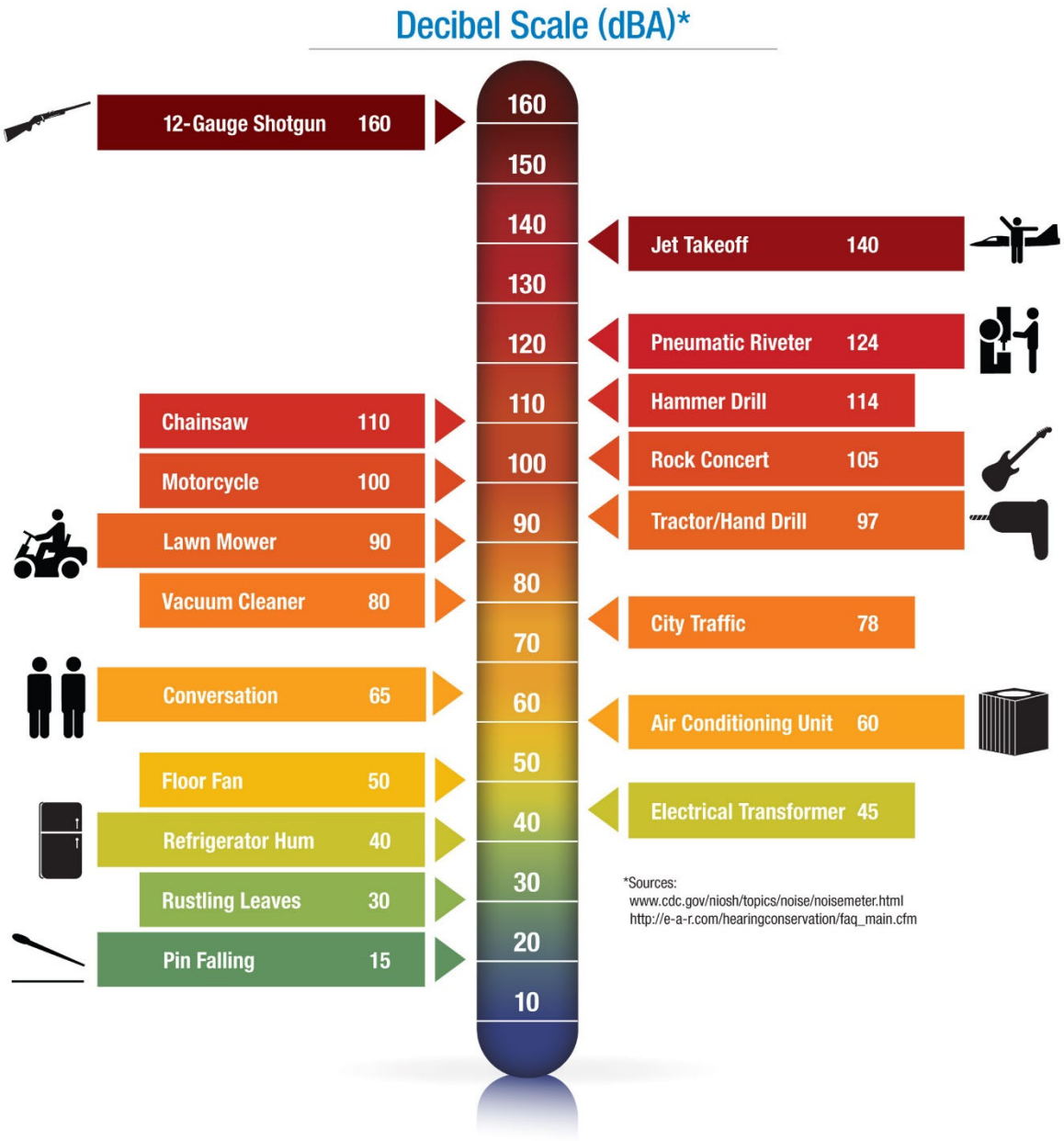
Magnolias Apartments
Morgan Hill, California

Site Plan – Ground Level

Figure 2

BOLLARD Acoustical Consultants

Figure 3
Noise Levels Associated with Common Noise Sources



Regulatory Setting: Criteria for Acceptable Noise and Vibration Exposure

Federal

There are no federal noise or vibration criteria which would be directly applicable to this project. However, the City of Morgan Hill does not currently have a policy for assessing noise impacts associated with increases in ambient noise levels at existing uses resulting from project on-site noise sources. As a result, the following federal noise criteria was applied to the project.

Federal Interagency Commission on Noise (FICON)

The Federal Interagency Commission on Noise (FICON) has developed a graduated scale for use in the assessment of project-related noise level increases. The criteria shown in Table 1 was developed by FICON as a means of developing thresholds for impact identification for project-related noise level increases. The FICON standards have been used extensively in recent years in the preparation of the noise sections of Environmental Impact Reports that have been certified in many California cities and counties.

The use of the FICON standards is considered conservative relative to thresholds used by other agencies in the State of California. For example, the California Department of Transportation (Caltrans) requires a project-related traffic noise level increase of 12 dB for a finding of significance, and the California Energy Commission (CEC) considers project-related noise level increases between 5 to 10 dB significant, depending on local factors. Therefore, the use of the FICON standards, which set the threshold for finding of significant noise impacts as low as 1.5 dB, provides a very conservative approach to impact assessment for this project.

Table 1
Significance of Changes in Cumulative Noise Exposure

Ambient Noise Level Without Project (DNL)	Change in Ambient Noise Level Due to Project
<60 dB	+5.0 dB or more
60 to 65 dB	+3.0 dB or more
>65 dB	+1.5 dB or more
Source: Federal Interagency Committee on Noise (FICON)	

Based on the FICON research, as shown in Table 1, a 5 dB increase in noise levels due to a project is required for a finding of significant noise impact where ambient noise levels without the project are less than 60 dB DNL. Where pre-project ambient conditions are between 60 and 65 dB DNL, a 3 dB increase is applied as the standard of significance. Finally, in areas already exposed to higher noise levels, specifically pre-project noise levels in excess of 65 dB DNL, a 1.5 dB increase is considered by FICON as the threshold of significance.

State of California

California Environmental Quality Act (CEQA)

The State of California has established regulatory criteria that are applicable to this assessment. Specifically, Appendix G of the State of California Environmental Quality Act (CEQA) Guidelines are used to assess the potential significance of impacts pursuant to local General Plan policies, Municipal Code standards, or the applicable standards of other agencies. According to Appendix G of the CEQA guidelines, the project would result in a significant noise or vibration impact if the following occur:

A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies?

B. Generation of excessive groundborne vibration or groundborne noise levels?

C. For a project located within the vicinity of a private airstrip or 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?

It should be noted that audibility is not a test of significance according to CEQA. If this were the case, any project which added any audible amount of noise to the environment would be considered significant according to CEQA. Because every physical process creates noise, the use of audibility alone as significance criteria would be unworkable. CEQA requires a substantial increase in noise levels before noise impacts are identified, not simply an audible change.

California Department of Transportation (Caltrans)

The City of Morgan Hill does not currently have adopted standards for groundborne vibration. As a result, the vibration impact criteria developed by the California Department of Transportation (Caltrans) was applied to the project. The Caltrans criteria applicable to damage and annoyance from transient and continuous vibration typically associated with construction activities are presented in Tables 2 and 3. Equipment or activities typical of continuous vibration include: excavation equipment, static compaction equipment, tracked vehicles, traffic on a highway, vibratory pile drivers, pile-extraction equipment, and vibratory compaction equipment. Equipment or activities typical of single-impact (transient) or low-rate repeated impact vibration include impact pile drivers, blasting, drop balls, “pogo stick” compactors, and crack-and-seat equipment (California Department of Transportation 2013).

Table 2
Guideline Vibration Damage Potential Threshold Criteria

Structure and Condition	Maximum PPV (inches/second)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.20	0.10
Historic and some old buildings	0.50	0.25
Older residential structures	0.50	0.30
New residential structures	1.00	0.50
Modern industrial/commercial buildings	2.00	0.50

Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

PPV = Peak Particle Velocity

Source: California Department of Transportation, Transportation and Construction Vibration Manual (2013)

Table 3
Guideline Vibration Annoyance Potential Criteria

Human Response	Maximum PPV (inches/second)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Barely perceptible	0.40	0.01
Distinctly perceptible	0.25	0.04
Strongly perceptible	0.90	0.10
Severe	2.00	0.40

Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

PPV = Peak Particle Velocity

Source: California Department of Transportation, Transportation and Construction Vibration Manual (2013)

Local

Morgan Hill 2035 General Plan

The Safety, Services, and Infrastructure Element of the Morgan Hill 2035 General Plan contains goals and policies to ensure that city residents are not subjected to noise beyond acceptable levels. The General Plan goals and policies which are applicable to the project are reproduced below.

GOAL SSI-8

Prevention of noise from interfering with human activities or causing health problems.

Policies

SSI-8.1 **Exterior Noise Level Standards.** Require new development projects to be designed and constructed to meet acceptable exterior noise level standards (see Table 4), as follows:

- Apply a maximum exterior noise level of 60 dBA DNL in residential areas where outdoor use is a major consideration (e.g., backyards in single-family housing developments and recreation areas in multi-family housing projects). Where the City determines that providing a DNL of 60 dBA or lower cannot be achieved after the application of reasonable and feasible mitigation, a DNL of 65 dBA may be permitted.

- Indoor noise levels should not exceed a DNL of 45 dBA in new residential housing units.

- Noise levels in new residential development exposed to an exterior DNL of 60 dBA or greater should be limited to a maximum instantaneous noise level (e.g., trucks on busy streets, train warning whistles) in bedrooms of 50 dBA. Maximum instantaneous noise levels in all other habitable rooms should not exceed 55 dBA. The maximum outdoor noise level for new residences near the railroad shall be 70 dBA DNL, recognizing that train noise is characterized by relatively few loud events.

SSI-8.2 **Impact Evaluation.** The impact of a proposed development project on existing land uses should be evaluated in terms of the potential for adverse community response based on significant increase in existing noise levels, regardless of compatibility guidelines.

SSI-8.5 **Traffic Noise Level Standards.** Consider noise level increases resulting from traffic associated with new projects significant if: a) the noise level increase is 5 dBA DNL or greater, with a future noise level of less than 60 dBA DNL, or b) the noise level increase is 3 dBA DNL or greater, with a future noise level of 60 dBA DNL or greater.

SSI-8.6 **Stationary Noise Level Standards.** Consider noise levels produced by stationary noise sources associated with new projects significant if they substantially exceed existing ambient noise levels.

SSI-8.7 **Other Noise Sources.** Consider noise levels produced by other noise sources (such as ballfields) significant if an acoustical study demonstrates they would substantially exceed ambient noise levels.

SSI-8.9 **Site Planning and Design.** Require attention to site planning and design techniques other than sound walls to reduce noise impacts, including a) installing earth berms, b) increasing the distance between the noise source and the receiver, c) using non-sensitive structures such as parking lots, utility areas, and garages to

shield noise-sensitive areas, d) orienting buildings to shield outdoor spaces from the noise source, and e) minimizing the noise at its source.

GOAL SSI-9

Protection from noise associated with motor vehicles and railroad activity.

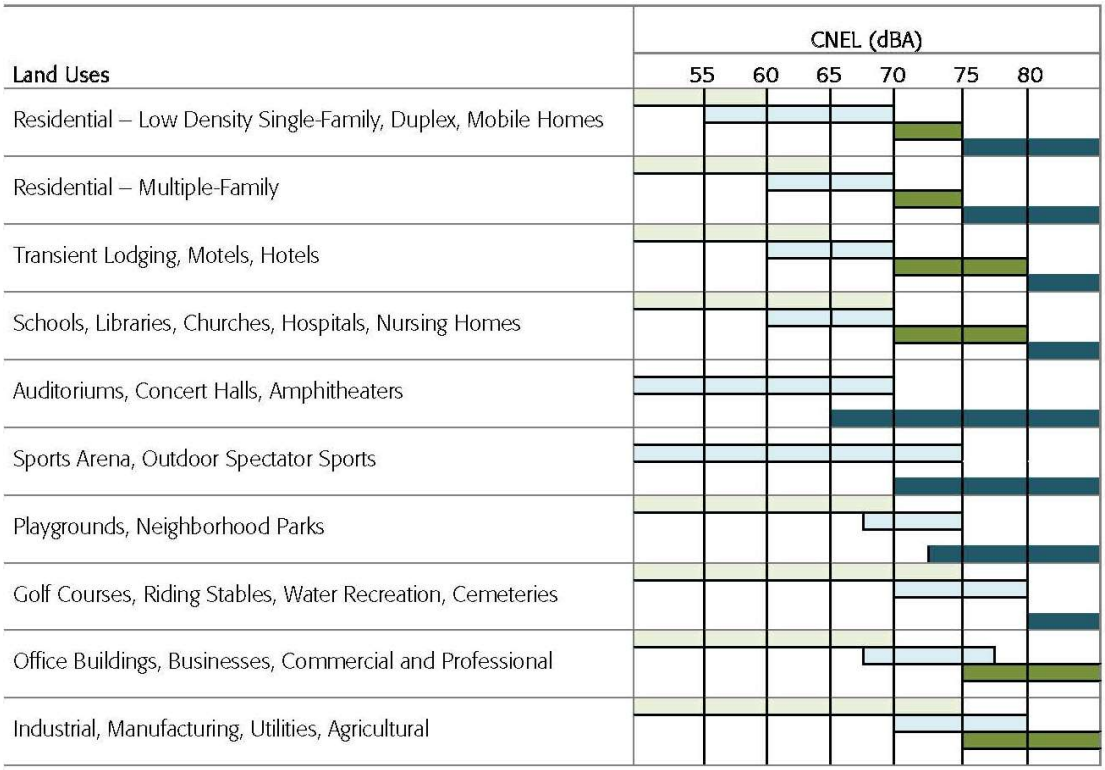
SSI-9.2 **Noise Barrier Dimensions.** If noise barriers are deemed the only effective mitigation for development along major transportation corridors, require an acoustical analysis to determine necessary dimensions.

SSI-9.3 **Sound Wall Design.** The maximum height of sound walls shall be eight feet. Residential projects adjacent to the freeway shall be designed to minimize sound wall height through location of a frontage road, use of two sound walls or other applicable measures. Sound wall design and location shall be coordinated for an entire project area and shall meet Caltrans noise attenuation criteria for a projected eight-lane freeway condition. If two sound walls are used, the first shall be located immediately adjacent to the freeway right-of-way and the second shall be located as necessary to meet Caltrans noise requirements for primary outdoor areas. The minimum rear yard setback to the second wall shall be 20 feet.

SSI-9.6 **Earth Berms.** Allow and encourage earth berms in new development projects as an alternative to sound walls if adequate space is available.

SSI-9.7 **Sound Barrier Design.** Require non-earthen sound barriers to be landscaped, vegetated, or otherwise designed and/or obscured to improve aesthetics and discourage graffiti and other vandalism.

Table 4
State of California Land Use Compatibility Guidelines for Community Noise Environments



Normally Acceptable:
Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Conditionally Acceptable:
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and the needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

Normally Unacceptable:
New construction or development should generally be discouraged. If new construction does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable:
New construction or development generally should not be undertaken.

Source: Governor's Office of Planning and Research, General Plan Guidelines 2003.

Morgan Hill Municipal Code

The provisions of the Morgan Hill Municipal Code which would be most applicable to this project are reproduced below. The complete text of the municipal code sections pertaining to noise are provided in Appendix B.

Chapter 8.28 of the Municipal Code provides an enumeration of unlawful noise sources (i.e., animals, birds, auto body repairs, blowers, fans, combustion engines, construction activities, exhausts, loudspeakers). Chapter 8.28 does not, however, provide quantitative performance standards. Section 8.28.040(D) exempts construction noise provided the activities are limited to a specific time frame. Section 8.28.040(D) is reproduced below:

> "Construction activities" are defined as including but not limited to excavation, grading, paving, demolition, construction, alteration or repair of any building, site, street or highway, delivery or removal of construction material to a site, or movement of construction materials on a site. Construction activities are prohibited other than between the hours of seven a.m. and eight p.m., Monday through Friday and between the hours of nine a.m. to six p.m. on Saturday. Construction activities may not occur on Sundays or federal holidays. No third person, including but not limited to landowners, construction company owners, contractors, subcontractors, or employers, shall permit or allow any person working on construction activities which are under their ownership, control or direction to violate this provision.

Section 18.46.090 of the Municipal Code establishes acceptable noise level criteria for non-transportation noise sources, which would include activities associated with the project's on-site activities. The Municipal Codes' quantitative exterior noise standards are provided below in Table 5. Based on feedback from Morgan Hill planning staff in previous projects over the years, the Table 5 standards are interpreted as being hourly average (L_{eq}) noise level standards.

Table 5
Noise Level Performance Standards

Receiving Land Use	Maximum Noise Level at Lot Line of Receiving Use[1,2]
Industrial and Wholesale	70 dBA
Commercial	65 dBA
Residential or Public/Quasi Public	60 dBA

[1] The planning commission may allow an additional 5 dBA noise level at the lot line if the maximum noise level shown above cannot be achieved with reasonable and feasible mitigation.

[2] Noise standards shown above do not apply to noise generated by vehicle traffic in the public right-of-way or from temporary construction, demolition, and vehicles that enter or leave the site of the noise-generating use (e.g., construction equipment, trains, trucks).

Source: Morgan Hill Municipal Code

Environmental Setting – Existing Ambient Noise and Vibration Environment

Noise-Sensitive Land Uses in the Project Vicinity

Noise-sensitive land uses are generally defined as locations where people reside or where the presence of unwanted sound could adversely affect the primary intended use of the land. Places where people live, sleep, recreate, worship, and study are generally considered to be sensitive to noise because intrusive noise can be disruptive to these activities.

The noise-sensitive land uses which would potentially be affected by the project consist of residential and school uses located to the north, east and west of the project area. Existing commercial uses are located south of the project area. However, commercial uses are typically not considered to be noise-sensitive, but rather noise-generating. The project area and surrounding land uses are shown on Figure 1.

Existing Traffic Noise Levels along Project Area Roadway Network

The FHWA Traffic Noise Model (FHWA-RD-77-108) was used to develop existing noise contours expressed in terms of DNL for major roadways within the project study area. The FHWA model predicts hourly L_{eq} values for free-flowing traffic conditions. Estimates of the hourly distribution of traffic for a typical 24-hour period were used to develop DNL values from L_{eq} values.

Traffic data in the form of AM and PM peak hour movements for existing (2018/2019) conditions were obtained from a traffic memorandum prepared by Hexagon Transportation Consultants, Inc. Average daily traffic volumes were conservatively estimated by applying a factor of 5 to the sum of AM and PM peak hour conditions. Using these data and the FHWA Model, traffic noise levels were calculated. The traffic noise level at 100 feet from the roadway centerline and distances from the centerlines of selected roadways to the 60 dB, 65 dB, and 70 dB DNL contours are summarized in Table 6.

In many cases, the actual distances to noise level contours may vary from the distances predicted by the FHWA Model. Factors such as roadway curvature, roadway grade, shielding from local topography or structures, elevated roadways, or elevated receivers may affect actual sound propagation. It is also recognized that existing sensitive land uses within the project vicinity are located varying distances from the centerlines of the local roadway network. The 100-foot reference distance is utilized in this assessment to provide a reference position at which changes in existing and future traffic noise levels resulting from the project can be evaluated. Appendix C contains the FWHA Model inputs for existing conditions.

Table 6
Existing Traffic Noise Modeling Results

Seg.	Intersection	Direction	DNL 100 Feet from Roadway	Distance to Contour (feet)		
				70 dB DNL	65 dB DNL	60 dB DNL
1	Monterey Rd / Cochrane Rd	North	67	60	129	279
2		South	62	31	68	145
3		East	66	51	110	237
4		West	50	4	9	20
5	Monterey Rd / Old Monterey Rd	North	63	32	69	148
6		South	62	31	68	146
7		East	--	--	--	--
8		West	57	14	30	64
9	Monterey Rd / Wright Ave	North	63	32	70	150
10		South	61	27	58	125
11		East	39	1	2	4
12		West	57	13	27	59

Blank cell = no traffic data was provided
Source: FHWA-RD-77-108 with inputs from Hexagon Transportation Consultants, Inc.

Existing Overall Ambient Noise Environment within the Project Area

The existing ambient noise environment within the project area is defined primarily by noise from traffic on Monterey Road, activities at nearby commercial uses to the south (automotive and small engine repair businesses), and to a lesser extent by intermittent railroad operations on the railroad track located approximately 500 feet to the east. To generally quantify existing ambient noise environment within the project area, BAC conducted long-term (72-hour) ambient noise level measurements from July 15th to 18th, 2021. The noise survey locations are shown on Figure 1, identified as sites LT-1 through LT-3. Photographs of the noise survey locations are provided in Appendix D.

Larson Davis Laboratories (LDL) Model LxT precision integrating sound level meters were used to complete the long-term noise level measurements. The meters were calibrated immediately before use with an LDL Model CA200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all specifications of the American National Standards Institute requirements for Type 1 sound level meters (ANSI S1.4). The ambient noise level survey results are summarized below in Table 7. The detailed results of the ambient noise survey are contained in Appendix E in tabular format and graphically in Appendix F.

Table 7
Summary of Long-Term Noise Survey Measurement Results – July 15-18, 2021[1]

Site Description[2]	Date	DNL	Average Measured Hourly Noise Levels (dBA)			
			Daytime[3]		Nighttime[4]	
			L_{eq}	L_{max}	L_{eq}	L_{max}
LT-1: Southwest end of the project area adjacent to commercial uses	7/15-7/16	63	62	78	55	70
	7/16-7/17	60	60	77	51	68
	7/17-7/18	60	59	77	51	66
LT-2: Along southern project property line adjacent to commercial uses	7/15-7/16	56	57	76	44	62
	7/16-7/17	54	54	73	44	60
	7/17-7/18	56	54	72	47	62
LT-3: Adjacent to commercial uses, approximately 120' from centerline of Monterey Rd	7/15-7/16	59	56	74	51	70
	7/16-7/17	57	56	74	48	66
	7/17-7/18	56	55	74	48	66

[1] Detailed summaries of the noise monitoring results are provided in Appendices E and F.
[2] Long-term noise survey locations are shown on Figure 1.
[3] Daytime hours: 7:00 a.m. to 10:00 p.m.
[4] Nighttime hours: 10:00 p.m. to 7:00 a.m.
Source: Bollard Acoustical Consultants, Inc. (2021)

The Table 7 data indicate that measured day-night average and average hourly noise levels were generally consistent at each individual site throughout the monitoring period.

Existing Ambient Vibration Environment

During a site visit on July 19th, 2021, vibration levels were below the threshold of perception at the project site. Nonetheless, to quantify existing vibration levels at the project site, BAC conducted short-term (10-minute) vibration measurements at the locations identified on Figure 1 (sites V-1 through V-3). Photographs of the vibration survey equipment are provided in Appendix D.

A Larson-Davis Laboratories Model LxT precision integrating sound level meter equipped with a PCB Electronics vibration transducer was used to complete the vibration measurements. In the analysis of the vibration measurement data, it was revealed that measured maximum vibration levels at the project site were below 0.001 in/sec PPV.

Impacts and Mitigation Measures

Thresholds of Significance

For the purposes of this report, a noise and vibration impact is considered significant if the project would result in:

- **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies?**

  For this project, compliance with the applicable noise level standards established in the Morgan Hill General Plan and Municipal Code is required. For increases in off-site traffic noise, General Plan Policy SSI-8.5 considers noise level increases resulting from traffic associated with new projects significant if: a) the noise level increase is 5 dBA DNL or greater, with a future noise level of less than 60 dBA DNL, or b) the noise level increase is 3 dBA DNL or greater, with a future noise level of 60 dBA DNL or greater.

  Existing residential, commercial, and school land uses are located within the immediate project vicinity. For noise generated by project on-site activities, the Municipal Code establishes exterior noise level limits of 60 and 65 dB L_{eq} for residential/public and commercial land uses (Table 5). In addition, General Plan Policy SSI-8.6 considers noise levels produced by stationary noise sources associated with new projects significant if they substantially exceed existing ambient noise levels. The primary noise sources associated with proposed on-site activities have been identified as activities within the proposed outdoor garden/recreation area (i.e., playing court and playground), parking area movements, on-site vehicle circulation (through parking aisles), rooftop mechanical equipment (HVAC), and an emergency standby generator. Because it is reasonably assumed that activities within the playing court and playground would occur during daytime hours only (7:00 a.m. to 10:00 p.m.), the daytime ambient noise level data presented in Table 7 would serve as the baseline ambient noise level environment in the project vicinity for those noise sources. The remaining identified on-site activities were assessed relative to the daytime and nighttime ambient noise level data in Table 7. However, the General Plan does not provide guidelines for determining a substantial noise increase relative to ambient conditions. As a result, for noise generated by on-site activities and the determination of a substantial noise increase relative to ambient conditions, the FICON criteria presented in Table 1 were used.

  According to the FICON criteria shown in Table 1, a 5 dB increase in noise levels due to a project is required for a finding of a significant noise impact where ambient day-night average noise levels without the project are less than 60 dB DNL. Where pre-project ambient conditions are between 60 and 65 dB DNL, a 3 dB increase is applied as the standard of significance. Finally, in areas already exposed to higher noise levels, specifically pre-project noise levels in excess of 65 dB DNL, a 1.5 dB increase is considered by FICON as the threshold of significance. As indicated in Table 7, the measured day-night average noise levels at the project site ranged from 54 to 63 dB DNL (arithmetic mean of 58 dB DNL). Based on an arithmetic mean of 58 dB DNL, a 5 dB increase in noise levels due to project on-site activities is required for a finding of a significant impact.

- **Generation of excessive groundborne vibration or groundborne noise levels?**

  Vibration level exposure at existing off-site or proposed on-site sensitive receptors were assessed relative to the Caltrans groundborne impact vibration criteria provided in Table 2.

- **For a project located within the vicinity of a private airstrip or 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.**

  Because the project site is not located within 2 miles of a public use airport or in the vicinity of a private airstrip or airport land use plan, consideration of noise impacts relative to this CEQA criterion would not be warranted for this evaluation.

Noise Impacts Associated with Project-Generated Increases in Off-Site Traffic

With development of the project, traffic volumes on the local roadway network will increase. Those increases in daily traffic volumes will result in a corresponding increase in traffic noise levels at existing uses located along those roadways. The FHWA Model was used with traffic input data from a traffic memorandum prepared by Hexagon Transportation Consultants, Inc. to predict project traffic noise level increases relative to existing and future (cumulative) conditions.

Impact 1: Increases in Existing Traffic Noise Levels due to the Project

Traffic data in the form of AM and PM peak hour movements for Existing and Existing Plus Project conditions in the project area roadway network were obtained from the traffic memorandum prepared by Hexagon Transportation Consultants, Inc. Average daily traffic (ADT) volumes were conservatively estimated by applying a factor of 5 to the sum of AM and PM peak hour conditions.

Existing versus Existing Plus Project traffic noise levels on the local roadway network are shown in Table 8. The following section includes an assessment of predicted traffic noise levels relative to the increase significance noise criteria contained in Policy SSI-8.5 of the Morgan Hill General Plan. The Table 8 data are provided in terms of DNL at a standard distance of 100 feet from the centerlines of the project-area roadways. Appendix C contains the FWHA Model inputs.

Table 8
Traffic Noise Modeling Results and Project-Related Traffic Noise Increases
Existing Versus Existing Plus Project Conditions

Segment	Intersection	Direction	Traffic Noise Level at 100 feet, DNL (dB)			Substantial Increase?
			E	E+P	Increase	
1	Monterey Rd / Cochrane Rd	North	66.7	66.7	0.0	No
2		South	62.4	62.5	0.1	No
3		East	65.6	65.7	0.1	No
4		West	49.6	49.6	0.0	No
5	Monterey Rd / Old Monterey Rd	North	62.5	62.6	0.1	No
6		South	62.5	62.5	0.0	No
7		East	--	--	--	--
8		West	57.1	57.1	0.0	No
9	Monterey Rd / Wright Ave	North	62.7	62.7	0.0	No
10		South	61.5	61.5	0.0	No
11		East	39.1	40.2	1.1	No
12		West	56.5	56.5	0.0	No

Blank cell = no traffic data was provided

Source: FHWA-RD-77-108 with inputs from Hexagon Transportation Consultants, Inc.

As indicated in Table 8, the proposed project's contribution to traffic noise level increases is predicted to satisfy the applicable General Plan Policy SSI-8.5 increase significance criteria along all the roadway segments evaluated in the existing conditions analysis. As a result, off-site traffic noise impacts related to increases in traffic resulting from the implementation of the project (Existing versus Existing Plus Project conditions) are identified as being ***less than significant***.

Impact 2: Increases in Cumulative Traffic Noise Levels due to the Project

Traffic data in the form of AM and PM peak hour movements for Cumulative and Cumulative Plus Project conditions in the project area roadway network were obtained from the traffic memorandum prepared by Hexagon Transportation Consultants, Inc. Average daily traffic (ADT) volumes were conservatively estimated by applying a factor of 5 to the sum of AM and PM peak hour conditions.

Cumulative versus Cumulative Plus Project traffic noise levels on the local roadway network are shown in Table 9. The following section includes an assessment of predicted traffic noise levels relative to the increase significance noise criteria contained in Policy SSI-8.5 of the Morgan Hill General Plan. The Table 9 data are provided in terms of DNL at a standard distance of 100 feet from the centerlines of the project-area roadways. Appendix C contains the FWHA Model inputs.

Table 9
Traffic Noise Modeling Results and Project-Related Traffic Noise Increases
Cumulative Versus Cumulative Plus Project Conditions

Segment	Intersection	Direction	Traffic Noise Level at 100 feet, DNL (dB)			Substantial Increase?
			C	C+P	Increase	
1	Monterey Rd / Cochrane Rd	North	67.7	67.7	0.0	No
2		South	63.2	63.2	0.0	No
3		East	66.5	66.5	0.0	No
4		West	49.6	49.6	0.0	No
5	Monterey Rd / Old Monterey Rd	North	63.3	63.4	0.1	No
6		South	63.3	63.3	0.0	No
7		East	--	--	--	--
8		West	58.0	58.0	0.0	No
9	Monterey Rd / Wright Ave	North	63.5	63.5	0.0	No
10		South	62.2	62.2	0.0	No
11		East	39.1	40.2	1.1	No
12		West	56.9	56.9	0.0	No

Blank cell = no traffic data was provided
Source: FHWA-RD-77-108 with inputs from Hexagon Transportation Consultants, Inc.

The Table 9 data indicate that the proposed project's contribution to traffic noise level increases is predicted to satisfy the applicable General Plan Policy SSI-8.5 increase significance criteria along all the roadway segments evaluated in the cumulative conditions analysis. As a result, off-site traffic noise impacts related to increases in traffic resulting from the implementation of the project (Cumulative versus Cumulative Plus Project conditions) are identified as being ***less than significant***.

Off-Site Noise Impacts Associated with On-Site Noise Sources

The primary noise sources associated with the project's on-site activities have been identified as activities within the proposed outdoor garden/recreation area (i.e., playing court and playground), parking area movements, on-site vehicle circulation (through the parking aisles), rooftop mechanical equipment (HVAC), and an emergency standby generator. It should be noted that the project proposes two (2) common space roof decks on the 5th floor of the apartment building. However, based on the roof deck capacities, elevated locations, and shielding that would be provided by proposed intervening features (i.e., solid roof deck walls and building envelope), noise impacts associated with people conversating within the proposed roof decks are not expected at nearby existing off-site land uses. Therefore, this assessment does not include an impact discussion associated with project roof deck noise exposure at off-site uses.

The nearest existing off-site land uses to the project have been identified as residential, commercial, and school. As a result, the Morgan Hill Municipal Code noise level limits applicable to residential, commercial, and public (school) uses presented in Table 5 of this report were applied to project on-site noise sources. Analyses of noise exposure from the above-identified on-site noise sources at those land uses are provided in the following section. Satisfaction of the

Municipal Code noise level standards at the nearest off-site land uses would ensure for compliance of the noise level limits at more distant land uses.

Finally, the project site plans indicate that a continuous (solid) CMU wall is proposed for construction along the north, south, and west project property lines. The location of the proposed wall is shown on Figure 2. The site plans further indicate that the proposed continuous wall will vary in height but will be a minimum of 6-feet-tall. Based on a review of construction details provided in the site plans, the proposed wall would perform as an effective noise barrier. The following analyses of project on-site activity noise levels at off-site land uses include consideration of the noise attenuation that would be provided by the proposed continuous CMU wall. For the purposes of this assessment, the noise attenuation achieved from a 6-foot-tall solid wall along the property line was conservatively applied to project on-site noise levels, which is estimated to be approximately 6 dB.

Impact 3: Playing Court Noise at Existing Off-Site Uses

The project proposes a playing court (basketball) within the outdoor garden/recreation area, as identified on Figure 2. The primary noise source associated with outdoor playing court use is participant shouting. BAC file data indicate that average noise levels of similar sized outdoor playing courts are approximately 55 dB L_{eq} at a distance of 50 feet from the focal point of the court area. Based on the reference noise level above, and assuming standard spherical spreading loss (-6 dB per doubling of distance), playing court noise exposure at the nearest existing off-site land uses was calculated and the results of those calculations are presented in Table 10. The results presented in Table 10 include consideration of the noise attenuation that would be provided by the proposed continuous CMU wall along the project property line as discussed in this report and as indicated on Figure 2.

Table 10
Predicted Playing Court Noise Levels at Existing Off-Site Uses

Receiver[1]	Distance from Playing Court (ft)[2]	Predicted Exterior Noise Levels, L_{eq} (dB)[3]
Residential – West	160	39
Residential – North	120	41
Commercial – South	30	53
School – East	400	37

[1] Existing land use locations are identified on Figure 1.
[2] Distances scaled from center of playing court to receiver property lines using provided site plans.
[3] Predicted noise levels at residential and commercial uses include a -6 dB offset to account for the proposed CMU wall along the property lines. No offset was applied at the school use to the east.
Source: Bollard Acoustical Consultants, Inc. (2021)

For noise generated by on-site activities, the Morgan Hill Municipal Code establishes exterior noise level standards of 60 and 65 dB L_{eq} for residential/public and commercial uses, respectively. The Municipal Code noise level limits are to be assessed at the property lines of receiving uses. As indicated in Table 10, project playing court noise levels are predicted to satisfy the applicable Morgan Hill Municipal Code exterior noise level standards at the nearest existing residential, commercial, and school land uses.

Noise measurement sites LT-1 through LT-3 on Figure 1 were selected to be representative of the ambient noise level environment within the project vicinity, including contributions from adjacent Monterey Road traffic, railroad operations to the east, and nearby commercial activities. As shown in Table 7, measured daytime hourly average noise levels in the project vicinity ranged from 54 to 62 (arithmetic mean of 57 dB L_{eq}). As discussed previously, a 5 dB increase in noise levels due to project on-site activities would be required for a finding of a significant impact relative to the FICON increase significance criteria.

Given the arithmetic mean of measured daytime hourly average noise levels cited above, and based on the FICON criteria, a significant noise impact would be identified if predicted hourly average noise levels due to the project would exceed 62 dB L_{eq} at existing off-site land uses (i.e., 5 dB above ambient). Based on the data presented in Table 10, the increase in ambient daytime noise levels resulting from project playing court activities is calculated to be 0.1 dB L_{eq} at the nearest residential uses to the north and west. In addition, the project-generated increase in ambient daytime noise levels is calculated to be 1.9 dB L_{eq} at the nearest commercial use to the south. Finally, noise measurement site LT-1 was located nearest to the school use to the east. Relative to the arithmetic mean of measured daytime hourly noise levels at site LT-3, the project-generated increase in ambient daytime noise levels is calculated to be 0.1 dB L_{eq} at the school use to the east.

Because noise exposure from project playing court activities is predicted to satisfy applicable Morgan Hill Municipal Code noise level standards at the nearest existing off-site land uses, and because noise level exposure from playing court activities is not expected to significantly increase ambient noise levels at those uses relative to the FICON criteria, this impact is identified as being ***less than significant.***

Impact 4: Playground Noise at Existing Off-Site Uses

The project proposes a playground within the outdoor garden/recreation area, as identified on Figure 2. For the assessment of playground noise impacts, noise level data collected by BAC staff at various outdoor play areas in recent years was utilized. The primary noise source associated with play area use is shouting children. BAC file data indicate that average noise levels of similar sized outdoor play areas range from approximately 50 to 55 dB L_{eq} at a distance of 50 feet from the focal point of the playground area. Based on a reference noise level of 55 dB L_{eq} at 50 feet, and assuming standard spherical spreading loss (-6 dB per doubling of distance), playground noise exposure at the nearest existing off-site land uses was calculated and the results of those calculations are presented in Table 11. The results presented in Table 11 include consideration of the noise attenuation that would be provided by the proposed continuous CMU wall along the project property line as discussed in this report and as indicated on Figure 2.

Table 11
Predicted Playground Noise Levels at Existing Off-Site Uses

Receiver[1]	Distance from Playground (ft)[2]	Predicted Exterior Noise Levels, L_{eq} (dB)[3,4]
Residential – West	270	34
Residential – North	120	31
Commercial – South	30	53
School – East	300	39

[1] Existing land use locations are identified on Figure 1.
[2] Distances scaled from center of playground area to receiver property lines using provided site plans.
[3] Predicted noise levels at residential and commercial uses include a -6 dB offset to account for the proposed CMU wall along the property lines. No offset was applied at the school use to the east.
[4] Predicted noise levels at residential use to the north have include an additional adjustment of -10 dB to account for significant shielding that would be provided by the proposed intervening apartment building.
Source: Bollard Acoustical Consultants, Inc. (2021)

For noise generated by on-site activities, the Morgan Hill Municipal Code establishes exterior noise level standards of 60 and 65 dB L_{eq} for residential/public and commercial uses, respectively. The Municipal Code noise level limits are to be assessed at the property lines of receiving uses. The Table 11 data indicate that project playground noise levels are predicted to comply with the applicable Morgan Hill Municipal Code exterior noise level standards at the nearest existing residential, commercial, and school land uses.

Noise measurement sites LT-1 through LT-3 on Figure 1 were selected to be representative of the ambient noise level environment within the project vicinity, including contributions from adjacent Monterey Road traffic, railroad operations to the east, and nearby commercial activities. The Table 7 data indicate that measured daytime hourly average noise levels in the project vicinity ranged from 54 to 62 (arithmetic mean of 57 dB L_{eq}). As discussed previously, a 5 dB increase in noise levels due to project on-site activities would be required for a finding of a significant impact relative to the FICON increase significance criteria.

Given the arithmetic mean of measured daytime hourly average noise levels cited above, and based on the FICON criteria, a significant noise impact would be identified if predicted hourly average noise levels due to the project would exceed 62 dB L_{eq} at existing off-site land uses (i.e., 5 dB above ambient). Based on the data presented in Table 11, the increase in ambient daytime noise levels resulting from project playground activities is calculated to be less than 0.1 dB L_{eq} at the nearest residential uses to the north and west. In addition, the project-generated increase in ambient daytime noise levels is calculated to be 1.6 dB L_{eq} at the nearest commercial use to the south. Finally, noise measurement site LT-1 was located nearest to the school use to the east. Relative to the arithmetic mean of measured daytime hourly noise levels at site LT-3, the project-generated increase in ambient daytime noise levels is calculated to be less than 0.1 dB L_{eq} at the school use to the east.

Because noise exposure from project playground activities is predicted to satisfy applicable Morgan Hill Municipal Code noise level standards at the nearest existing off-site land uses, and because noise level exposure from playground activities is not expected to significantly increase

ambient noise levels at those uses relative to the FICON criteria, this impact is identified as being ***less than significant.***

Impact 5: Parking Movement Noise at Existing Off-Site Uses

As a means of determining potential noise exposure due to project parking lot activities, Bollard Acoustical Consultants, Inc. (BAC) utilized specific parking lot noise level measurements conducted by BAC. Specifically, a series of individual noise measurements were conducted of multiple vehicle types arriving and departing a parking area, including engines starting and stopping, car doors opening and closing, and persons conversing as they entered and exited the vehicles. The results of those measurements revealed that individual parking lot movements generated mean noise levels of approximately 70 dB SEL at a reference distance of 50 feet.

To compute hourly average (L_{eq}) noise levels generated by parking lot activities, the approximate number of hourly operations and distance to parking area is required. According to the project site plan, the project proposes parking stalls on the north and west sides of the apartments building. The hourly average noise level generated by parking lot movements is computed using the following formula:

$$Peak\ Hour\ L_{eq} = 70+10*\log (N) - 35.6$$

Where 70 is the mean Sound Exposure Level (SEL) for an automobile parking lot arrival or departure, N is the number of parking lot operations in a given hour, and 35.6 is 10 times the logarithm of the number of seconds in an hour. Using the information provided above, and assuming standard spherical spreading loss (-6 dB per doubling of distance), project parking activity noise exposure at the nearest off-site existing land uses was calculated and the results of those calculations are presented in Table 12. The results presented in Table 12 include consideration of noise attenuation that would be provided by the proposed continuous CMU wall along the project property line as discussed in this report and as indicated on Figure 2.

The results presented in Table 12 include an analysis of noise exposure associated with the closest parking stalls to adjacent land uses. It was conservatively assumed for the purposes of this analysis that those nearest parking stalls could either fill or empty during a given peak hour (although it is likely that parking area activity would be more spread out). The number of parking stalls utilized in the analysis are footnoted in Table 12.

Table 12
Predicted Parking Activity Noise Levels at Existing Off-Site Uses

Receiver[1]	Distance from Nearest Parking Stalls (ft)[2]	Predicted Exterior Noise Levels, L_{eq} (dB)[3,4]
Residential – West	15	50
Residential – North	15	56
Commercial – South	25	45
School – East	200	32

[1] Existing land use locations are identified on Figure 1.
[2] Distances scaled from nearest parking stalls to receiver property lines using provided site plans.
[3] Predicted noise levels at residential and commercial uses include a -6 dB offset to account for the proposed CMU wall along the property lines. No offset was applied at the school use to the east.
[4] Number of parking stalls in analysis: Residential-West (10), Residential-North (40), Commercial-South (10), School-East (10).
Source: Bollard Acoustical Consultants, Inc. (2021)

For noise generated by on-site activities, the Morgan Hill Municipal Code establishes exterior noise level standards of 60 and 65 dB L_{eq} for residential/public and commercial uses, respectively. The Municipal Code noise level limits are to be assessed at the property lines of receiving uses. As indicated in Table 12, project parking activity noise levels are predicted to satisfy the applicable Morgan Hill Municipal Code exterior noise level standards at the nearest existing residential, commercial, and school land uses.

Noise measurement sites LT-1 through LT-3 on Figure 1 were selected to be representative of the ambient noise level environment within the project vicinity, including contributions from adjacent Monterey Road traffic, railroad operations to the east, and nearby commercial activities. As shown in Table 7, measured daytime hourly average noise levels in the project vicinity ranged from 54 to 62 (arithmetic mean of 57 dB L_{eq}). The Table 7 data also indicate that measured nighttime hourly average noise levels ranged from 44 to 55 dB L_{eq} (arithmetic mean of 49 dB L_{eq}). As discussed previously, a 5 dB increase in noise levels due to project on-site activities would be required for a finding of a significant impact relative to the FICON increase significance criteria.

Given the arithmetic means of measured daytime and nighttime hourly average noise levels cited above, and based on the FICON criteria, a significant noise impact would be identified if predicted project-generated hourly average noise levels would exceed either 62 dB L_{eq} (during daytime hours) or 54 dB L_{eq} (during nighttime hours) at existing off-site land uses (i.e., 5 dB above ambient). Based on the data presented in Table 12, the increase in ambient daytime noise levels resulting from project parking activities is calculated to range from less than 0.1 dB to 2.1 dB L_{eq} at the nearest residential, commercial, and school uses. During nighttime hours (10:00 p.m. to 7:00 a.m.), however, it is reasonable to assume that parking activity on the project site will be significantly less than that which occurs during daytime hours. For the purposes of this analysis, it was assumed that on-site parking movements during nighttime hours would be approximately 50% less than those occurring during daytime hours. Based on this assumption and the Table 12 data, the increase in ambient nighttime noise levels resulting from project parking activities is calculated to range from less than 0.1 dB to 4.8 dB L_{eq} at the nearest residential, commercial, and school uses.

Because noise exposure from project parking movements is predicted to satisfy applicable Morgan Hill Municipal Code noise level standards at the nearest existing off-site land uses, and because noise level exposure from parking activities is not expected to significantly increase ambient noise levels at those uses relative to the FICON criteria, this impact is identified as being ***less than significant.***

Impact 6: On-Site Vehicle Circulation Noise at Existing Off-Site Uses

The FHWA Model was utilized with daily trip generation data obtained from the traffic memorandum prepared by Hexagon Transportation Consultants, Inc. to quantify noise associated with on-site traffic circulation noise generated by the interior roadways of the project site (parking area drive aisles) at existing off-site land uses. The on-site vehicle circulation route (through parking aisles) is shown on Figure 2.

According to the traffic memorandum, the proposed project is expected to generate approximately 23 vehicle trips during the AM peak hour (6 inbound, 17 outbound) and 30 vehicle trips during the PM peak hour (18 inbound, 12 outbound). Based on this trip generation data, worst-case on-site traffic circulation noise exposure would be associated the PM peak hour. Based on 30 vehicle trips during a given worst-case hour, and assuming an on-site vehicle speed of less than 25 mph through the parking aisles, project-generated on-site traffic circulation noise exposure at the nearest off-site existing land uses was calculated and the results of those calculations are presented in Table 13.

Table 13
Predicted On-Site Vehicle Circulation Noise Levels at Existing Off-Site Uses

Receiver[1]	Distance from On-Site Circulation Route (ft)[2]	Predicted Exterior Noise Levels, L_{eq} (dB)[3,4]
Residential – West	30	43
Residential – North	30	43
Commercial – South	30	43
School – East	130	34

[1] Existing land use locations are identified on Figure 1.
[2] Distances scaled from nearest parking aisle to property lines using provided site plans.
[3] Predicted noise levels at residential and commercial uses include a -6 dB offset to account for the proposed CMU wall along the property lines. No offset was applied at the school use to the east.
[4] Predicted hourly average (Leq) noise levels based on a 30 total vehicle trips during a worst-case peak hour.
Source: Bollard Acoustical Consultants, Inc. (2021)

For noise generated by on-site activities, the Morgan Hill Municipal Code establishes exterior noise level standards of 60 and 65 dB L_{eq} for residential/public and commercial uses, respectively. The Municipal Code noise level limits are to be assessed at the property lines of receiving uses. The Table 13 data indicate that project on-site vehicle circulation noise levels are predicted to comply with the applicable Morgan Hill Municipal Code exterior noise level standards at the nearest existing residential, commercial, and school land uses.

Noise measurement sites LT-1 through LT-3 on Figure 1 were selected to be representative of the ambient noise level environment within the project vicinity, including contributions from

adjacent Monterey Road traffic, railroad operations to the east, and nearby commercial activities. The Table 7 data indicate that measured daytime hourly average noise levels in the project vicinity ranged from 54 to 62 (arithmetic mean of 57 dB L_{eq}). The Table 7 data also indicate that measured nighttime hourly average noise levels ranged from 44 to 55 dB L_{eq} (arithmetic mean of 49 dB L_{eq}). As discussed previously, a 5 dB increase in noise levels due to project on-site activities would be required for a finding of a significant impact relative to the FICON increase significance criteria.

Given the arithmetic means of measured daytime and nighttime hourly average noise levels cited above, and based on the FICON criteria, a significant noise impact would be identified if predicted project-generated hourly average noise levels would exceed either 62 dB L_{eq} (during daytime hours) or 54 dB L_{eq} (during nighttime hours) at existing off-site land uses (i.e., 5 dB above ambient). Based on the data presented in Table 13, the increase in ambient daytime noise levels resulting from project on-site vehicle circulation is calculated to range from less than 0.1 dB to 0.2 dB L_{eq} at the nearest residential, commercial, and school uses. During nighttime hours (10:00 p.m. to 7:00 a.m.), however, it is reasonable to assume that on-site vehicle circulation on the project site will be significantly less than that which occurs during daytime hours. For the purposes of this analysis, it was assumed that on-site vehicle circulation during nighttime hours would be approximately 50% less than that occurring during daytime hours. Based on this assumption and the Table 13 data, the increase in ambient nighttime noise levels resulting from project on-site vehicle circulation is calculated to range from less than 0.1 dB to 0.8 dB L_{eq} at the nearest residential, commercial, and school uses.

Because noise exposure from project on-site vehicle circulation is predicted to satisfy applicable Morgan Hill Municipal Code noise level standards at the nearest existing off-site land uses, and because noise level exposure from on-site vehicle circulation is not expected to significantly increase ambient noise levels at those uses relative to the FICON criteria, this impact is identified as being ***less than significant.***

Impact 7: Rooftop Mechanical Equipment (HVAC) Noise at Existing Off-Site Uses

The project proposes locating air-conditioning equipment (condensers) on the roof of the apartment building (above the 5th floor). HVAC equipment at the rooftop locations would be completely shielded from view of existing adjacent off-site uses by the building structure and rooftop parapets.

It is our understanding that specific HVAC equipment models have not yet been selected for the project. To quantify project HVAC equipment noise level exposure at existing off-site uses, BAC utilized sound level data for Carrier Model CH14NB-024 Single-Stage Heat Pumps (condensers). Based on the experience of BAC in previous projects including apartment building rooftop-mounted HVAC equipment, it is expected that similar-sized condensers would likely be installed at the project site. Appendix G contains the manufacturer's noise level data for these units.

BAC utilized the Appendix G reference sound power levels with accepted sound propagation (-6 dB per doubling of distance) to predict the level of mechanical equipment noise which would be expected at the property lines of the existing adjacent off-site uses. The results of that analysis are provided in Table 14.

Table 14
Predicted HVAC Equipment Noise Levels at Existing Off-Site Uses

Receiver[1]	Predicted Exterior Noise Level, L_{eq} (dB)[2,3]
Residential – West	28
Residential – North	39
Commercial – South	41
School – East	29

[1] Existing land use locations are identified on Figure 1.
[2] Predicted overall equipment sound level exposure from all proposed condenser units.
[3] Predicted noise levels include a -10 dB offset to account for significant shielding provided by building structure and rooftop parapets.
Source: Bollard Acoustical Consultants, Inc. (2021)

For noise generated by on-site activities, the Morgan Hill Municipal Code establishes exterior noise level standards of 60 and 65 dB L_{eq} for residential/public and commercial uses, respectively. The Municipal Code noise level limits are to be assessed at the property lines of receiving uses. As indicated in Table 14, project HVAC equipment noise levels are predicted to satisfy the applicable Morgan Hill Municipal Code exterior noise level standards at the nearest existing residential, commercial, and school land uses.

Noise measurement sites LT-1 through LT-3 on Figure 1 were selected to be representative of the ambient noise level environment within the project vicinity, including contributions from adjacent Monterey Road traffic, railroad operations to the east, and nearby commercial activities. As shown in Table 7, measured daytime hourly average noise levels in the project vicinity ranged from 54 to 62 (arithmetic mean of 57 dB L_{eq}). The Table 7 data also indicate that measured nighttime hourly average noise levels in the project vicinity ranged from 44 to 55 dB L_{eq} (arithmetic mean of 49 dB L_{eq}). As discussed previously, a 5 dB increase in noise levels due to project on-site activities would be required for a finding of a significant impact relative to the FICON increase significance criteria.

Given the arithmetic means of measured daytime and nighttime hourly average noise levels cited above, and based on the FICON criteria, a significant noise impact would be identified if predicted project-generated hourly average noise levels would exceed either 62 dB L_{eq} (during daytime hours) or 54 dB L_{eq} (during nighttime hours) at existing off-site land uses (i.e., 5 dB above ambient). Based on the data presented in Table 14, the increase in ambient daytime and nighttime noise levels resulting from project HVAC equipment is calculated to range from less than 0.1 to 0.4 dB L_{eq} at the nearest residential uses to the north and west. In addition, the project-related increase in ambient daytime and nighttime noise levels is calculated to range from 0.1 to 0.6 dB L_{eq} at the nearest commercial use to the south. Finally, noise measurement site LT-1 was located nearest to the school use to the east. Relative to the arithmetic means of measured hourly noise levels at site LT-3, the project-generated increase in ambient daytime and nighttime noise levels is calculated to be less than 0.1 dB L_{eq} at the school use to the east.

Because noise exposure from project rooftop mechanical equipment is predicted to satisfy applicable Morgan Hill Municipal Code noise level standards at the nearest existing off-site land

uses, and because noise level exposure from project HVAC equipment is not expected to significantly increase ambient noise levels at those uses relative to the FICON criteria, this impact is identified as being ***less than significant.***

Impact 8: Emergency Standby Generator Noise at Existing Off-Site Uses

The project proposes the installation of an emergency standby generator to provide power to the development during emergencies resulting in power outages. The generator will be located within an outdoor fenced enclosure on the southwest end of the project property, as shown in Figure 2.

It is our understanding that a specific generator model has not yet been selected for the project. To quantify project emergency generator noise level exposure at existing off-site uses, BAC utilized sound level data for a Cummins Model DQDAB (275 kW) standby diesel generator. Based on the experience of BAC with similar multi-family residential projects including emergency generators, it is expected that a similar-sized generator would likely be installed at the project site. Equipment manufacturer documentation, which is provided as Appendix H, indicate that the Cummins Model DQDAB has a reference noise level of 90 dB at a distance of 23 feet (equipped with a weather protective enclosure).

BAC utilized the reference noise level provided above with accepted sound propagation (-6 dB per doubling of distance) to predict the level of emergency generator noise which would be expected at the property lines of the existing adjacent off-site uses. The results of that analysis are provided in Table 15. The results presented in Table 15 include consideration of the noise attenuation that would be provided by the proposed continuous CMU wall along the project property line as discussed in this report and as indicated on Figure 2.

Table 15
Predicted Emergency Standby Generator Noise Levels at Existing Off-Site Uses

Receiver[1]	Distance from Generator (ft)[2]	Predicted Exterior Noise Level, L_{eq} (dB)[3]
Residential – West	10	92
Residential – North	130	70
Commercial – South	20	86
School – East	550	62

[1] Existing land use locations are identified on Figure 1.
[2] Distances scaled from center of generator enclosure to property lines using provided site plans.
[3] Predicted noise levels at residential and commercial uses include a -6 dB offset to account for the proposed CMU wall along the property lines. No offset was applied at the school use to the east.
Source: Bollard Acoustical Consultants, Inc. (2021)

For noise generated by on-site activities, the Morgan Hill Municipal Code establishes exterior noise level standards of 60 and 65 dB L_{eq} for residential/public and commercial uses, respectively. The Municipal Code noise level limits are to be assessed at the property lines of receiving uses. The Table 15 data indicate that project emergency generator noise levels are predicted to exceed the applicable Morgan Hill Municipal Code exterior noise level standards at the nearest existing residential, commercial, and school land uses.

Noise measurement sites LT-1 through LT-3 on Figure 1 were selected to be representative of the ambient noise level environment within the project vicinity, including contributions from adjacent Monterey Road traffic, railroad operations to the east, and nearby commercial activities. The Table 7 data indicate that measured daytime hourly average noise levels in the project vicinity ranged from 54 to 62 (arithmetic mean of 57 dB L_{eq}). The Table 7 data also indicate that measured nighttime hourly average noise levels in the project vicinity ranged from 44 to 55 dB L_{eq} (arithmetic mean of 49 dB L_{eq}). As discussed previously, a 5 dB increase in noise levels due to project on-site activities would be required for a finding of a significant impact relative to the FICON increase significance criteria.

Given the arithmetic means of measured daytime and nighttime hourly average noise levels cited above, and based on the FICON criteria, a significant noise impact would be identified if predicted project-generated hourly average noise levels would exceed either 62 dB L_{eq} (during daytime hours) or 54 dB L_{eq} (during nighttime hours) at existing off-site land uses (i.e., 5 dB above ambient). Based on the data presented in Table 15, the increase in ambient daytime and nighttime noise levels resulting from the project emergency generator is calculated to range from 12.2 to 42.5 dB L_{eq} at the nearest residential uses to the north and west. In addition, the project-related increase in ambient daytime and nighttime noise levels is calculated to range from 28.2 to 36.4 dB L_{eq} at the nearest commercial use to the south. Finally, noise measurement site LT-1 was located nearest to the school use to the east. Relative to the arithmetic means of measured hourly noise levels at site LT-3, the project-generated increase in ambient daytime and nighttime noise levels is calculated to range from 7.6 to 13.6 dB L_{eq} at the school use to the east.

As mentioned previously, a specific generator model has not yet been selected for the project. Based on analysis provided above, which utilized sound level data from an assumed equipment model, project generator noise exposure could potentially exceed the applicable Morgan Hill Municipal Code noise level standards at the nearest existing off-site land uses. Further, it is also possible that project generator noise levels could significantly increase ambient noise levels at those locations relative to the FICON criteria.

To comply with the applicable Morgan Hill Municipal Code hourly average (L_{eq}) noise level standard and FICON increase significance criteria at the property lines of the nearest existing off-site uses, the emergency standby generator model ultimately selected for installation within the proposed fenced enclosure should not exceed an overall sound level of 50 dB at a distance of 23 feet. Table 16 shows the calculated noise levels associated with a generator having an overall sound level of 50 dB at a distance of 23 feet.

Table 16
Emergency Generator Noise Levels – City Conditioned Equipment

Receiver	Predicted Noise Level, L_{eq} (dB)[1]	Calculated Increase in Ambient Noise Levels, L_{eq} (dB)	
		Daytime	Nighttime
Residential – West	51	1.0	4.4
Residential – North	29	<0.1	<0.1
Commercial – South	45	0.3	1.6
School – East	22	<0.1	<.1

[1] Predicted noise levels assume an overall generator sound level of 50 dB at 23 feet.
Source: Bollard Acoustical Consultants, Inc. (2021)

It is our understanding that the City of Morgan Hill will condition the project to ensure that the emergency standby generator model ultimately selected for the project will not exceed an overall sound level of 50 dB at a distance of 23 feet. As indicated in Table 16, noise exposure associated with the City-conditioned generator equipment would satisfy the applicable FICON increase significance criteria at the nearest existing off-site uses. Further, noise exposure from the City-conditioned generator would comply with the applicable Morgan Hill Municipal Code hourly average exterior noise level standards at those locations.

Based on the analysis presented above, and because the City will condition the project to include generator equipment as recommended above, this impact is identified as being ***less than significant***.

Impact 9: Cumulative (Combined) On-Site Noise Sources at Existing Off-Site Uses

The calculated cumulative (combined) noise level exposure from on-site activities at the nearest existing off-site land uses is presented in Table 17. It should be noted that due to the logarithmic nature of the decibel scale, the sum of two noise values which differ by 10 dB equates to an overall increase in noise levels of 0.4 dB. When the noise sources are equivalent, the sum would result in an overall increase in noise levels of 3 dB.

Table 17
Predicted Cumulative Project On-Site Noise Levels at Existing Off-Site Uses

Receiver	Predicted Exterior Noise Levels, L_{eq} (dB)						
	Playing Court	Playground	Parking	On-Site Vehicle Circ.	HVAC	Generator[1]	Cumulative
Residential – West	39	34	49	43	28	51	54
Residential – North	41	31	55	43	39	29	55
Commercial – South	53	53	44	43	41	45	57
School – East	37	39	32	34	29	22	43

[1] Generator noise levels associated with City-conditioned project equipment.
Source: Bollard Acoustical Consultants, Inc. (2021)

For noise generated by on-site activities, the Morgan Hill Municipal Code establishes exterior noise level standards of 60 and 65 dB L_{eq} for residential/public and commercial uses, respectively. The Municipal Code noise level limits are to be assessed at the property lines of receiving uses. As indicated in Table 17, cumulative (combined) project-generated on-site activity noise levels are predicted to comply with the applicable Morgan Hill Municipal Code exterior noise level standards at the nearest existing residential, commercial, and school land uses. As footnoted in Table 17, the combined noise levels include consideration of the City-conditioned project generator equipment.

Noise measurement sites LT-1 through LT-3 on Figure 1 were selected to be representative of the ambient noise level environment within the project vicinity, including contributions from adjacent Monterey Road traffic, railroad operations to the east, and nearby commercial activities. The Table 7 data indicate that measured daytime hourly average noise levels in the project vicinity ranged from 54 to 62 (arithmetic mean of 57 dB L_{eq}). The Table 7 data also indicate that measured nighttime hourly average noise levels in the project vicinity ranged from 44 to 55 dB L_{eq} (arithmetic mean of 49 dB L_{eq}). As discussed previously, a 5 dB increase in noise levels due to project on-site activities would be required for a finding of a significant impact relative to the FICON increase significance criteria.

Given the arithmetic means of measured daytime and nighttime hourly average noise levels cited above, and based on the FICON criteria, a significant noise impact would be identified if predicted project-generated hourly average noise levels would exceed either 62 dB L_{eq} (during daytime hours) or 54 dB L_{eq} (during nighttime hours) at existing off-site land uses (i.e., 5 dB above ambient). Based on the data presented in Table 17, the increase in ambient daytime noise levels resulting from combined on-site noise sources is calculated to range from 0.2 to 3.2 dB L_{eq} at the nearest existing off-site uses. In addition, the combined project-related increase in ambient nighttime noise levels is calculated to range from less than 0.1 to 1.3 dB L_{eq} at the nearest existing off-site uses.

Because noise exposure from cumulative (combined) on-site activities is predicted to satisfy applicable Morgan Hill Municipal Code noise level standards at the nearest existing off-site land uses, and because noise level exposure from combined on-site activities is not expected to significantly increase ambient noise levels at those uses relative to the FICON criteria, this impact is identified as being ***less than significant.***

Noise Impacts Associated with Project Construction Activities

Impact 10: Project Construction Noise Levels at Existing Off-Site Uses

During project construction, heavy equipment would be used for grading excavation, paving, and building construction, which would increase ambient noise levels when in use. Noise levels would vary depending on the type of equipment used, how it is operated, and how well it is maintained. Noise exposure at any single point outside the project work area would also vary depending upon the proximity of equipment activities to that point. The property lines of the nearest existing off-site land uses are located approximately 15 feet away from where construction activities would occur within the project area.

Table 18 includes the range of maximum noise levels for equipment commonly used in general construction projects at full-power operation at a distance of 50 feet. Not all of these construction activities would be required of this project. The Table 18 data also include predicted maximum equipment noise levels at the property lines of the nearest existing off-site uses, which assumes a standard spherical spreading loss of 6 dB per doubling of distance.

Table 18
Construction Equipment Reference and Projected Noise Levels Noise Levels

Equipment Description	Maximum Noise Level at 50 Feet (dB)	Predicted Maximum Noise Level at 15 Feet (dB)
Air compressor	80	90
Backhoe	80	90
Ballast equalizer	82	92
Ballast tamper	83	93
Compactor	82	92
Concrete mixer	85	95
Concrete pump	82	92
Concrete vibrator	76	86
Crane, mobile	83	93
Dozer	85	95
Generator	82	95
Grader	85	92
Impact wrench	85	95
Loader	80	95
Paver	85	90
Pneumatic tool	85	95
Pump	77	95
Saw	76	87
Scarifier	83	86
Scraper	85	93
Shovel	82	95
Spike driver	77	92
Tie cutter	84	87
Tie handler	80	94
Tie inserter	85	90
Truck	84	95

Source: Federal Transit Administration Noise and Vibration Impact Assessment Manual, Table 7-1 (2018)

Based on the equipment noise levels in Table 18, noise levels from project construction are calculated to range from 86 to 95 dB at the property lines of the nearest existing off-site uses. As mentioned previously, not all of these construction activities would be required of this project.

As noted in the Regulatory Setting Section of this report, Section 8.28.040(D) of the Morgan Hill Municipal Code exempts construction noise provided that such activities do not occur during set hours. Specifically, construction activities are prohibited other than between the hours of 7:00 a.m. and 8:00 p.m., Monday through Friday and between the hours of 9:00 a.m. to 6:00 p.m. on Saturday. Further, construction activities may not occur on Sundays or federal holidays. Provided project construction activities occur during these hours and days, construction activities would be exempt, and this impact would be considered less than significant. However, if construction

activities are proposed during the hours not exempted by Municipal Code Section 8.28.040(D), noise levels generated by construction activities could exceed the applicable Municipal Code exterior noise level standards at the nearest residential and commercial uses to the west and south, respectively.

To comply with the applicable Morgan Hill Municipal Code hourly average (L_{eq}) noise level standard and FICON increase significance criteria at the property lines of the nearest existing off-site uses, implementation of the following construction noise control measures should be implemented:

- Noise-generating construction activities should not occur within the hours identified in Municipal Code Section 8.28.040(D).
- The project should utilize temporary construction noise control measures including the use of temporary noise barriers, or other appropriate measures as mitigation for noise generated during construction of projects.
- All noise-producing project equipment and vehicles using internal-combustion engines should be equipped with manufacturer-recommended mufflers and be maintained in good working condition.
- All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency should comply with such regulations while in the course of project activity.
- Electrically powered equipment should be used instead of pneumatic or internal-combustion-powered equipment, where feasible.
- Material stockpiles and mobile equipment staging, parking, and maintenance areas will be located as far as practicable from noise-sensitive receptors.
- Project area and site access road speed limits will be established and enforced during the construction period.
- Nearby residences will be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels.

It is our understanding that the City of Morgan Hill will condition the project to ensure that the construction noise control measures identified above will be incorporated into the project construction operations. Based on this information, this impact is identified as being ***less than significant***.

Vibration Impacts Associated with Project Activities

Impact 11: Project Construction and On-Site Activity Vibration Levels at Sensitive Receptors

During project construction, heavy equipment would be used for grading, excavation, paving, and building construction, which would generate localized vibration in the immediate vicinity of the construction. The nearest existing off-site sensitive receptors have been identified as residential structures located approximately 25 feet from construction activities which would occur within the

project area. Table 19 includes the range of vibration levels for equipment commonly used in general construction projects at a distance of 25 feet.

Table 19
Vibration Source Levels for Construction Equipment at 25 Feet

Equipment	Maximum Vibration Level at 25 Feet (PPV)[1]
Hoe ram	0.089
Large bulldozer	0.089
Caisson drilling	0.089
Loaded trucks	0.076
Jackhammer	0.035
Small bulldozer	0.003

[1] PPV = Peak Particle Velocity
Source: 2018 FTA Transit Noise and Vibration Impact Assessment Manual and BAC calculations

As shown in Table 19, vibration levels generated from on-site construction activities at the nearest existing sensitive structures located approximately 25 feet away (residences) are predicted to be well below the strictest Caltrans thresholds for damage to residential structures of 0.30 in/sec PPV shown in Table 2. Further, construction activities are not expected to result in adverse human response relative to the vibration annoyance criteria as defined by Caltrans in Table 3. Therefore, on-site construction within the project area is not expected to result in excessive groundborne vibration levels at nearby existing sensitive uses.

Results from the BAC vibration survey on July 19th, 2021, indicate that that measured average vibration levels were well below the strictest Caltrans thresholds for damage to structures and thresholds for annoyance. Therefore, it is expected that the project would not result in the exposure of persons to excessive groundborne vibration levels at proposed uses of the project.

Finally, the project proposes the development of residential uses. It is the experience of BAC that residential uses do not typically have equipment that generates appreciable vibration. Further, it is our understanding that the project does not propose equipment that will produce appreciable vibration.

Because vibration levels due to and upon the project will satisfy the applicable Caltrans groundborne impact vibration criteria, this impact is identified as being ***less than significant***.

Noise Impacts Upon the Development

The California Supreme Court issued an opinion in *California Building Industry Association v. Bay Area Air Quality Management District (2015)* holding that CEQA is primarily concerned with the impacts of a project on the environment and generally does not require agencies to analyze the impact of existing conditions on a project's future users or residents. Nevertheless, the City of Morgan Hill has policies that address existing/future conditions affecting the proposed project, which are discussed in the following section.

On-Site Traffic & Railroad Noise Impacts

The project proposes the construction of residential uses within the project area. The following impact analyses address future traffic and railroad noise exposure at the exterior and interior areas of the proposed residential development.

Impact 12: Future Exterior Traffic Noise Levels at Project Site

According to the project traffic memorandum, the segment of Monterey Road adjacent to the project site currently experiences an average daily traffic (ADT) volume of approximately 15,000 vehicles. Assuming vehicle speeds of 35 MPH, medium- and heavy-truck mix of 2%/1%, and a traffic volume of 15,000, the FHWA Model predicts a roadway noise level of 61 dB DNL at a distance of 120 feet from the centerline of Monterey Road. The existing traffic noise level predicted by the FHWA Model is within 2 dB of the measured ambient day-night average noise level at the project site (site LT-3, 59 dB DNL), which maintained a 120 foot setback from the centerline of Monterey Road. The difference in predicted versus measured noise levels indicates close agreement, which suggests that the ambient noise environment at the project site adjacent to Monterey Road is defined primarily by traffic noise. As a result, this specific impact analysis focuses on future day-night average noise level (DNL) exposure associated with Monterey Road traffic at the proposed development.

The FHWA Model was used with future traffic data to predict future Monterey Road traffic noise levels at the project site. The future (Cumulative Plus Project conditions) daily traffic (ADT) volume for the roadway was calculated using data obtained from the traffic memorandum prepared by Hexagon Transportation Consultants, Inc. Specifically, the future Monterey Road average daily traffic (ADT) volume was conservatively estimated by applying a factor of 5 to the sum of AM and PM peak hour conditions. The predicted future Monterey Road traffic noise levels at the common outdoor space and residential building facades proposed nearest to Monterey Road are summarized in Table 20. Detailed FHWA Model inputs and results are provided in Appendix I.

Table 20
Predicted Future Exterior Traffic Noise Levels at Project Site

Location[1]	Future Exterior DNL (dB)[2]
Common Outdoor Space – Garden/Recreation Area	55
Common Outdoor Space – Entry Plaza	64
Common Outdoor Space – 5th Floor Deck	65
Nearest 2nd & 3rd Floor Building Facades	68
Nearest 4th & 5th Floor Building Facades	70

[1] Common outdoor space shown on Figure 2.
[2] Positive offsets applied at upper-floor locations to account for reduced ground absorption at elevated locations. Negative offsets were applied where a reduced view of the roadway or shielding provided by proposed barriers would be present.
Source: Bollard Acoustical Consultants, Inc. (2021)

Table SSI-1 of the Morgan Hill General Plan (Table 3 of this report) includes the State of California Land Use Compatibility Guidelines for Community Noise Environments. For new multiple-family

residential land uses, such as those proposed by the project, the General Plan table indicates a normally acceptable exterior noise level of up to 65 dB DNL for common outdoor recreation areas. The table also identifies a conditionally allowable exterior noise level of up to 70 dB DNL at those locations, provided that a detailed analysis of noise reduction requirements is made, and the needed noise insulation features are included in building design.

As indicated in Table 20, future Monterey Road traffic noise level exposure is predicted to satisfy the Morgan Hill General Plan's normally acceptable noise level standard of 65 dB DNL at the nearest common outdoor spaces of the development. As a result, this impact is identified as being ***less than significant*.**

Impact 13: Future Interior Traffic & Railroad Noise Levels at Project Site

Policy SSI-8.1 of the Morgan Hill General Plan utilizes an interior noise level standard of 45 dB DNL for new residential housing units. Policy SSI-8.1 further states that noise levels in new residential development exposed to an exterior DNL of 60 dB or greater should be limited to a maximum instantaneous interior noise level (e.g., trucks on busy streets, train warning whistles) of 50 dB L_{max} in bedrooms and 55 dB L_{max} in all other habitable rooms.

As indicated in Table 20, future noise exposure from Monterey Road traffic is predicted to be 68 dB DNL at the 2nd & 3rd floor building facades of residences proposed nearest to the roadway. At the nearest 4th & 5th floor building facades, future Monterey Road traffic noise levels are predicted to approach 70 dB DNL. To satisfy the General Plan 45 dB DNL interior noise level standard, minimum noise reductions of 23 dB and 25 dB would be required of the 2nd & 3rd and 4th & 5th floor building facades (respectively) of residences constructed nearest to Monterey Road.

The nearest at-grade railroad crossing is located in excess of ½ mile to the south of the project area. As a result, noise levels associated with train passbys east of the project area would not include warning horn usage or at-grade crossing bells. Based on the experience of BAC with projects within the City of Morgan Hill located near the UPRR/Caltrain track, maximum noise levels associated with train passbys are approximately 100 dB L_{max} at a distance of 100 feet (excluding warning horn usage and at-grade crossing bells). Based on the reference noise level above, train passby noise levels are projected to be approximately 80 dB L_{max} at the apartment building facades proposed nearest to the track. To satisfy the General Plan 50 dB L_{max} interior noise level standard (applicable to bedrooms), a minimum noise reduction of 30 dB would be required of the residential building facades constructed nearest to the railroad track. To satisfy the General Plan 55 dB L_{max} interior noise level standard (applicable to all other habitable rooms), a minimum noise reduction of 25 dB would be required of the nearest residential building facades.

Standard building construction (stucco siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof), typically results in an exterior to interior noise reduction of approximately 25 dB with windows closed and approximately 15 dB with windows open. Therefore, window construction upgrades would be warranted for portions of the development.

To reduce future traffic and railroad noise level exposure to a state of compliance with the applicable Morgan Hill General Plan interior noise level limits, the windows of the building locations identified on Figures 4 and 5 should be upgraded to the minimum STC rating indicated.

Figure 4 shows the locations and associated STC ratings needed for bedroom windows. Figure 5 illustrates the locations and associated STC ratings required for all other habitable room windows. In addition, mechanical ventilation (air conditioning) should be provided to all residences of the development allow the occupants to close doors and windows as desired for additional acoustical isolation. Finally, disclosure statements should be provided to all prospective residents of this development notifying of elevated noise levels during railroad passages, particularly during nighttime operations and periods of warning horn usage.

It is our understanding that the City of Morgan Hill will condition the project to ensure that the window construction upgrades, mechanical ventilation and disclosure statement recommendations identified above are incorporated into the project design. Based on this information, this impact is identified as being ***less than significant***.



Legend

Recommended Window Construction Upgrades

- STC-35 (Bedrooms) | STC-32 (All Other Habitable Rooms)
- STC-32 (Bedrooms Only)

N

Scale (Feet)

0 25 50

Magnolias Apartments
Morgan Hill, California

Building Plans – 2nd & 3rd Floors

Figure 4

BOLLARD Acoustical Consultants

4th Floor



5th Floor

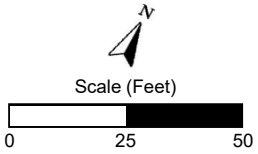


MONTEREY ROAD

Legend

Recommended Window Construction Upgrades

- STC-35 (Bedrooms) | STC-32 (All Other Habitable Rooms)
- STC-32 (Bedrooms Only)



Magnolias Apartments
Morgan Hill, California

Building Plans – 4th & 5th Floors

Figure 5

BOLLARD
Acoustical Consultants

Impact 14: Existing Commercial Noise Levels at the Project Site

Existing commercial uses (automotive and small engine repair businesses) are located to the south of the proposed residential development. The locations of the commercial uses are shown on Figure 1.

Noise measurement sites LT-1 and LT-2 were specifically selected to capture noise levels associated with adjacent commercial uses to the south at the project property line. According to information obtained online, the hours of operation for the adjacent commercial businesses are Monday through Friday from 8:00 a.m. to 5:00 p.m. According to data contained in Appendix E, measured hourly average noise levels at sites LT-1 and LT-2 did not exceed 66 dB L_{eq} during the business hours identified above. The highest measured commercial operations noise level of 66 dB L_{eq} at the property line of the proposed residential development would exceed the Morgan Hill Municipal Code 60 dB L_{eq} exterior noise level standard applicable to residential uses. However, after consideration of the noise attenuation that would be provided by the proposed continuous CMU wall along the project property line as discussed in this report and as indicated on Figure 2 (minimum of 6-feet in height), commercial noise level exposure is expected to be reduced to 60 dB L_{eq} or less at the proposed development, which would satisfy the applicable Municipal Code exterior noise level limit.

Based on the ambient noise level data obtained at the project site, noise exposure from existing commercial operations south of the project site is expected to satisfy applicable Morgan Hill Municipal Code noise level standard at the property line of the proposed residential development. As a result, this impact is identified as being ***less than significant.***

This concludes BAC's noise and vibration assessment of the Magnolias Apartments project in Morgan Hill, California. Please contact BAC at (916) 663-0500 or dariog@bacnoise.com if you have any comments or questions regarding this report.

Appendix A
Acoustical Terminology

Acoustics The science of sound.

Ambient Noise The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.

Attenuation The reduction of an acoustic signal.

A-Weighting A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.

Decibel or dB Fundamental unit of sound. A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.

CNEL Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.

Frequency The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.

IIC Impact Insulation Class (IIC): A single-number representation of a floor/ceiling partition's impact generated noise insulation performance. The field-measured version of this number is the FIIC.

L_{dn} Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.

L_{eq} Equivalent or energy-averaged sound level.

L_{max} The highest root-mean-square (RMS) sound level measured over a given period of time.

Loudness A subjective term for the sensation of the magnitude of sound.

Masking The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.

Noise Unwanted sound.

Peak Noise The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the "Maximum" level, which is the highest RMS level.

RT_{60} The time it takes reverberant sound to decay by 60 dB once the source has been removed.

STC Sound Transmission Class (STC): A single-number representation of a partition's noise insulation performance. This number is based on laboratory-measured, 16-band (1/3-octave) transmission loss (TL) data of the subject partition. The field-measured version of this number is the FSTC.

Appendix B
Morgan Hill Municipal Code – Noise

Chapter 8.28 - NOISE

8.28.010 - Council findings and declarations.

The city council finds and declares as follows:

A. That the making, creation or maintenance of loud, unnecessary, unnatural or unusual noises which are prolonged, unusual and unnatural in their time, place and use affect and are a detriment to the public health, comfort, convenience, safety, welfare and prosperity of the residents of the city; and

B. That the necessity in the public interest for the provisions and prohibitions set forth in this chapter is declared as a matter of legislative determination and public policy, and it is further declared that the provisions of this chapter are in pursuance of, and for the purpose of, securing and promoting the public health, comfort, convenience, safety, welfare and prosperity and the peace and quiet of the city and its inhabitants.

(Ord. 328 N.S. § A (part), 1972)

8.28.020 - Unlawful behavior defined.

It is unlawful for any person to make or continue, or cause to be made or continued, any loud, disturbing, unnecessary or unusual noise or any noise which annoys, disturbs, injures, or endangers the comfort, health, repose, peace, or safety of another person within the city.

(Ord. 328 N.S. § A (part), 1972)

(Ord. No. 2276 N.S., § 29, 5-2-2018)

8.28.030 - Police and fire sirens exempted from chapter provisions.

Nothing in this chapter shall be construed to prevent the proper use of a siren or other alarm by a police, fire or authorized emergency vehicle as defined in the California Vehicle Code. Likewise, any stationary fire alarm operated by the fire department of the city is exempt from the provisions of this chapter.

(Ord. 328 N.S. § A (part), 1972)

8.28.040 - Enumeration of unlawful noises.

Unlawful noises include:

A. Animals and Birds. The keeping of any animal or bird which, by causing frequent or long-continued noise, disturbs the comfort or repose of any person in the vicinity;

B. Auto Body Repairs.

1. The repairing of any auto body, or part thereof, except within a completely enclosed building and the noises therefrom are reasonably confined to such building, and

2. The repairing of any auto body, or part thereof, between the hours of eight p.m. and seven a.m., which shall be deemed a violation of the provisions of this section;

C. Blowers, Fans, and Combustion Engines. The operation of any noise-creating blower, power fan or internal combustion engine, the operation of which causes noise due to the explosion of operating gases or fluids, unless the noise from such blower or fan is muffled and such engine is equipped with a muffler device to deaden such noise;

D. 1. Construction activities as limited below. "Construction activities" are defined as including but not limited to excavation, grading, paving, demolition, construction, alteration or repair of any building, site, street or highway, delivery or removal of construction material to a site, or movement of construction materials on a site. Construction activities are prohibited other than between the hours of seven a.m. and eight p.m., Monday through Friday and between the hours of nine a.m. to six p.m. on Saturday. Construction activities may not occur on Sundays or federal holidays. No third person, including but not limited to landowners, construction company owners, contractors, subcontractors, or employers, shall permit or allow any person working on construction activities which are under their ownership, control or direction to violate this provision. Construction activities may occur in the following cases without violation of this provision:

a. In the event of urgent necessity in the interests of the public health and safety, and then only with a permit from the chief building official, which permit may be granted for a period of not to exceed three days or less while the emergency continues and which permit may be renewed for periods of three days or less while the emergency continues.

b. If the chief building official determines that the public health and safety will not be impaired by the construction activities between the hours of eight p.m. and seven a.m., and that loss or inconvenience would result to any party in interest, the chief building official may grant permission for such work to be done between the hours of eight p.m. and seven a.m. upon an application being made at the time the permit for the work is issued or during the progress of the work.

c. The city council finds that construction by the resident of a single residence does not have the same magnitude or frequency of noise impacts as a larger construction project. Therefore, the resident of a single residence may perform construction activities on that home during the hours in this subsection, as well as on Sundays and federal holidays from nine a.m. to six p.m., provided that such activities are limited to the improvement or maintenance undertaken by the resident on a personal basis.

d. Public work projects are exempt from this section and the public works director shall determine the hours of construction for public works projects.

e. Until November 30, 1998, construction activities shall be permitted between the hours of ten a.m. to six p.m. on Sundays, subject to the following conditions. No power-driven vehicles, equipment or tools may be used during construction activities, except on the interior of a building or other structure which is enclosed by exterior siding (including windows and doors) and roofing, and which windows and doors are closed during construction activities. Construction activities must be situated at least one hundred fifty feet from the nearest occupied dwelling. No delivery or removal of construction material to a site, or movement of construction materials on a site, is permitted. No activity, including but not limited to the playing of radios, tape players, compact disc players or other devices, which creates a loud or unusual noise which offends, disturbs or harasses the peace and quiet of the persons of ordinary sensibilities beyond the confines of the property from which the sound emanates is allowed.

2. If it is determined necessary in order to ensure compliance with this section, the chief building official may require fences, gates or other barriers prohibiting access to a construction site by construction crews during hours in which construction is prohibited by this subsection. The project manager of each project shall be responsible for ensuring the fences, gates or barriers are locked and/or in place during hours in which no construction is

allowed. This subsection shall apply to construction sites other than public works projects or single dwelling units which are not a part of larger projects.

E. Defective or Loaded Vehicles. The use of any automobile, motorcycle or vehicle so out of repair, so loaded, or in such manner as to create loud and unnecessary grating, grinding, rattling or other noise;

F. Exhausts. The discharge into the open air of the exhaust of any steam engine, stationary internal combustion engine, motorboat or motor vehicle except through a muffler or other device which will effectively prevent loud or explosive noises therefrom;

G. Loading or Unloading Vehicles and Opening Boxes. The creation of loud and excessive noise in connection with loading or unloading any vehicle or the opening and destruction of bales, boxes, crates and containers;

H. Loudspeakers, Amplifiers and Similar Advertising Devices. The using or operating or permitting to be played, used or operated, of any radio receiving set, musical instrument, phonograph, loudspeaker, sound amplifier or other machine or device for the producing or reproducing of sound which is cast upon the public streets for the purpose of commercial advertising or attracting the attention of the public to any building or structure;

I. Noises Adjacent to Schools, Courts, Churches and Hospitals. The creation of any excessive noise on any street adjacent to any school, institution of learning, church or court while the same is in use or adjacent to any hospital, which noise unreasonably interferes with the workings of such institution or which disturbs or unduly annoys patients in the hospital; provided, conspicuous signs are displayed in such streets indicating that the street is adjacent to a school, hospital or court;

J. Pile Drivers, Hammers and Similar Equipment. The operation, between the hours of eight p.m. and seven a.m. of any pile driver, steam shovel, pneumatic hammer, derrick, steam or electric hoist or other appliance, the use of which is attended by loud or unusual noise;

K. Radios, Phonographs, Musical Instruments and Similar Devices.

1. The using or operating, or permitting to be played, used or operated, of any radio receiving set, musical instrument, phonograph or other machine or device for the producing or reproducing of sound in such manner as to disturb the peace, quiet and comfort of the neighborhood inhabitants or at any time with louder volume than is necessary for convenient hearing for the persons who are in the room, vehicle or chamber in which such machine or device is operated and who are voluntary listeners thereto, and

2. The operation of any such set, instrument, phonograph, machine or device between the hours of eleven p.m. and seven a.m. in such manner as to be plainly audible at a distance of fifty feet from the building, structure or vehicle in which such device is located which shall be prima facie evidence of a violation of the provisions of this section;

L. Shouting by Hawkers and Peddlers. The shouting and crying of peddlers, hawkers and vendors which disturb the peace and quiet of the neighborhood;

M. Steam Whistles. The blowing of any locomotive steam whistle or steam whistle attached to any stationary boiler except to give notice of the time to begin or stop work, or as a warning of fire or danger, or upon the request of proper city authorities;

N. Vehicle Horns and Signaling Devices.

1. The sounding of any horn or signaling device on any automobile, motorcycle, streetcar or other vehicle on any street or public place of the city except as a danger warning,

2. The creation, by means of any such signaling device of any unreasonably loud or harsh sound,

3. The sounding of any such device for an unnecessary and unreasonable period of time,

4. The use of any signaling device except one operated by hand or electricity,

5. The use of any horn, whistle or other device operated by engine exhaust, and
6. The use of any such signaling device when traffic is delayed for any reason.

(Ord. 1405 N.S. § 1, 1998; Ord. 1196 N.S. § 4 Exh. A, 1994; Ord. 328 N.S. § A (part), 1972)

(Ord. No. 2276 N.S., § 29, 5-2-2018)

8.28.050 - Violation.

It is unlawful for any person to violate any of the provisions of this chapter.

(Ord. No. 2276 N.S., § 29, 5-2-2018)

Editor's note— Ord. No. 2276 N.S., § 29, adopted May 2, 2018, amended § 8.28.050 in its entirety to read as herein set out. Former § 8.28.050 pertained to violation—penalty and derived from Ord. 328 N.S., § A(part), adopted in 1972; Ord. 1192 N.S., § 13, adopted in 1994; and Ord. 1320 N.S., § 8, adopted in 1997.

Chapter 18.76 - PERFORMANCE STANDARDS

18.76.010 - Purpose. This chapter establishes performance standards for uses and activities to protect the community from nuisances, hazards, and objectionable conditions; promote compatibility of different land uses; and to protect environmental resources.

18.76.090 - Noise.

A. No land use or activity may produce a noise level in excess of the standards in Table 18.76-1.

Table 18.76-1: Maximum Noise Levels

Receiving Land Use	Maximum Noise Level at Lot Line of Receiving Use [1]
Industrial and Wholesale	70 dbA
Commercial	65 dbA
Residential or Public/Quasi Public	60 dbA

Notes:

[1] The planning commission may allow an additional 5 dbA noise level at the lot line if the maximum noise level shown in Table 18.76-1 cannot be achieved with reasonable and feasible mitigation.

B. Noise standards in Table 18.76-1do not apply to noise generated by vehicle traffic in the public right-of-way or from temporary construction, demolition, and vehicles that enter and leave the site of the noise-generating use (e.g., construction equipment, trains, trucks).

C. All uses and activities shall comply with Municipal Code Chapter 8.28 (Noise).

(Ord. No. 2277 N.S., § 5(Exh. A), 6-6-2018)

Appendix C-1
FHWA Highway Traffic Noise Prediction Model Data Inputs
Magnolias Apartments
File Name: 2021-123 01 Existing
Model Run Date: 8/11/2021

Segment	Intersection	Direction	ADT	Day %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance
1	Monterey Rd / Cochrane Rd	North	20,830	80	20	2	1	45	100
2		South	14,310	80	20	2	1	35	100
3		East	16,335	80	20	2	1	45	100
4		West	3,475	80	20	1	1	15	100
5	Monterey Rd / Old Monterey Rd	North	14,625	80	20	2	1	35	100
6		South	14,400	80	20	2	1	35	100
7		East							
8		West	4,185	80	20	2	1	35	100
9	Monterey Rd / Wright Ave	North	15,055	80	20	2	1	35	100
10		South	14,560	80	20	2	1	30	100
11		East	315	80	20	1	1	15	100
12		West	4,950	80	20	1	1	30	100

Note: Blank cells represent roadways for which no traffic data was provided.

Appendix C-2
FHWA Highway Traffic Noise Prediction Model Data Inputs
Magnolias Apartments
File Name: 2021-123 02 Existing Plus Project
Model Run Date: 8/11/2021

Segment	Intersection	Direction	ADT	Day %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance
1	Monterey Rd / Cochrane Rd	North	20,840	80	20	2	1	45	100
2		South	14,450	80	20	2	1	35	100
3		East	16,465	80	20	2	1	45	100
4		West	3,475	80	20	1	1	15	100
5	Monterey Rd / Old Monterey Rd	North	14,790	80	20	2	1	35	100
6		South	14,570	80	20	2	1	35	100
7		East							
8		West	4,190	80	20	2	1	35	100
9	Monterey Rd / Wright Ave	North	15,240	80	20	2	1	35	100
10		South	14,650	80	20	2	1	30	100
11		East	405	80	20	1	1	15	100
12		West	4,955	80	20	1	1	30	100

Note: Blank cells represent roadways for which no traffic data was provided.

Appendix C-3
FHWA Highway Traffic Noise Prediction Model Data Inputs
Magnolias Apartments
File Name: 2021-123 03 Cumulative
Model Run Date: 8/11/2021

Segment	Intersection	Direction	ADT	Day %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance
1	Monterey Rd / Cochrane Rd	North	26,140	80	20	2	1	45	100
2		South	17,045	80	20	2	1	35	100
3		East	20,095	80	20	2	1	45	100
4		West	3,480	80	20	1	1	15	100
5	Monterey Rd / Old Monterey Rd	North	17,635	80	20	2	1	35	100
6		South	17,395	80	20	2	1	35	100
7		East							
8		West	5,130	80	20	2	1	35	100
9	Monterey Rd / Wright Ave	North	18,160	80	20	2	1	35	100
10		South	17,345	80	20	2	1	30	100
11		East	315	80	20	1	1	15	100
12		West	5,380	80	20	1	1	30	100

Note: Blank cells represent roadways for which no traffic data was provided.

Appendix C-4
FHWA Highway Traffic Noise Prediction Model Data Inputs
Magnolias Apartments
File Name: 2021-123 04 Cumulative+Project
Model Run Date: 8/11/2021

Segment	Intersection	Direction	ADT	Day %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance
1	Monterey Rd / Cochrane Rd	North	26,105	80	20	2	1	45	100
2		South	17,185	80	20	2	1	35	100
3		East	20,180	80	20	2	1	45	100
4		West	3,480	80	20	1	1	15	100
5	Monterey Rd / Old Monterey Rd	North	17,800	80	20	2	1	35	100
6		South	17,565	80	20	2	1	35	100
7		East							
8		West	5,135	80	20	2	1	35	100
9	Monterey Rd / Wright Ave	North	18,345	80	20	2	1	35	100
10		South	17,435	80	20	2	1	30	100
11		East	405	80	20	1	1	15	100
12		West	5,385	80	20	1	1	30	100

Note: Blank cells represent roadways for which no traffic data was provided.







Legend

A: LT-1: Facing south towards commercial use
B: LT-2: Facing south towards commercial use
C: V-2: Facing southeast towards commercial use

Magnolias Apartments
Morgan Hill, California

Photographs of Survey Locations

Appendix D

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Appendix E-1
Ambient Noise Monitoring Results - Site LT-1
Magnolias Apartments - Morgan Hill, California
7/15/2021 - 7/16/2021

Hour	Leq	Lmax	L50	L90
1:00 PM	62	76	59	52
2:00 PM	61	75	59	51
3:00 PM	61	71	59	53
4:00 PM	62	74	60	56
5:00 PM	63	89	60	55
6:00 PM	59	74	57	53
7:00 PM	57	74	55	50
8:00 PM	53	75	50	47
9:00 PM	49	66	48	45
10:00 PM	46	63	45	43
11:00 PM	50	84	43	39
12:00 AM	45	69	41	40
1:00 AM	46	63	44	40
2:00 AM	48	63	47	42
3:00 AM	50	71	45	41
4:00 AM	49	76	46	42
5:00 AM	51	64	49	45
6:00 AM	63	77	60	53
7:00 AM	65	87	60	53
8:00 AM	66	94	62	57
9:00 AM	63	76	60	53
10:00 AM	60	76	58	52
11:00 AM	62	85	59	52
12:00 PM	60	81	57	52

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	66	49	62	63	45	55
Lmax (Maximum)	94	66	78	84	63	70
L50 (Median)	62	48	57	60	41	47
L90 (Background)	57	45	52	53	39	43

Computed DNL, dB	63
% Daytime Energy	89%
% Nighttime Energy	11%

GPS Coordinates	37°08'07.67" N
	121°39'38.53" W

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Appendix E-2
Ambient Noise Monitoring Results - Site LT-1
Magnolias Apartments - Morgan Hill, California
7/16/2021 - 7/17/2021

Hour	Leq	Lmax	L50	L90
1:00 PM	59	72	57	52
2:00 PM	60	85	55	51
3:00 PM	58	73	56	51
4:00 PM	57	74	53	50
5:00 PM	56	73	55	52
6:00 PM	57	73	56	51
7:00 PM	58	84	56	52
8:00 PM	56	74	55	52
9:00 PM	55	71	53	48
10:00 PM	51	67	48	45
11:00 PM	49	60	48	44
12:00 AM	47	69	45	41
1:00 AM	49	72	46	41
2:00 AM	47	57	45	41
3:00 AM	50	77	47	42
4:00 AM	49	64	46	41
5:00 AM	50	60	49	44
6:00 AM	57	82	52	47
7:00 AM	59	79	53	47
8:00 AM	61	80	54	48
9:00 AM	56	69	53	49
10:00 AM	61	76	58	53
11:00 AM	66	89	56	51
12:00 PM	58	84	54	50

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	66	55	60	57	47	51
Lmax (Maximum)	89	69	77	82	57	68
L50 (Median)	58	53	55	52	45	47
L90 (Background)	53	47	50	47	41	43

Computed DNL, dB	60
% Daytime Energy	92%
% Nighttime Energy	8%

GPS Coordinates	37°08'07.67" N
	121°39'38.53" W

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Appendix E-3
Ambient Noise Monitoring Results - Site LT-1
Magnolias Apartments - Morgan Hill, California
7/17/2021 - 7/18/2021

Hour	Leq	Lmax	L50	L90
1:00 PM	58	77	55	50
2:00 PM	59	80	55	50
3:00 PM	59	83	57	54
4:00 PM	57	72	55	52
5:00 PM	56	75	55	51
6:00 PM	57	73	55	51
7:00 PM	57	81	55	51
8:00 PM	63	88	57	53
9:00 PM	54	76	50	47
10:00 PM	46	62	45	43
11:00 PM	45	61	44	41
12:00 AM	43	59	42	39
1:00 AM	46	77	40	39
2:00 AM	42	62	41	40
3:00 AM	41	62	40	39
4:00 AM	46	73	40	38
5:00 AM	55	73	46	41
6:00 AM	58	69	54	48
7:00 AM	54	69	53	47
8:00 AM	54	67	51	47
9:00 AM	59	76	56	50
10:00 AM	60	81	56	52
11:00 AM	59	79	56	51
12:00 PM	63	78	59	53

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	63	54	59	58	41	51
Lmax (Maximum)	88	67	77	77	59	66
L50 (Median)	59	50	55	54	40	44
L90 (Background)	54	47	51	48	38	41

Computed DNL, dB	60
% Daytime Energy	91%
% Nighttime Energy	9%

GPS Coordinates	37°08'07.67" N
	121°39'38.53" W

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Appendix E-4
Ambient Noise Monitoring Results - Site LT-2
Magnolias Apartments - Morgan Hill, California
7/15/2021 - 7/16/2021

Hour	Leq	Lmax	L50	L90
2:00 PM	61	80	49	44
3:00 PM	55	78	50	46
4:00 PM	54	73	50	47
5:00 PM	52	69	51	48
6:00 PM	52	70	50	47
7:00 PM	49	62	48	42
8:00 PM	48	65	46	41
9:00 PM	46	66	43	39
10:00 PM	42	60	40	36
11:00 PM	40	58	36	32
12:00 AM	44	70	34	32
1:00 AM	35	53	33	30
2:00 AM	35	56	32	30
3:00 AM	46	71	33	31
4:00 AM	43	71	37	34
5:00 AM	44	58	41	36
6:00 AM	48	64	46	41
7:00 AM	52	78	46	42
8:00 AM	60	90	48	43
9:00 AM	61	81	49	44
10:00 AM	60	81	48	44
11:00 AM	60	90	47	43
12:00 PM	55	80	48	44
1:00 PM	60	82	49	45

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	61	46	57	48	35	44
Lmax (Maximum)	90	62	76	71	53	62
L50 (Median)	51	43	48	46	32	37
L90 (Background)	48	39	44	41	30	33

Computed DNL, dB	56
% Daytime Energy	97%
% Nighttime Energy	3%

GPS Coordinates	37°08'09.13" N
	121°39'35.92" W

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Appendix E-5
Ambient Noise Monitoring Results - Site LT-2
Magnolias Apartments - Morgan Hill, California
7/16/2021 - 7/17/2021

Hour	Leq	Lmax	L50	L90
2:00 PM	57	81	50	46
3:00 PM	53	73	49	45
4:00 PM	58	80	49	44
5:00 PM	50	70	48	44
6:00 PM	49	67	47	44
7:00 PM	55	86	49	45
8:00 PM	50	72	48	45
9:00 PM	48	65	46	44
10:00 PM	45	64	43	40
11:00 PM	43	58	41	37
12:00 AM	43	68	38	34
1:00 AM	41	69	35	33
2:00 AM	37	56	34	31
3:00 AM	36	49	34	31
4:00 AM	37	51	35	32
5:00 AM	40	52	38	34
6:00 AM	51	70	45	40
7:00 AM	57	78	48	44
8:00 AM	53	69	47	44
9:00 AM	53	68	50	47
10:00 AM	51	71	49	46
11:00 AM	56	77	51	49
12:00 PM	54	79	49	44
1:00 PM	50	63	49	45

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	58	48	54	51	36	44
Lmax (Maximum)	86	63	73	70	49	60
L50 (Median)	51	46	49	45	34	38
L90 (Background)	49	44	45	40	31	35

Computed DNL, dB	54
% Daytime Energy	94%
% Nighttime Energy	6%

GPS Coordinates	37°08'09.13" N
	121°39'35.92" W

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Appendix E-6
Ambient Noise Monitoring Results - Site LT-2
Magnolias Apartments - Morgan Hill, California
7/17/2021 - 7/18/2021

Hour	Leq	Lmax	L50	L90
2:00 PM	51	64	50	46
3:00 PM	55	79	52	48
4:00 PM	53	69	51	48
5:00 PM	56	76	50	48
6:00 PM	56	75	49	45
7:00 PM	58	78	49	44
8:00 PM	58	84	48	45
9:00 PM	49	68	46	43
10:00 PM	46	61	44	40
11:00 PM	43	61	40	38
12:00 AM	41	57	38	35
1:00 AM	39	58	35	33
2:00 AM	37	53	35	33
3:00 AM	37	61	33	31
4:00 AM	44	72	34	32
5:00 AM	55	70	49	35
6:00 AM	45	67	41	38
7:00 AM	46	61	45	40
8:00 AM	47	61	46	43
9:00 AM	55	82	47	45
10:00 AM	53	72	49	46
11:00 AM	53	79	49	46
12:00 PM	49	67	47	44
1:00 PM	49	66	48	45

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	58	46	54	55	37	47
Lmax (Maximum)	84	61	72	72	53	62
L50 (Median)	52	45	48	49	33	39
L90 (Background)	48	40	45	40	31	35

Computed DNL, dB	56
% Daytime Energy	89%
% Nighttime Energy	11%

GPS Coordinates	37°08'09.13" N
	121°39'35.92" W

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Appendix E-7
Ambient Noise Monitoring Results - Site LT-3
Magnolias Apartments - Morgan Hill, California
7/15/2021 - 7/16/2021

Hour	Leq	Lmax	L50	L90
2:00 PM	56	67	54	46
3:00 PM	56	71	54	46
4:00 PM	57	75	56	49
5:00 PM	59	78	57	49
6:00 PM	57	75	54	47
7:00 PM	55	72	53	44
8:00 PM	54	74	50	41
9:00 PM	53	75	47	40
10:00 PM	50	69	43	37
11:00 PM	48	67	38	34
12:00 AM	48	72	36	33
1:00 AM	41	61	33	31
2:00 AM	42	64	33	30
3:00 AM	56	84	34	31
4:00 AM	48	74	39	34
5:00 AM	52	68	46	38
6:00 AM	55	72	52	43
7:00 AM	55	72	52	45
8:00 AM	56	77	53	44
9:00 AM	55	73	53	46
10:00 AM	56	71	54	47
11:00 AM	56	80	53	46
12:00 PM	55	75	52	46
1:00 PM	55	69	53	46

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	59	53	56	56	41	51
Lmax (Maximum)	80	67	74	84	61	70
L50 (Median)	57	47	53	52	33	39
L90 (Background)	49	40	45	43	30	35

Computed DNL, dB	59
% Daytime Energy	83%
% Nighttime Energy	17%

GPS Coordinates	37°08'09.52" N
	121°39'35.16" W

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Appendix E-8
Ambient Noise Monitoring Results - Site LT-3
Magnolias Apartments - Morgan Hill, California
7/16/2021 - 7/17/2021

Hour	Leq	Lmax	L50	L90
2:00 PM	62	83	55	49
3:00 PM	56	71	55	48
4:00 PM	56	75	55	48
5:00 PM	55	73	54	46
6:00 PM	55	74	52	44
7:00 PM	55	77	52	46
8:00 PM	55	80	51	44
9:00 PM	53	72	49	44
10:00 PM	51	71	46	40
11:00 PM	49	64	42	37
12:00 AM	47	70	39	34
1:00 AM	49	81	35	32
2:00 AM	42	63	34	31
3:00 AM	40	61	33	31
4:00 AM	43	60	35	32
5:00 AM	46	61	38	35
6:00 AM	51	68	46	38
7:00 AM	52	64	49	42
8:00 AM	53	66	49	42
9:00 AM	54	66	52	45
10:00 AM	55	79	52	45
11:00 AM	56	72	54	46
12:00 PM	56	81	53	45
1:00 PM	55	71	53	43

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	62	52	56	51	40	48
Lmax (Maximum)	83	64	74	81	60	66
L50 (Median)	55	49	52	46	33	39
L90 (Background)	49	42	45	40	31	34

Computed DNL, dB	57
% Daytime Energy	92%
% Nighttime Energy	8%

GPS Coordinates	37°08'09.52" N
	121°39'35.16" W

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Appendix E-9
Ambient Noise Monitoring Results - Site LT-3
Magnolias Apartments - Morgan Hill, California
7/17/2021 - 7/18/2021

Hour	Leq	Lmax	L50	L90
2:00 PM	54	71	52	43
3:00 PM	56	81	52	45
4:00 PM	55	73	53	47
5:00 PM	54	72	51	45
6:00 PM	54	74	51	45
7:00 PM	54	73	50	45
8:00 PM	57	80	50	44
9:00 PM	52	69	49	43
10:00 PM	51	68	47	40
11:00 PM	49	68	42	36
12:00 AM	47	67	39	35
1:00 AM	45	63	36	33
2:00 AM	42	61	35	33
3:00 AM	42	61	34	31
4:00 AM	51	80	34	32
5:00 AM	46	62	43	35
6:00 AM	48	65	43	38
7:00 AM	52	69	48	41
8:00 AM	53	68	52	48
9:00 AM	54	70	52	49
10:00 AM	57	75	54	49
11:00 AM	61	89	54	48
12:00 PM	54	75	52	43
1:00 PM	54	70	52	44

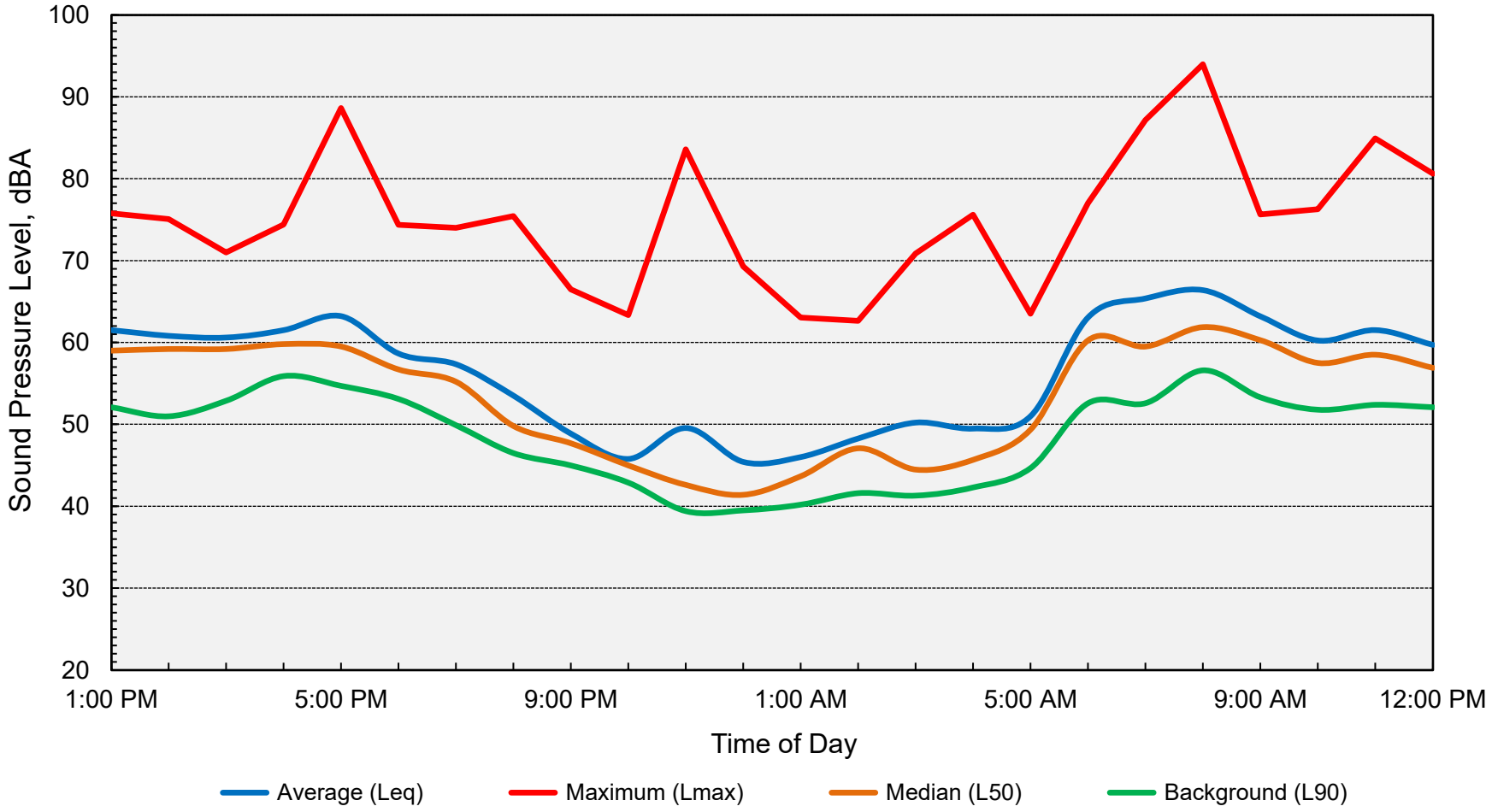
	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	61	52	55	51	42	48
Lmax (Maximum)	89	68	74	80	61	66
L50 (Median)	54	48	51	47	34	39
L90 (Background)	49	41	45	40	31	35

Computed DNL, dB	56
% Daytime Energy	90%
% Nighttime Energy	10%

GPS Coordinates	37°08'09.52" N
	121°39'35.16" W

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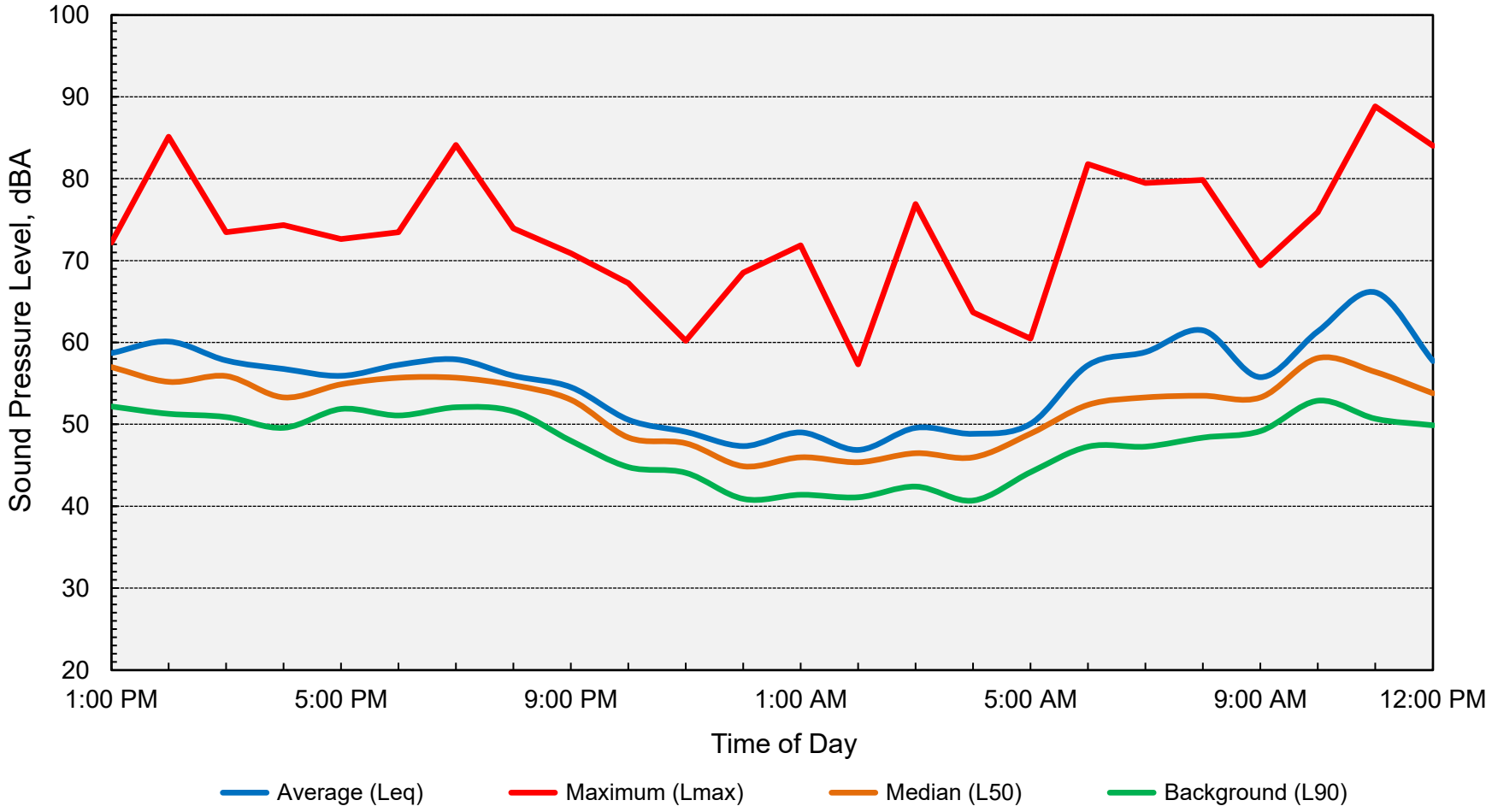
Appendix F-1
Ambient Noise Monitoring Results - Site LT-1
Magnolias Apartments - Morgan Hill, California
7/15/2021 - 7/16/2021



Computed DNL = 63 dB

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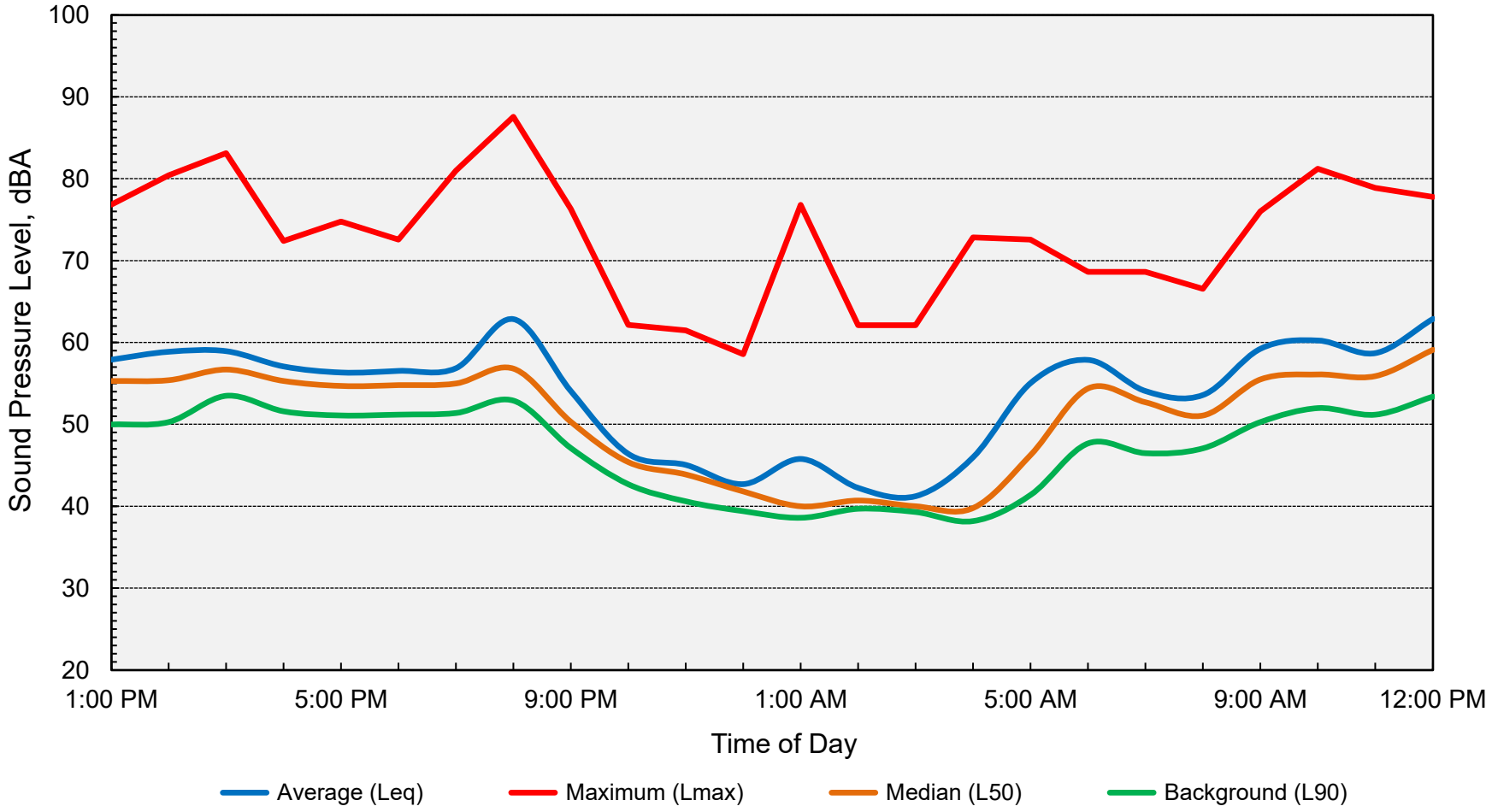
Appendix F-2
Ambient Noise Monitoring Results - Site LT-1
Magnolias Apartments - Morgan Hill, California
7/16/2021 - 7/17/2021



Computed DNL = 60 dB

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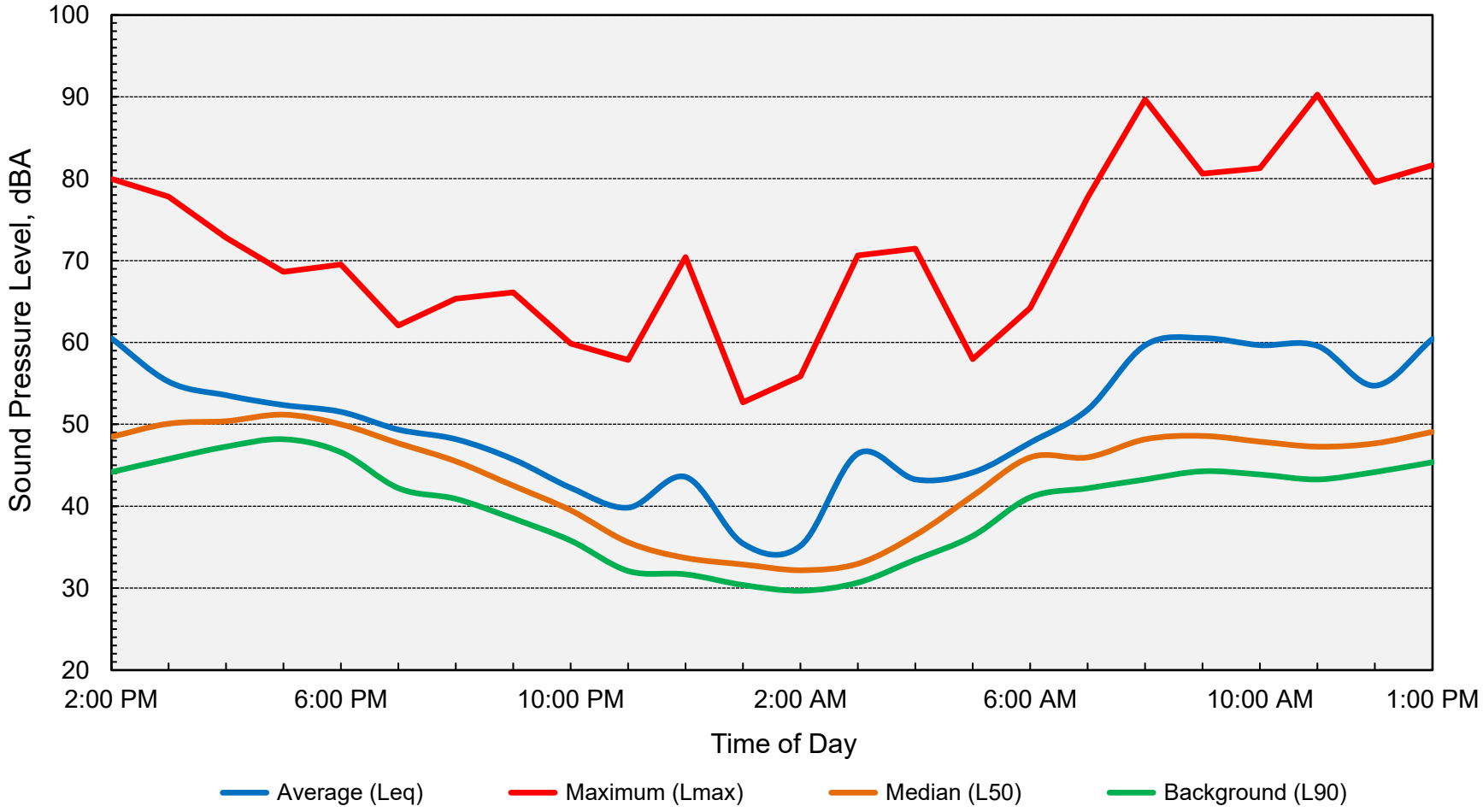
Appendix F-3
Ambient Noise Monitoring Results - Site LT-1
Magnolias Apartments - Morgan Hill, California
7/17/2021 - 7/18/2021



Computed DNL = 60 dB

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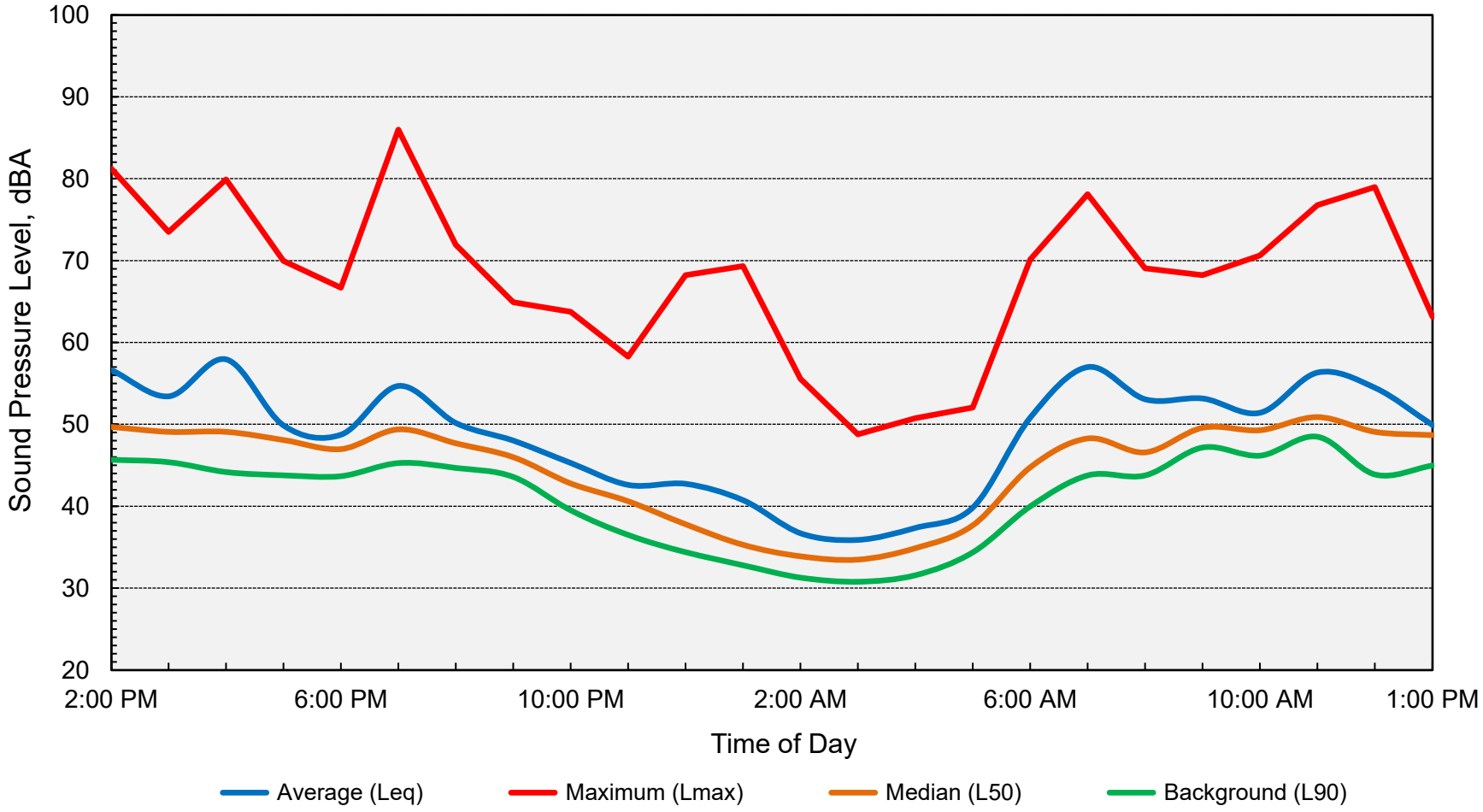
Appendix F-4
Ambient Noise Monitoring Results - Site LT-2
Magnolias Apartments - Morgan Hill, California
7/15/2021 - 7/16/2021



Computed DNL = 56 dB

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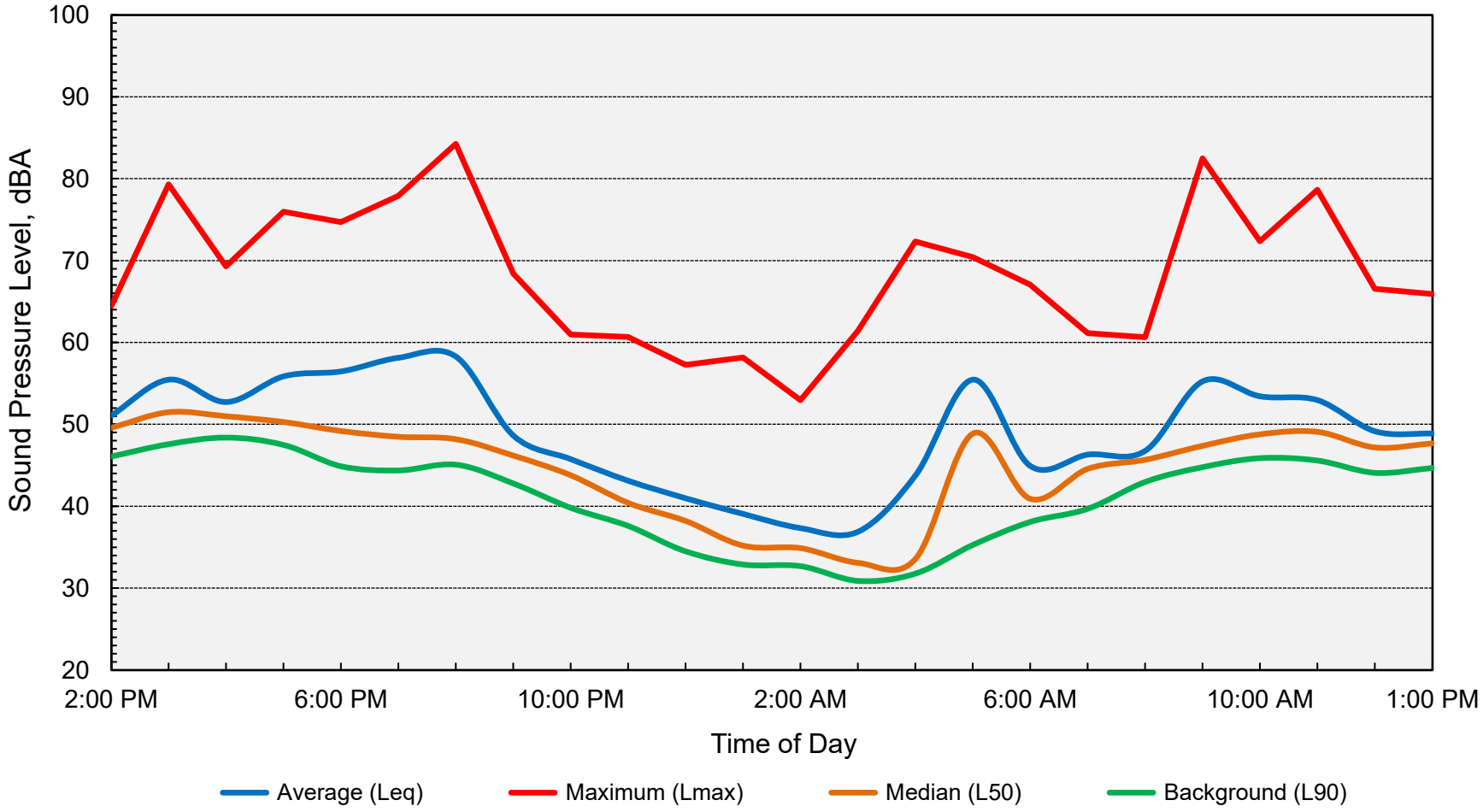
Appendix F-5
Ambient Noise Monitoring Results - Site LT-2
Magnolias Apartments - Morgan Hill, California
7/16/2021 - 7/17/2021



Computed DNL = 54 dB

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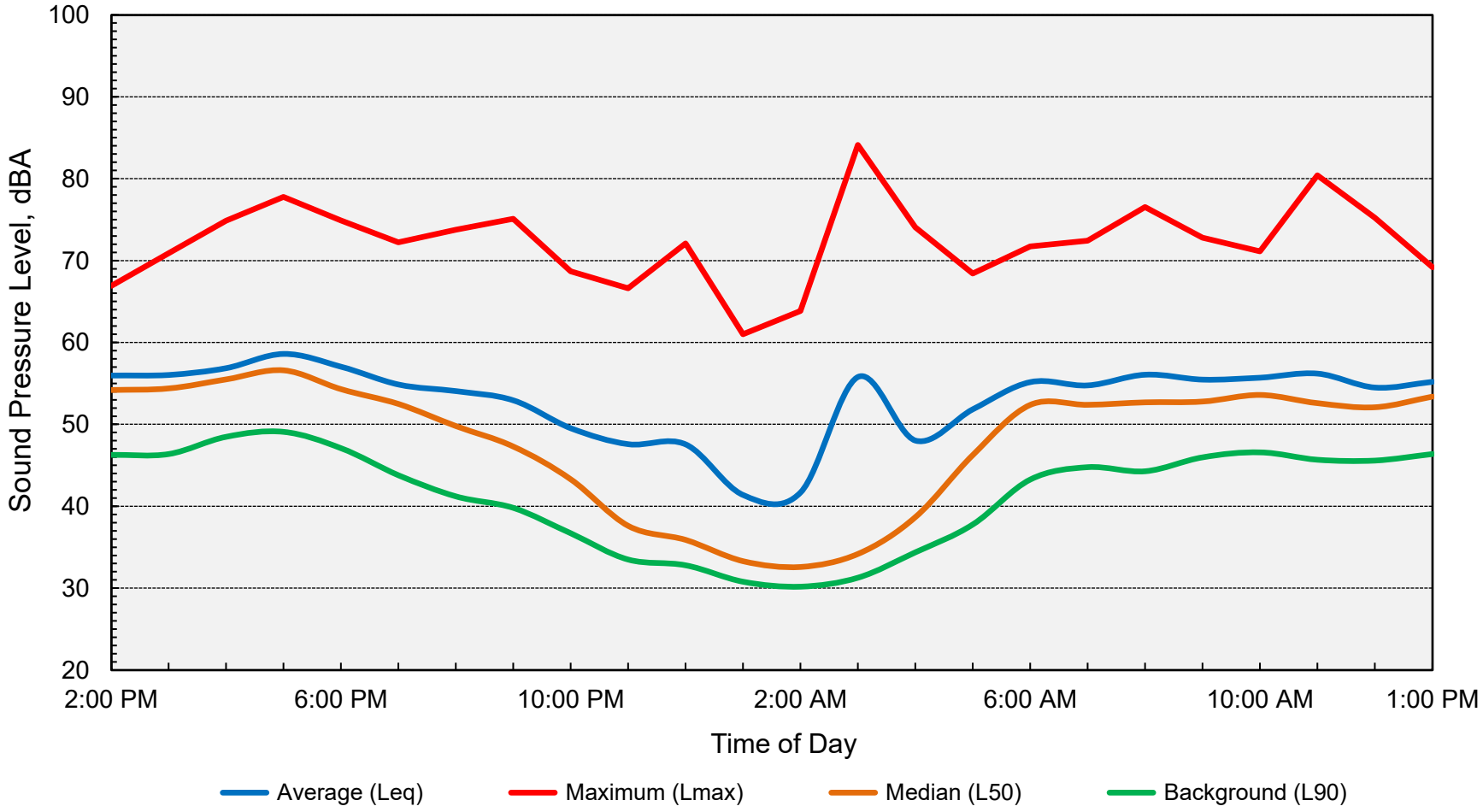
Appendix F-6
Ambient Noise Monitoring Results - Site LT-2
Magnolias Apartments - Morgan Hill, California
7/17/2021 - 7/18/2021



Computed DNL = 56 dB

BOLLARD
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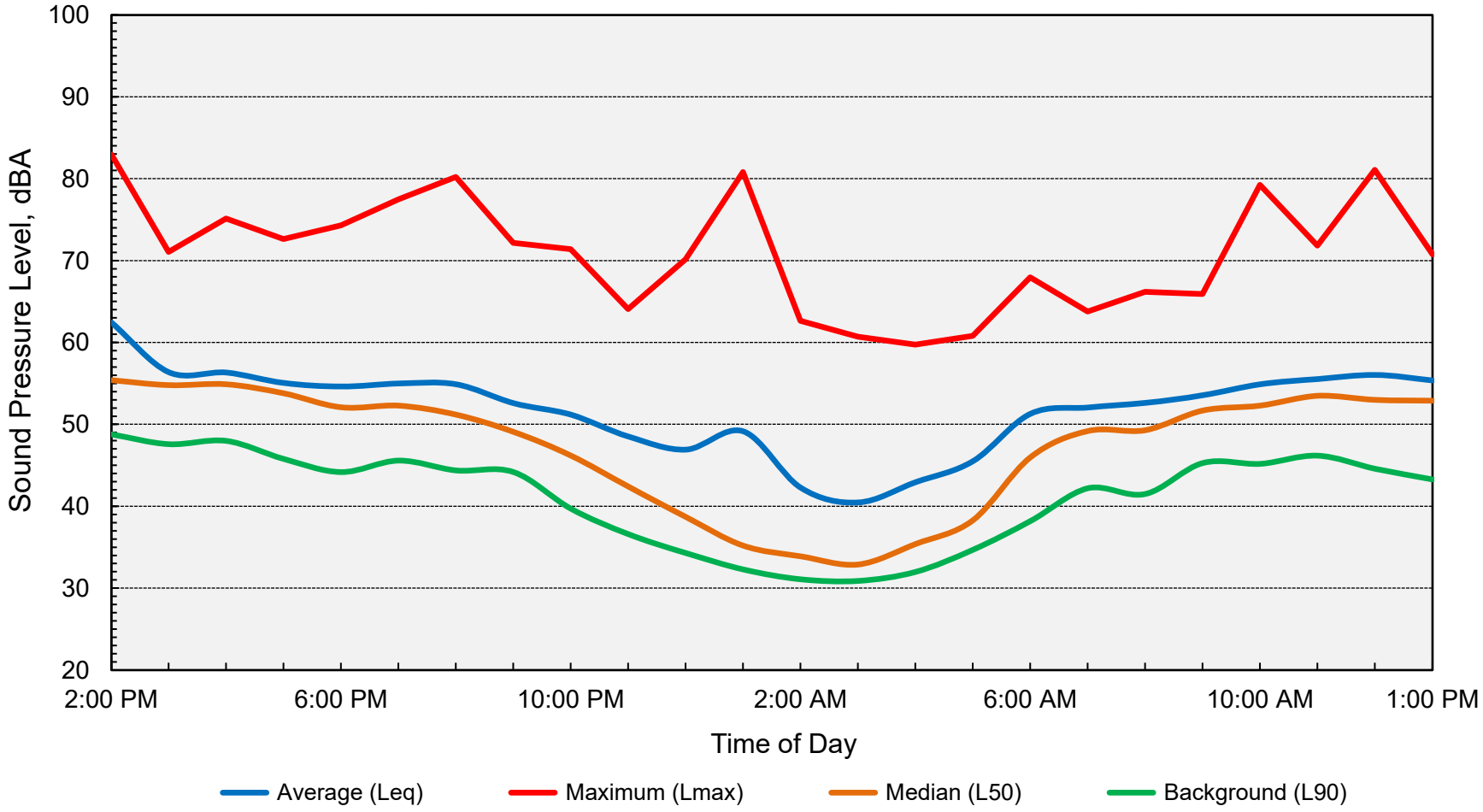
Appendix F-7
Ambient Noise Monitoring Results - Site LT-3
Magnolias Apartments - Morgan Hill, California
7/15/2021 - 7/16/2021



Computed DNL = 59 dB

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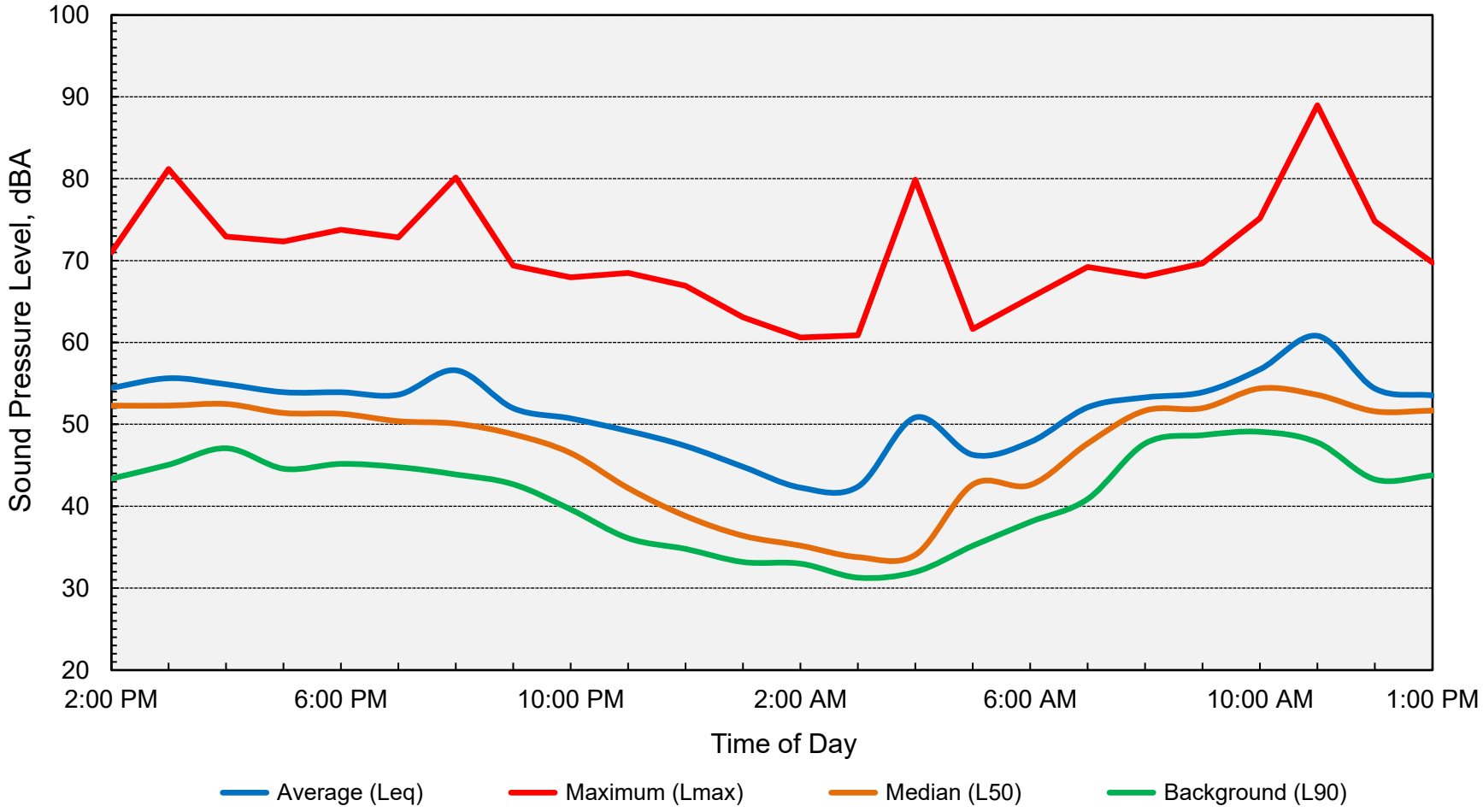
Appendix F-8
Ambient Noise Monitoring Results - Site LT-3
Magnolias Apartments - Morgan Hill, California
7/16/2021 - 7/17/2021



Computed DNL = 57 dB

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Appendix F-9
Ambient Noise Monitoring Results - Site LT-3
Magnolias Apartments - Morgan Hill, California
7/17/2021 - 7/18/2021



Computed DNL = 56 dB

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Appendix G-1

CH14NB
Single–Stage Heat Pump
with Puron® Refrigerant
1–1/2 To 5 Tons

Carrier
turn to the experts

Product Data



NOTE: Ratings contained in this document are subject to change at any time. Always refer to the AHRI directory (www.ahridirectory.org) for the most up-to-date ratings information.

INDUSTRY LEADING FEATURES / BENEFITS

Efficiency

- 14 SEER / 11.5 - 11.7 EER / 8.2 HSPF
- Microtube Technology ™ refrigeration system
- Indoor air quality accessories available

Sound

- Sound level as low as 69 dBA
- Sound levels as low as 68 dBA with accessory sound blanket

Comfort

- System supports CôR ™, Edge® or standard thermostat controls

Reliability

- Puron® refrigerant - environmentally sound, won't deplete the ozone layer and low lifetime service cost.
- Scroll compressor
- Internal pressure relief valve
- Internal thermal overload
- High pressure switch
- Loss of charge switch
- Filter drier
- Balanced refrigeration system for maximum reliability

Durability

WeatherArmor™ protection package:

- Solid, durable sheet metal construction
- Dense wire coil guard

Applications

- Long-line - up to 250 feet (76.20 m) total equivalent length, up to 200 feet (60.96 m) condenser above evaporator, or up to 80 ft. (24.38 m) evaporator above condenser (See Longline Guide for more information.)
- Low ambient (down to -20°F/-28.9°C) with accessory kit

Appendix G-2

ELECTRICAL DATA

UNIT SIZE	V/PH	OPER VOLTS*		COMPR		FAN	MCA	MAX FUSE** or CKT BRK AMPS
		MAX	MIN	LRA	RLA	FLA		
18	208/230/1	253	197	48.0	9.0	0.50	11.8	20
24				62.9	10.9	0.60	14.2	25
30				72.5	13.5	1.40	18.3	30
36				75.0	15.1	1.10	20.0	30
42				105.5	15.5	1.40	24.0	40
48				108.0	19.0	1.40	25.2	40
60				144.2	24.4	1.52	32.0	50

* Permissible limits of the voltage range at which the unit will operate satisfactorily

** Time-Delay fuse.

FLA – Full Load Amps

LRA – Locked Rotor Amps

MCA – Minimum Circuit Amps

RLA – Rated Load Amps

NOTE: Control circuit is 24-V on all units and requires external power source. Copper wire must be used from service disconnect to unit.

All motors/compressors contain internal overload protection.

Complies with 2007 requirements of ASHRAE Standards 90.1

A-WEIGHTED SOUND POWER

UNIT SIZE	STANDARD RATING (dBA)	TYPICAL OCTAVE BAND SPECTRUM (dBA, without tone adjustment)						
		125	250	500	1000	2000	4000	8000
18	69	45	48	56	62	55	53	47
24	76	46	56	59	63	63	60	55
30	77	52	62	67	68	65	62	55
36	77	51	62	66	69	64	61	53
42	76	49	61	63	65	62	60	52
48	79	53	66	69	71	67	64	57
60	73	50	63	62	63	60	58	52

NOTE: Tested in accordance with AHRI Standard 270–08 (not listed in AHRI).

A-WEIGHTED SOUND POWER WITH SOUND HOOD

UNIT SIZE	STANDARD RATING	TYPICAL OCTAVE BAND SPECTRUM (dBA, without tone adjustment)						
		125	250	500	1000	2000	4000	8000
18	68	47	48	56	61	55	52	46
24	74	47	57	59	62	61	58	51
30	77	52	62	67	67	65	62	54
36	76	52	62	66	67	64	60	52
42	74	50	61	63	64	61	58	49
48	79	54	66	69	70	67	64	56
60	73	51	64	62	63	59	56	49

NOTE: Tested in accordance with AHRI Standard 270–08 (not listed in AHRI).

CHARGING SUBCOOLING (TXV-TYPE EXPANSION DEVICE)

UNIT SIZE–SERIES	REQUIRED SUBCOOLING °F (°C)
18	11 (6.1)
24	11 (6.1)
30	10 (5.6)
36	10 (5.6)
42	10 (5.6)
48	14 (7.8)
60	15 (8.3)

HP ONLY REPLACEMENT WITH PISTON INDOORS

When the CH14NB is used as a replacement component in a system with a piston fan coil, use the indoor piston size specified below:

UNIT SIZE	PISTON SIZE		
	FB4CNF	FFM	FPMA
18	0.052	0.050	0.050
24	0.057	0.057	0.056
30	0.067	0.070	0.067
36	0.070	0.072	0.069
42	0.078		
48	0.084		
60			

= N/A

Appendix H-1

Sound-attenuated and weather-protective enclosures

> For generator sets from 10 to 1000 kW

Our energy working for you.™

Cummins Power Generation

> Diesel generator set enclosures
10 to 1000 kW
Weather-protective
Level I, Level II, Level III

> Spark-ignited generator set enclosures
20 to 150 kW
Weather-protective
Level I, Level II

Sound-attenuated and weather-protective enclosures from Cummins Power Generation Inc. meet even the strictest sound requirements and provide optimum protection from inclement weather.

Cummins Power Generation diesel and spark-ignited generator sets are available with sound-attenuated and weather-protective enclosures. Pre-assembled, pre-integrated and delivered as part of the entire power system, these enclosures are designed to speed installation time and reduce costs.

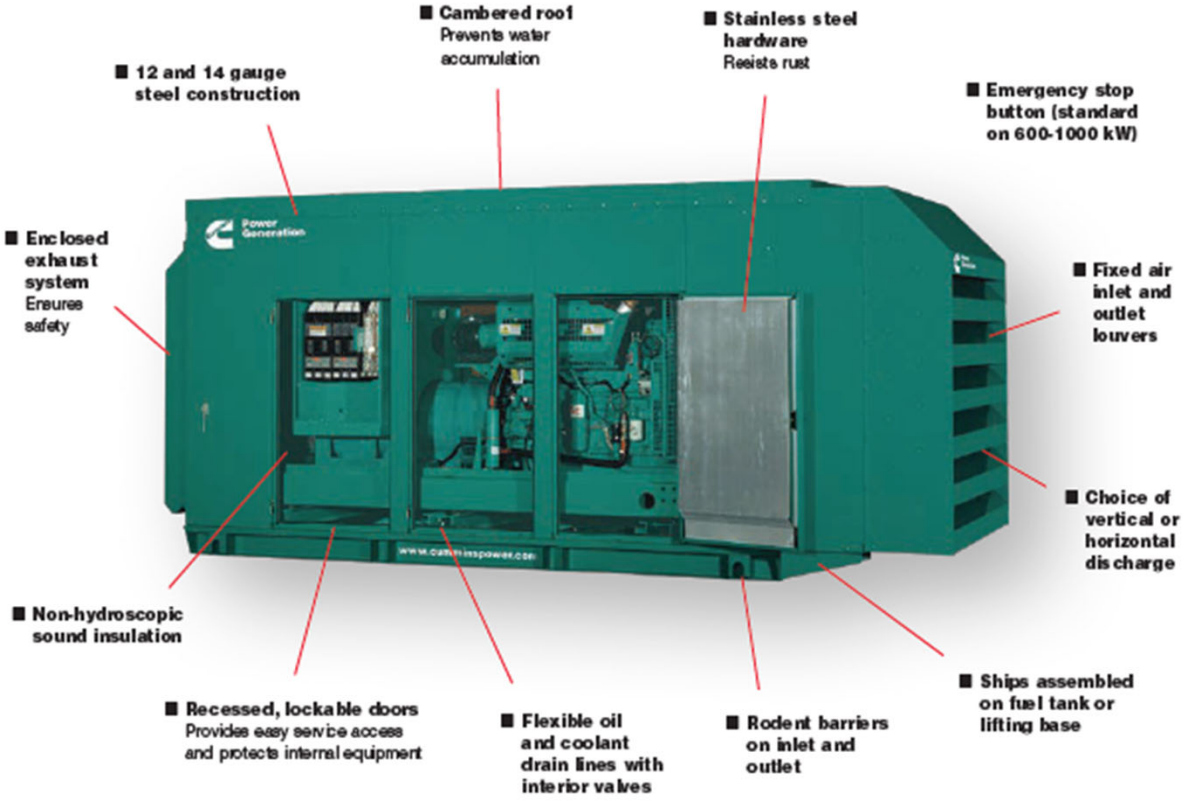
Choose from three levels of sound-attenuation, depending on model size, to comply with even the strictest noise requirements. Enclosures are constructed of steel or aluminum, which is preferred in coastal regions or other environments where corrosion is a concern.



www.cumminspower.com

Appendix H-2

Features:



> Three levels of sound attenuation
  Level I: 70 to 89 d(B)A*
  Level II: 63 to 78 d(B)A*
  Level III: 68 to 70 d(B)A*
> Compact footprint, low profile design
> Easy access to all major generator and engine control components for servicing
> Fully-house, enclosed exhaust silencer ensures safety and protects against rust
> Enclosure, generator set, exhaust system and tank are pre-assembled, pre-integrated and shipped as one package, saving time and labor costs
> All-steel construction with stainless steel hardware offers durability
> Upgrade kits
> Enclosures mounted directly to a sub-base fuel tank or lifting base
> UL2200-listed
> Customer options available to meet your application needs

Enclosure options

> Aluminum enclosure is wind-rated to 150 mph (per ASCE 7-05 exposure D, category 1 importance factor)
> Kits available to up-fit existing generator sets or to upgrade existing enclosures with additional sound attenuation
> Exterior oil and coolant drains with interior valves for ease of service
> Overhead 2-point lifting brackets (some models)

* Full load at 7 meters, steel enclosures

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Appendix H-3

Choose from weather protective enclosure or three levels of sound attenuation:

Sound levels (dB(A))*				
kW	Model	Weather-protective	Level I	Level II
Diesel				
10	DSKAA	78	68	65
15	DSKAB	81	69	66
20	DSKBA	80	70	67
25	DSKFA	82	72	69
35	DGBB	82	71	63
35	DGGD	81	72	66
40	DGBC	82	72	63
40	DGHD	79	71	64
50	DGCA	83	72	66
50	DGHE	79	70	65
60	DGCB	84	73	67
60	DSFAD	87	79	71
80	DGCG	84	76	67
80	DSFAE	87	82	72
100	DGDB	86	77	70
100	DSGAA*	87	-	73
100	DSHAF	95	88	78
125	DGDK	86	80	71
125	DSGAB*	87	-	74
125	DSHAE	95	88	78
150	DGFA	89	77	72
150	DSGAC*	88	-	75
150	DSHAA	95	88	78
175	DGFB	90	78	72
175	DSHAB	95	88	78
200	DGFC	91	80	74
200	DSHAC	95	88	78
230	DGFS	91	81	75
230	DSHAD	96	89	78
250	DQDAA	90	86	71
275	DQDAB	89	86	71
275	DQHAA	86	85	74
300	DFCB	86	84	71
300	DQDAC	89	86	71
300	DQHAB	89	88	76
350	DFCC	87	85	72
350	DFEG	85	83	72
400	DFCE	89	85	73
400	DFEG	89	85	73
450	DFEJ	87	84	73
500	DFEK	88	85	76
600	DFGB	85	78	74
600	DQCA	87	79	74
750	DFGE	87	80	75
750	DFHA	91	81	77
750	DQCB	87	79	74
750	DQFAA	89	79	75
800	DFHB	91	81	77
800	DQCC	87	79	74
800	DQFAB	89	79	75
900	DFHC	93	83	78
900	DQFAC	88	80	76
1000	DFHD	90	80	76
1000	DQFAD	90	80	76

Sound levels (dB(A))*				
kW	Model	Weather-protective	Level I	Level II
Spark-ignited				
20	GGMA	77	N/A	66
25	GGMB	78	N/A	66
30	GGMC	79	N/A	67
35	GGFD	80	73	65
42/47	GGFE	83	73	66
60	GGHE	86	77	68
70/75	GGHF	87	77	69
85	GGHG	85	79	75
100	GGHH	86	80	76
125	GGLA	85	79	75
150	GGLB	85	79	75

***Also available Level III**

100 kW	DSGAA	68 dB(A)
125 kW	DSGAB	69 dB(A)
150 kW	DSGAC	70 dB(A)



Diesel generator sets from 100 to 150 kW (models **DSGAA, DSGAB, DSGAC**) are available in **Level III** sound attenuation.

Shown: 100 kW Tier 3 diesel generator set (model DSGAA).

* Full load at 7 meters, sled enclosures

Appendix H-4

Diesel package dimensions (in.)

Tank capacity (gal.)	Weather-protective			Level I			Level II, III		
	Length	Width	Height	Length	Width	Height	Length	Width	Height
35-90 kW									
70	83	40	63	83	40	81	102	40	81
140	83	40	71	83	40	89	102	40	89
100-230 kW									
109	105	40	67	108	40	85	142	40	87
173	105	40	72	108	40	90	142	40	92
309	105	44	87	N/A	N/A	N/A	145	43	97
336	105	40	86	108	40	104	142	40	106
230-500 kW									
Lifting base	188	82	100	188	82	100	222	82	100
300	188	82	104	188	82	104	222	82	104
400	188	82	106	188	82	106	222	82	106
500	188	82	108	188	82	108	222	82	108
600	188	82	111	188	82	111	222	82	111
660	188	82	113	188	82	113	222	82	113
720	188	82	114	188	82	114	222	82	114
850	188	82	118	188	82	118	222	82	118
1470	200	82	128	200	82	128	200	82	128
1700	234	82	128	234	82	128	234	82	128
600-1000 kW									
200	260	98	133	303	98	133	315	98	133
660	260	98	133	303	98	133	315	98	133
1000	260	98	137	303	98	137	315	98	137
1500	260	98	142	303	98	142	315	98	142
2000	280	98	142	320	98	142	320	98	142
2400	332	98	142	330	98	142	332	98	142

Spark-ignited package dimensions (in.)

Model number	Weather-protective			Level I			Level II		
	Length	Width	Height	Length	Width	Height	Length	Width	Height
20 kW									
GGMA	65	30	46	N/A	N/A	N/A	85	30	47
25 kW									
GGMB	65	30	46	N/A	N/A	N/A	85	30	47
30 kW									
GGMC	65	30	46	N/A	N/A	N/A	85	30	47
35 kW									
GGFD	83	40	54	83	40	72	83	40	72
45 kW									
GGFE	83	40	54	83	40	72	83	40	72
60 kW									
GGHE	83	40	54	83	40	72	83	40	72
70 kW									
GGHF	83	40	54	83	40	72	83	40	72
85 kW									
GGHG	105	40	70	105	60	70	142	60	70
100 kW									
GGHH	105	40	70	105	60	70	142	60	70
125 kW									
GGLA	105	40	70	105	60	70	142	60	70
150 kW									
GGLB	105	40	70	105	60	70	142	60	70

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Package listed to UL2200

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Power Generation

Appendix I
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet

Project Information:

Job Number: 2021-123
Project Name: Magnolias Apartments
Roadway Name: Monterey Road

Traffic Data:

Year: Future
Average Daily Traffic Volume: 18,345
Percent Daytime Traffic: 80
Percent Nighttime Traffic: 20
Percent Medium Trucks (2 axle): 2
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 35
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

				DNL (dB)			
Location	Description	Distance	Offset (dB)	Autos	Medium Trucks	Heavy Trucks	Total
1	Common outdoor space - garden/recreation area	240	-3	53	46	48	55
2	Common outdoor space - entry plaza	95		62	55	57	64
3	Common outdoor space - 5th floor deck	70	-1	63	56	58	65
4	Nearest 2nd & 3rd floor building facades	70	2	66	59	61	68
5	Nearest 4th & 5th floor building facades	70	4	68	61	63	70

Traffic Noise Contours (No Calibration Offset):

DNL Contour (dB)	Distance from Centerline (ft)
75	17
70	37
65	80
60	172

Notes:
1. Future (Cumulative Plus Project conditions) ADT volume for Monterey Road was calculated by using traffic volume data provided in the project traffic memorandum prepared by Hexagon Transportation Consultants, Inc. Future traffic volume was conservatively estimated by applying a factor of 5 to sum of AM and PM peak hour conditions.
2. Positive offsets applied at upper-floor locations to account for reduced ground absorption at elevated locations. Negative offsets applied where a reduced view of the roadway or shielding provided by a proposed barrier/wall would be present.



Appendix F

Trip Generation and Operations Analysis And VMT Assessment

Hexagon Transportation Consultants, Inc.

Memorandum

Date: July 30, 2021

To: Nick Pappani, Raney Planning & Management, Inc.

From: Robert Del Rio, T.E.

Subject: Trip Generation and Operations Analysis for the Proposed Magnolias Affordable Housing Development in Morgan Hill, California

Hexagon Transportation Consultants, Inc. has completed a trip generation and operations analysis for the proposed affordable housing development at 17965 Monterey Road in Morgan Hill, California (see Figure 1). The project as proposed consists of the construction of 66 affordable apartment units on a site that is mostly undeveloped with some vacant structures (see Figure 2 for site plan). The project would provide 67 parking spaces on-site that would be accessible via one right-in and right-out only driveway along Monterey Road. The project will be required to construct a new median along Monterey Road that extends from the existing median south of the project site to Manresa Lane to restrict turn movement at the project driveway to right-turns only. Emergency vehicle access (EVA) would be provided via a second, EVA access-only driveway along Monterey Road. The methodology, results, and recommendations of the analysis are discussed below.

Scope of Study

The current General Plan, *Morgan Hill 2035 General Plan,* adopted in July 2016 uses Level of Service (LOS) as its primary metric for the evaluation of the projected operation of the City's roadway system. Therefore, this traffic operations analysis based upon peak hour intersection level of service analysis is included for consistency with the General Plan goals and policies. The traffic operations analysis supplements the CEQA required VMT analysis provided in a separate memorandum. However, the determination of project impacts per CEQA requirements is based solely on the VMT analysis.

The purposes of the trip generation and operations analysis are to evaluate the magnitude of traffic that would be added to the roadway system due to the proposed project and to determine whether a comprehensive traffic study is required for the proposed project. The analysis consists of an evaluation of trip generation and peak-hour intersection level of service analysis at intersections in the immediate vicinity of the project site. Traffic conditions were evaluated for the scenarios listed below.

Existing Conditions. Existing conditions represent the existing peak-hour traffic volumes on the existing roadway network. It is not possible to collect new traffic counts due to the current COVID-19 pandemic and its effects on normal traffic conditions. Therefore, existing traffic volumes were represented by traffic counts collected in March 2019 for the intersection of Monterey Road/Wright Avenue and May 2018 for the remaining study intersections.

Existing Plus Project Conditions. Existing plus project peak-hour traffic volumes were estimated by adding to the existing traffic volumes the additional traffic that would be generated by the proposed project. Existing plus project conditions were evaluated relative to existing conditions in order to determine the effects of the proposed project on existing traffic conditions.

Figure 1
Site Location and Study Intersections

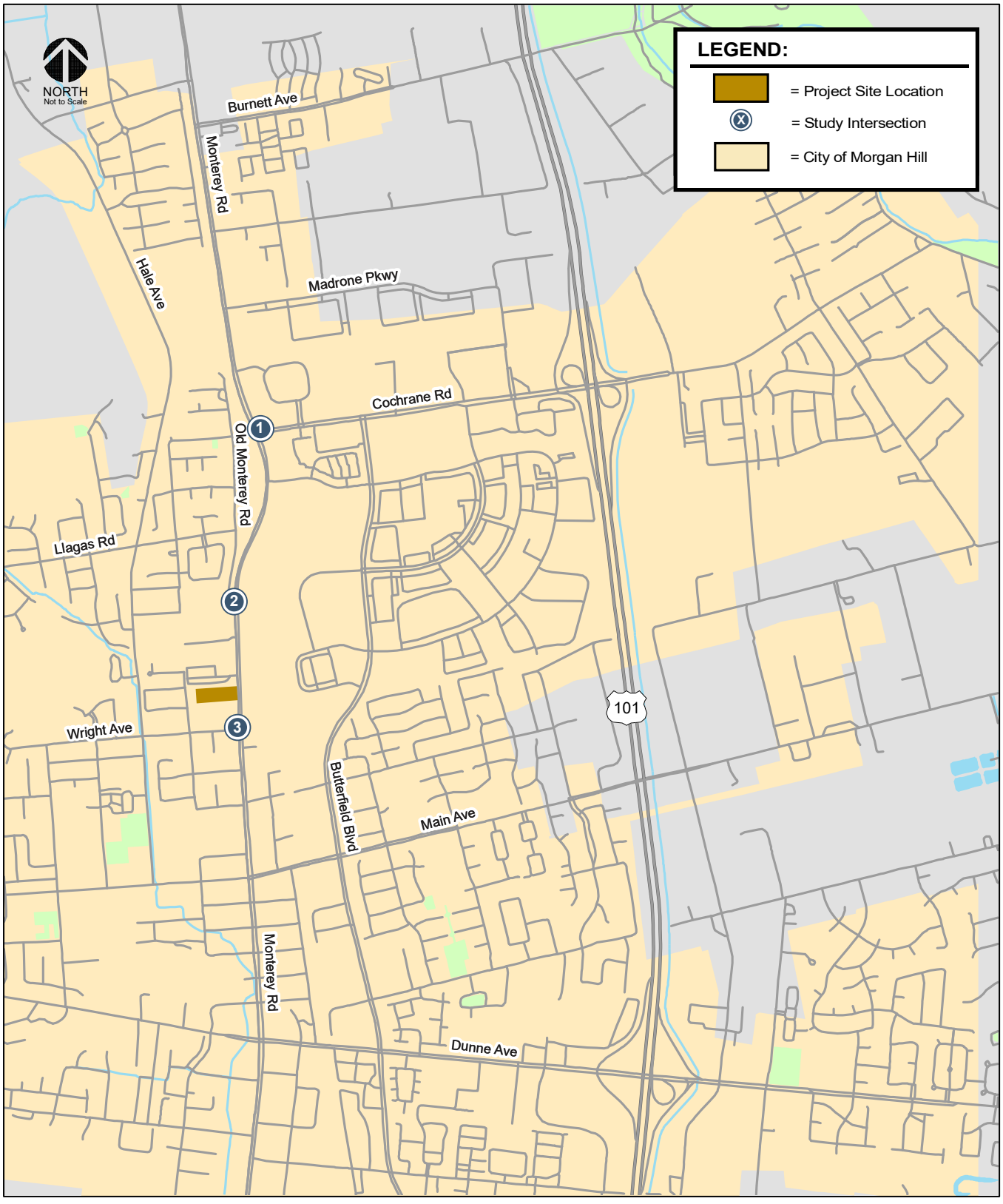
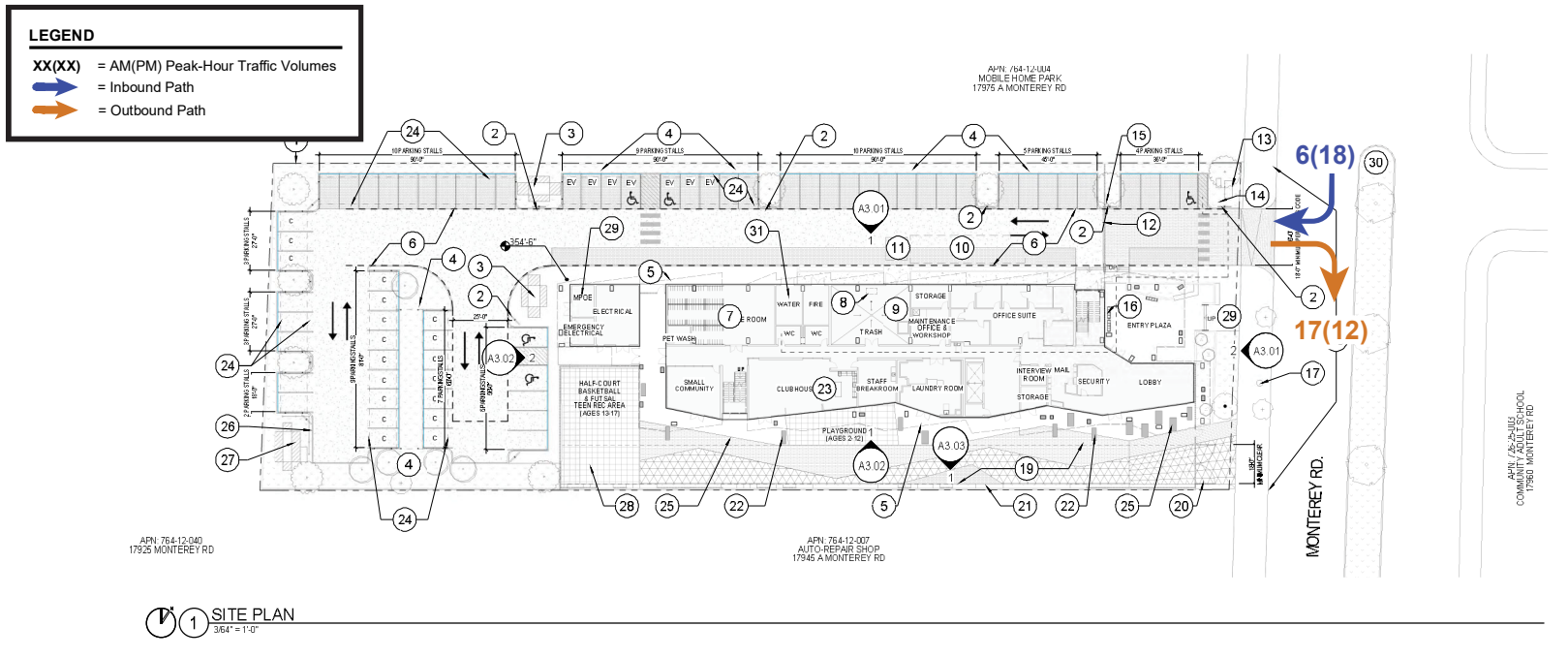


Figure 2
Site Plan and Project Trips at Driveways



1 SITE PLAN
3/64" = 1'-0"

LEGEND - SITE PLAN

- EXISTING PAVING AND/OR LANDSCAPE AREA
- ASPHALT PAVING
- EXISTING CONCRETE PAVING TO REMAIN
- CONCRETE PAVING
- PARKING AND DRIVE STRIPING
- LANDSCAPE AREA
- SPORTS/PLAYING SURFACE
- GRASS PAVE
- PERMEABLE PAVERS
- DECORATIVE PAVERS

ON-SITE RECREATIONAL AMENITIES

NUMBER OF AMENITIES REQUIRED FROM EACH TIER BASED ON PROJECT SIZE			
PROJECT SIZE	TIER 1	TIER 2	TIER 3
16-50 UNITS	2	2	
51-100 UNITS	2	2	1
101-150 UNITS	2	2	2
151+ UNITS	2	3	3
201+ UNITS	2	3	3

TIER 1 AMENITIES:
1. PARK BENCHES
2. PASSIVE RECREATION AREAS AND GARDENS

TIER 2 AMENITIES:
1. CABANA/ SHADE TRELLIS - (2) AT LEVEL 5
2. 1/2 COURT BASKETBALL COURT

TIER 3 AMENITIES:
1. CLUBHOUSE WITH LARGE KITCHEN (LARGE COMMUNITY ROOM)

EXTERIOR LIGHTING FIXTURES

FIXTURE NO.	DESCRIPTION
EL-1	POLE MOUNTED PARKING LOT LUMINAIRE
EL-2	LUMINOUS BOLLARD
EL-3	WALL SCONCE

*REFER TO PHOTOMETRIC PLANS FOR PARKING LOT AND SITE ILLUMINATION LEVELS. SEE SHEET A10.01 FOR MORE INFORMATION ABOUT FIXTURES.

KEYED NOTES - SITE PLAN

1	CONTINUOUS CMU WALL ALL AROUND PROPERTY 6'-0" MIN. HIGH
2	OVERHEAD SITE LIGHTING. REFER TO PHOTOMETRIC PLANS FOR PARKING LOT ILLUMINATION LEVELS
3	TRANSFORMER: UNDERGROUND PENDING PG&E REGULATIONS
4	BIOSWALE. REFER TO CIVIL DRAWING C9 FOR SCOPE OF STORMWATER DESIGN
5	BUILDING OUTLINE ABOVE
6	EMERGENCY VEHICLE ACCESS
7	80 LONG TERM BIKE PARKING SPACES
8	GREASE TRAP ACCESS
9	TRASH ROOM FLOOR DRAINS TO GREASE TRAP TO SANITARY SEWER
10	LOCATION OF GARBAGE TRUCK AT SERVICE TIMES
11	LOCATION OF 2-YARD REFUSE BINS AT GARBAGE SERVICE TIMES
12	SECURITY GATE - TELESCOPING RETRACTABLE
13	BACKFLOW PREVENTER (SEE CIVIL DRAWINGS) TO BE SCREENED BY LANDSCAPE ELEMENTS
14	ACCESSIBLE PARKING TOW AWAY SIGN
15	ENTRY GATE PROXIMITY READER AND KNOX ACCESS
16	24 SHORT TERM BIKE PARKING SPACES
17	(E) FIRE HYDRANT
18	ALL OVERHEAD UTILITIES TO BE GROUNDED. REFER TO CIVIL AND JOINT-TRENCH DRAWINGS.
19	FIRE APPARATUS ACCESS LANE, MIN 18' CLEAR
20	ACCESS GATE WITH KNOX BOX
21	TIER 1 AMENITY: PICNIC AND BARBEQUE AREA
22	TIER 1 AMENITY: WOOD PARK BENCHES THRUOUT
23	TIER 3 AMENITY: CLUBHOUSE WITH KITCHEN
24	PHOTOVOLTAIC CANOPY ABOVE. OVERHEAD SITE LIGHTING TO BE INCORPORATED INTO CANOPIES. REFER TO PHOTOMETRIC PLANS FOR PARKING LOT ILLUMINATION LEVELS
25	TIER 1 AMENITIES: PASSIVE RECREATION AREAS AND GARDENS
26	FENCE SECURITY ENCLOSURE AROUND EMERGENCY GENERATOR
27	EMERGENCY GENERATOR
28	TIER 2 AMENITY: HALF-COURT BASKETBALL
29	BROADBAND AND CONDUIT INSTALLED IN PUBLIC RIGHT-OF-WAY AND SUPPLIED TO EACH LIVING UNIT OF THE BUILDING.
30	NEW MEDIAN AND LANDSCAPING. SEE CIVIL AND LANDSCAPING DRAWINGS
31	MASTER WATER METER LOCATED AT WATER ROOM FOR UTILITY ACCESS. UNIT SUBMETERS LOCATED AT LIVING UNITS AS REQUIRED

SERA

02/12/21 **THE MAGNOLIAS**
A1.01 - SITE PLAN - SB 330

Year 2025 Cumulative Conditions. Year 2025 Cumulative conditions represent future traffic volumes on the future transportation network. Year 2025 Cumulative conditions include traffic growth projected to occur in the Year 2025 without the proposed project.

Year 2025 Cumulative with Project Conditions. Year 2025 Cumulative with project consists of Year 2025 Cumulative traffic conditions with the addition of project traffic.

Project Trip Generation Estimates and Assignment

In determining the project trip generation, the magnitude of traffic entering and existing the site is estimated for the AM and PM peak hours. Through empirical research, data have been collected that quantify the amount of traffic produced by many types of land uses. The research is compiled in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 10th Edition (2017)*.The standard trip generation rates can be applied to help predict the future traffic increases that would result from a new development. The rates published for "Multifamily Housing (Mid-Rise)" (ITE Land Use 221) were used to estimate the trips generated by the proposed project. ITE land use #221 includes apartment, townhouse, and condominium developments that have between three and ten levels. As proposed, the site would consist of a five-story apartment building.

After applying the ITE trip rates, it is estimated that the project would generate 23 vehicle trips (6 inbound and 17 outbound) during the AM peak hour and 30 vehicle trips (18 inbound and 12 outbound) during the PM peak hour (see Table 1).

Table 1
Trip Generation Summary

			AM Peak Hour				PM Peak Hour			
	ITE Land		Pk-Hr	Trip			Pk-Hr	Trip		
Land Use	Use Code [1]	Size	Rate	In	Out	Total	Rate	In	Out	Total
Proposed Land Use										
Multifamily Housing (Mid-Rise)	221	66 Dwelling Units	0.345	6	17	23	0.45	18	12	30

Notes:
[1] Source: ITE *Trip Generation Manual*, 10th Edition 2017.

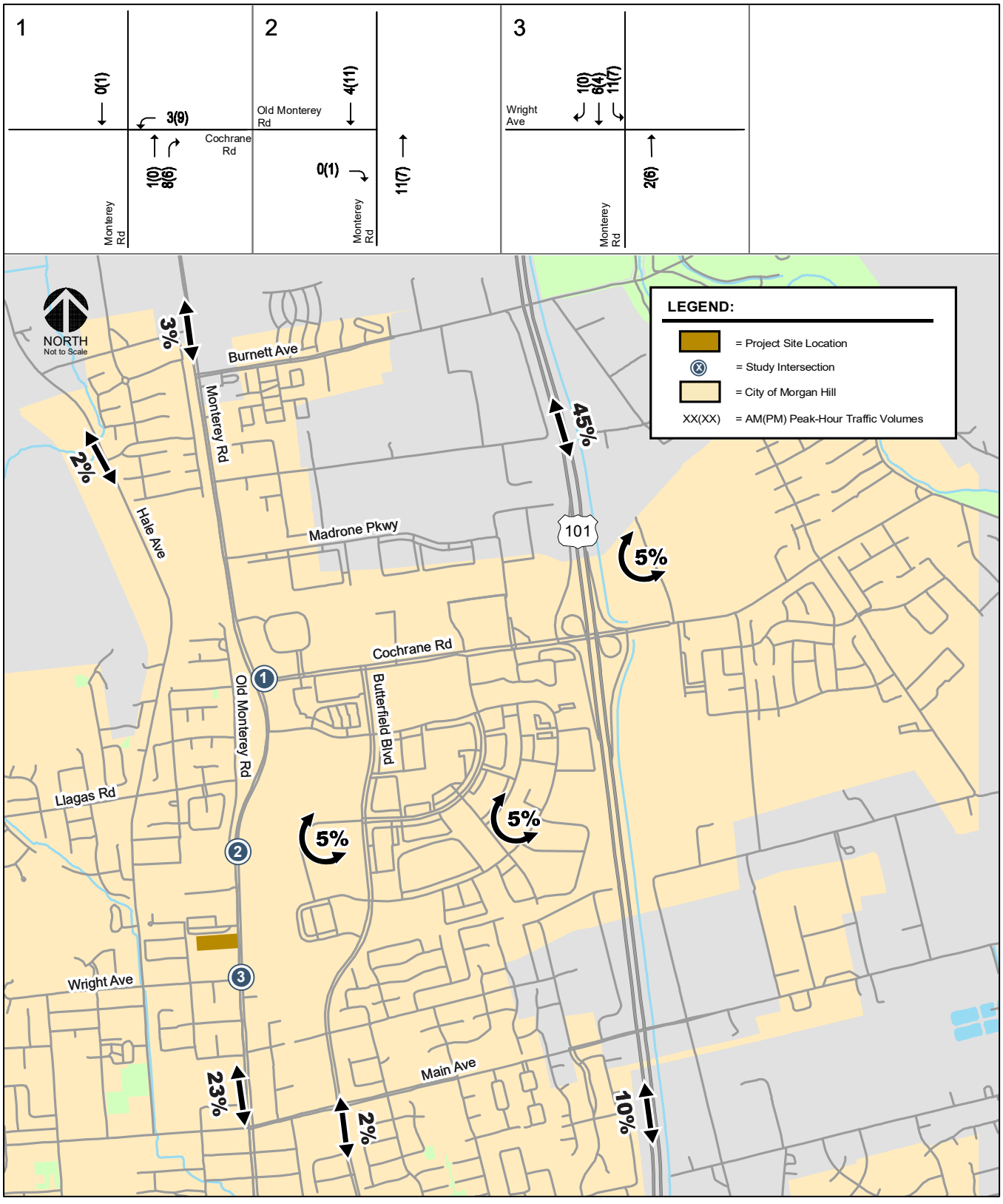
The directional distribution of site-generated traffic to and from the project site was estimated based on the existing travel patterns on the surrounding roadway network that reflect typical weekday AM and PM peak commute patterns, the location of the project driveway, freeway access points, and the locations of complimentary land uses. The peak-hour project trips associated with the proposed project were added to the transportation network in accordance with the distribution pattern. The project trip distribution pattern and assignment of project trips at the study intersections are shown on Figure 3.

Year 2025 Project Trip Generation Estimates

Year 2025 Cumulative traffic volumes were developed based on traffic forecasts produced for the City of Morgan Hill 2035 General Plan using the City's Traffic Demand Forecasting (TDF) model. The Year 2035 General Plan traffic forecasts include land use growth and transportation improvements associated with buildout of the City's General Plan.

The 2035 General Plan forecasts also include trips associated with the adopted General Plan land uses for the project site. Therefore, the trips associated with the adopted General Plan land uses for the project site were removed to develop Year 2025 Cumulative no project traffic volumes. Hexagon prepared trip estimates for the project site GP land uses which were estimated to consist of

Figure 3
Project Trip Distribution



approximately 11 multi-family dwelling units.

Hexagon prepared trip estimates for the project site land uses included in the City's General Plan traffic model and the proposed development plan. The trip estimates indicate that the proposed development plan is of greater intensity than that assumed in the General Plan traffic model for the project site. The proposed development plan would result in 19 more AM peak-hour trips and 25 more PM peak-hour trips at the project site when compared with the land uses included in the City's current General Plan traffic model. The comparison of trip generation per the General Plan traffic model and proposed project are presented in Table 2.

Table 2
General Plan Project Trip Generation Estimates Comparison

			AM Peak Hour				PM Peak Hour			
	ITE Land		Pk-Hr	Trip			Pk-Hr	Trip		
Land Use	Use Code [1]	Size	Rate	In	Out	Total	Rate	In	Out	Total
Proposed Land Use										
Multifamily Housing (Mid-Rise)	221	66 Dwelling Units	0.345	6	17	23	0.45	18	12	30
Approved Land Uses[2]										
Multifamily Housing (Mid-Rise)	221	11 Dwelling Units	0.345	1	3	4	0.45	3	2	5
Net Project Trips				**5**	**14**	**19**		**15**	**10**	**25**

Notes:
[1] Source: ITE *Trip Generation Manual*, 10th Edition 2017.
[2] Approved land uses for the project site were obained from the 2035 General Plan Traffic Demand Forecasting (TDF) model.

The Year 2025 Cumulative no project traffic volumes were then estimated using a growth method that involved adding a proportion (10 Years or 50%) of the 2035 projected growth, with removal of the trips associated with the adopted General Plan land uses for the project, to existing traffic counts at each of the study intersections.

Additionally, it should be noted that the 1.53-acre project site is currently zoned as Mixed-Use Flex (MU-F) per the City's General Plan Land Use Map. This land use designation supports a residential density between 7 units/acre and 24 units/acre. Per the maximum allowable development standards, the project site may support up to 37 dwelling units per the General Plan. However, Under the State Density Bonus Law (Section 65915) the project as 100% lower income households, defined by Section 50079.5 of the Health and Safety Code, qualifies for an 80% Density bonus over the maximum allowed by the development standards. Therefore, the project site is allowed to construct the proposed 67 units per the Density Bonus Law.

Intersection Level of Service Analysis

Traffic conditions at the study intersections were analyzed for the weekday AM and PM peak hours of traffic. The weekday AM peak hour of traffic generally falls within the 7:00 AM to 9:00 AM period and the weekday PM peak hour is typically in the 4:00 PM to 6:00 PM period. It is during these times that the most congested traffic conditions occur on a typical weekday.

Signalized Intersection Analysis

Signalized study intersections are subject to the City of Morgan Hill's level of service standards. The City of Morgan Hill's level of service methodology is TRAFFIX, which is based on the 2000 *Highway Capacity Manual* (HCM) method for signalized intersections. TRAFFIX evaluates signalized

intersections operations based on average delay time for all vehicles at the intersection. Since TRAFFIX is also the CMP-designated intersection level of service methodology, the City of Morgan Hill methodology employs the CMP defaults values for the analysis parameters, which include adjusted saturation flow rates to reflect conditions in Santa Clara County. All intersections within the City of Morgan Hill are required to meet the City's LOS standard of LOS D, with the exception of the following:

- **LOS F** for Downtown intersections and segments including at Main/Monterey, along Monterey Road between Main and Fifth Street, and along Depot Street at First through Fifth Street;

- **LOS E** for the following intersections and freeway zones:
  - Main Avenue and Del Monte Avenue
  - Main Avenue and Depot Street
  - Dunne Avenue and Del Monte Avenue
  - Dunne Avenue and Monterey Avenue
  - Dunne Avenue and Church Street
  - Dunne Avenue and Depot Street
  - Cochrane Road and Monterey Road
  - Tennant Avenue and Monterey Road
  - Tennant Avenue and Butterfield Boulevard
  - Cochrane Road Freeway Zone: from Madrone Parkway/Cochrane Plaza to Cochrane Road/DePaul Drive
  - Dunne Avenue Freeway Zone: from Walnut Grove Drive/East Dunne Avenue to Condit Road/East Dunne Avenue
  - Tennant Avenue Freeway Zone: from Butterfield Boulevard/Tennant Avenue to Condit Road/Tennant Avenue

According to the City of Morgan Hill level of service guidelines, a development is said to create a significant adverse effect on traffic conditions at a signalized intersection if for either peak hour:

1. The level of service at the intersection degrades from an acceptable level (LOS D or LOS E as identified above) under no project conditions to an unacceptable level (LOS E or F) under project conditions, or

2. The level of service at the intersection is an unacceptable level (LOS E or F as identified above) under no project conditions and the addition of project trips causes the average critical delay to increase by four (4) or more seconds *and* the volume-to-capacity ratio (V/C) to increase by 0.01.

An exception to this rule applies when the addition of project traffic reduces the amount of average delay for critical movements (i.e., the change in average delay for critical movements is negative). In this case, the threshold of significance is an increase in the critical V/C value by 0.01 or more.

Level of Service Results

The results of the intersection level of service analysis show that all study intersections currently operate and are projected to continue to operate at an acceptable LOS C or better conditions under Year 2025 Cumulative conditions, and the addition of project traffic would not result in the degradation of the study intersection's levels of service during the AM and PM peak hours.

Based on the results of the intersection level of service analysis, the project would not have an adverse effect on operations at any of the study intersections. The results of level of service analysis are summarized in Table 3.

Table 3
Intersection Level of Service Summary

Int. #	Intersection	LOS Std	Peak Hour	Count Date	Existing		Existing Plus Project				Year 2025 Cumulative		Year 2025 Cumulative with Project			
					Delay[1]	LOS	Delay[1]	LOS	Incr. In Crit. Delay	Incr. In Crit. V/C	Delay[1]	LOS	Delay[1]	LOS	Incr. In Crit. Delay	Incr. In Crit. V/C
1	Monterey Road and Cochrane Road	E	AM	05/08/18	28.1	C	28.1	C	0.0	0.001	29.2	C	29.2	C	0.1	0.001
			PM	05/08/18	24.0	C	24.2	C	0.2	0.003	25.8	C	26.0	C	0.2	0.003
2	Monterey Road and Old Monterey Road	D	AM	05/08/18	10.4	B	10.4	B	0.0	0.001	10.6	B	10.6	B	0.0	0.001
			PM	05/08/18	13.0	B	13.0	B	0.0	0.003	15.1	B	15.1	B	0.0	0.003
3	Monterey Road and Wright Avenue	D	AM	03/28/19	19.1	B	19.1	B	0.1	0.009	21.0	C	21.0	C	0.1	0.009
			PM	03/28/19	20.4	C	20.4	C	0.0	0.001	21.9	C	21.9	C	0.0	0.001

Notes:
[1]The reported delay and corresponding level of service for signalized intersections represent the average delay for all approaches at the intersection.

Site Access

The evaluation of site access is based on the site plan prepared by Sera Architects dated February 12, 2021. Site access was evaluated to determine the adequacy of the site's access points with regard to the following: traffic volume, geometric design, and sight distance. Site access was evaluated in accordance with generally accepted traffic engineering standards and transportation planning principles.

The project site is proposed to be served by a right-in and right-out access only driveway along the southbound side of Monterey Road located approximately 600 feet north of Wright Avenue, as shown on Figure 2. The project also proposes a secondary EVA access only driveway along Monterey Road located approximately 500 feet north of Wright Avenue.

Driveway Design and Operations

The City of Morgan Hill Design Standards specify a minimum driveway width of 16 feet and a maximum width of 24 feet. The site plan indicates that the northerly driveway would be 26 feet wide and the southerly EVA access-only driveway would be 18 feet wide. The City will determine whether it is necessary to narrow the northerly driveway by 2 feet to meet the maximum driveway width standards.

Based on the project trip generation and trip assignment, it is estimated that a maximum of 18 inbound trips and 17 outbound trips would enter and exit the site during the peak hours. An existing median island located along Monterey Road, which extends 370 feet north of Wright Avenue, is proposed to be extended by the project past the proposed northerly project driveway to Manresa Lane. Therefore, all project traffic would make inbound and outbound right-turns at the proposed driveway. Outbound project trips bound for northbound Monterey Road would utilize the southbound left-turn pocket at Monterey Road and Wright Avenue to make a U-turn. Inbound project trips from northbound Monterey Road would make a U-turn from the median turn lane north of the extended median island. The estimated project trips at the project driveways are shown on Figure 2.

Sight Distance

The project driveway should be free and clear of any obstructions to provide adequate sight distance, thereby ensuring that exiting vehicles can see pedestrians on the sidewalk and other vehicles traveling on Monterey Road. Landscaping and signage should be located in such a way to ensure an unobstructed view for drivers existing the site. Sight distance generally should be provided in accordance with Caltrans standards. The minimum acceptable sight distance is most often the stopping sight distance.

Southbound Monterey Road has a posted speed limit of 35 mph in the vicinity of the project site. For a design speed of 35 mph, the recommended Caltrans' stopping sight distance is 250 feet. Based on the project site plan and observations in the field, vehicles exiting the project site driveway would have sight distance of more than 250 feet to the north along southbound Monterey Road. Therefore, the proposed site driveway would have adequate sight distance along southbound Monterey Road.

Transit, Pedestrian, and Bicycle Facility Evaluation

The project site is served by VTA bus routes that run along Hale Avenue. Frequent Route 68 (Gilroy Transit Center to San Jose Diridon Transit Center) serves bus stops at the intersection of Hale Avenue and Wright Avenue, approximately 1/3-mile walking distance from the project site. Local Route 87 (Morgan Hill Civic Center to Burnett Avenue) serves bus stops at Main Avenue and Monterey Road, approximately ½-mile walking distance from the project site. A typical mode split in Morgan Hill would

be a three percent transit share. Assuming up to three percent transit mode share for the project equates to no more than one transit rider during each of the peak hours. The transit ridership demands of the proposed project can be accommodated by the existing transit facilities.

Pedestrian generators in the project vicinity include commercial uses along Monterey Road (including Downtown Morgan Hill), Morgan Hill Community Adult School, and bus stops discussed above. In the vicinity of the project site, there are sidewalks along both sides of Monterey Road and pedestrian crosswalk facilities at the adjacent nearby signalized intersections at Old Monterey Road and Wright Avenue.

Access to nearby pedestrian generators is described below:

- Downtown Morgan Hill – Continuous sidewalks provided along both sides of Monterey Road. An east-west crossing across Monterey Road is provided at Monterey Road/Wright Avenue.
- Morgan Hill Community Adult School – Continuous sidewalks provided along both sides of Monterey Road. An east-west crossing across Monterey Road is provided at Monterey Road/Wright Avenue.
- Route 68 Bus Stop at Hale Avenue/Wright Avenue - Continuous pedestrian route provided via sidewalks provided along Monterey Road and along both sides of Wright Avenue.
- Route 68 and 87 Bus Stop at Main Avenue/Monterey Road – Continuous sidewalks provided along both sides of Monterey Road. An east-west crossing across Monterey Road is provided at Monterey Road/Wright Avenue.

It should be noted that none of the curb ramps at the Monterey/Wright intersection are ADA-compliant. The City may require that the project contribute to construction of ADA-compliant ramps at the identified intersection.

In the project vicinity, there are bike lanes located along Monterey Road, Main Avenue, and Cochrane Road. The project is not expected to generate a significant amount of bicycle trips. The demand generated by the proposed project could be accommodated by the existing bicycle facilities in the vicinity of the project site.

Traffic Study Requirements

The need for the preparation of a comprehensive traffic impact analysis for a particular development is based on its estimated trip generation and its effect on surrounding transportation facilities. The City of Morgan Hill requires the completion of a full traffic impact analysis if one of the following criteria are met:

1. Generates 100 or more net new peak hour trips; except that projects located in the 14-block Downtown Core area are exempt from this requirement. Net new peak hour trips are defined as the number of trips generated by the proposed development minus trips generated by existing development on the project site. (This threshold is consistent with the Valley Transportation Authority (VTA) policy.)

2. Adds 50 to 99 net new peak hour trips to the roadway system where nearby intersections are currently operating at or below the City's LOS standard, or projected to operate at or below the City's LOS standard with traffic added by approved developments; except that projects located in the 14-block Downtown Core area are exempt from this requirement. Adjacent or nearby intersections are defined as intersections to which the proposed development or proposed land use change adds 10 or more vehicle peak hour trips per lane.

3. Creates a transportation issue that City staff requests to have analyzed.

The proposed project will result in the addition of 19 AM peak-hour trips and 25 PM peak-hour trips to the roadway system under existing plus project conditions.

A review of intersection levels of service at the selected study intersections indicates that all study intersections are projected to operate at acceptable conditions during each of the peak hours. The addition of project traffic at each of the study intersections would not result in an adverse effect on operations based on the City's intersection operations standards.

Therefore, the evaluation of trip generation and intersection operations concludes that the proposed project will not result in an adverse effect on operations to intersections in the project area and is consistent with the *Morgan Hill 2035 General Plan* goals and policies. However, City staff ultimately determines the need for traffic studies for new developments.

Hexagon Transportation Consultants, Inc.

Memorandum

Date: July 30, 2021

To: Nick Pappani, Raney Planning & Management, Inc.

From: Robert Del Rio, T.E., Luis Descanzo

Subject: VMT Assessment for the Proposed Magnolias Residential Development in Morgan Hill, California

Hexagon Transportation Consultants, Inc. has completed a vehicle-miles traveled (VMT) assessment for the proposed affordable housing development at 17965 Monterey Road in Morgan Hill, California (APN: 764-12-006) (see Figure 1). The project as proposed consists of 66 affordable apartment units on a site that is mostly undeveloped with some vacant structures (see Figure 2 for site plan). The purpose of this memorandum is to provide an assessment of the project's effect on VMT. The VMT assessment methodology and results are discussed below.

VMT Assessment Methodology and Results

Pursuant to Senate Bill (SB) 743, the California Environmental Quality Act (CEQA) 2019 Update Guidelines Section 15064.3, subdivision (b) states that VMT will be the metric in analyzing transportation impacts for land use projects for CEQA purposes. VMT is the total miles of travel by personal motorized vehicles a project is expected to generate in a day. VMT measures the full distance of personal motorized vehicle-trips with one end within the project. Typically, development projects that are farther from other, complementary land uses (such as a business park far from housing) and in areas without transit or active transportation infrastructure (bike lanes, sidewalks, etc.) generate more driving than development near complementary land uses with more robust transportation options. Therefore, developments located in a central business district with high density and diversity of complementary land uses and frequent transit services are expected to internalize trips and generate shorter and fewer vehicle trips than developments located in a suburban area with low density of residential developments and no transit serve in the project vicinity.

The *Technical Advisory on Evaluating Transportation Impacts in CEQA* published by the Governor's Office of Planning and Research (OPR) in December 2018 provides recommendations regarding VMT evaluation methodology, significance thresholds, and screening thresholds for land use projects. The OPR screening thresholds recommendations are intended to identify when a project should be expected to cause a less-than-significant impact without conducting a detailed VMT evaluation. The OPR screening thresholds recommendations are based on project size, maps, transit availability, and provision of affordable housing. The OPR recommendations include the screening thresholds criteria listed below.

- OPR recommends that office or residential projects not exceeding a level of 15 percent below existing VMT per capita may indicate a less-than-significant impact on VMT.

- OPR recommends that projects (including office, residential, retail, and mixed-use developments) proposed within ½ mile of an existing major transit stop or within ¼ mile of an existing stop along a high-quality transit corridor may be presumed to have a less-than-significant impact on VMT.
- OPR recommends that 100 percent affordable residential development in infill locations be presumed to have a less-than-significant impact on VMT.
- OPR recommends that projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant impact on VMT.

The City of Morgan Hill, at the time of this report, is undertaking a process of updating its General Plan policies to incorporate VMT methodologies and significance thresholds to be consistent with SB 743 but has not released draft thresholds. In the absence of an adopted, or even draft, City policy with numeric thresholds, this assessment relies on OPR guidelines in analyzing the project's effects on VMT.

The proposed project would consist of 66 affordable housing apartment units. According to the OPR recommendations, since the proposed project would be a 100 percent affordable residential development it may be presumed to have a less-than-significant impact on VMT. The OPR guidelines state that adding affordable housing to infill locations generally improves jobs-housing match, in turn shortening commutes and reducing VMT. In addition, the OPR guidelines state that in areas where existing jobs-housing match is closer to optimal, low-income housing nevertheless generates less VMT than market-rate housing.

Furthermore, the pedestrian generators near the project vicinity would help support a reduced project VMT. Pedestrian generators in the project vicinity (within ¼ to 1-mile radius) include commercial uses along Monterey Road, Morgan Hill Community Adult School, and bus stops along Hale Avenue and Main Avenue. These transit services would provide access to commercial uses (restaurant, retail, etc.) along Monterey Road and Downtown Morgan Hill, less than ½-mile south of the project site. There are also many existing employment uses (light industrial and manufacturing) within walking distance of the site. As a result of the project proposing 100 percent affordable units and due to pedestrian generators located less than a 1-mile radius, it can be presumed that the project would have a less-than-significant impact on VMT.

Figure 1
Site Location

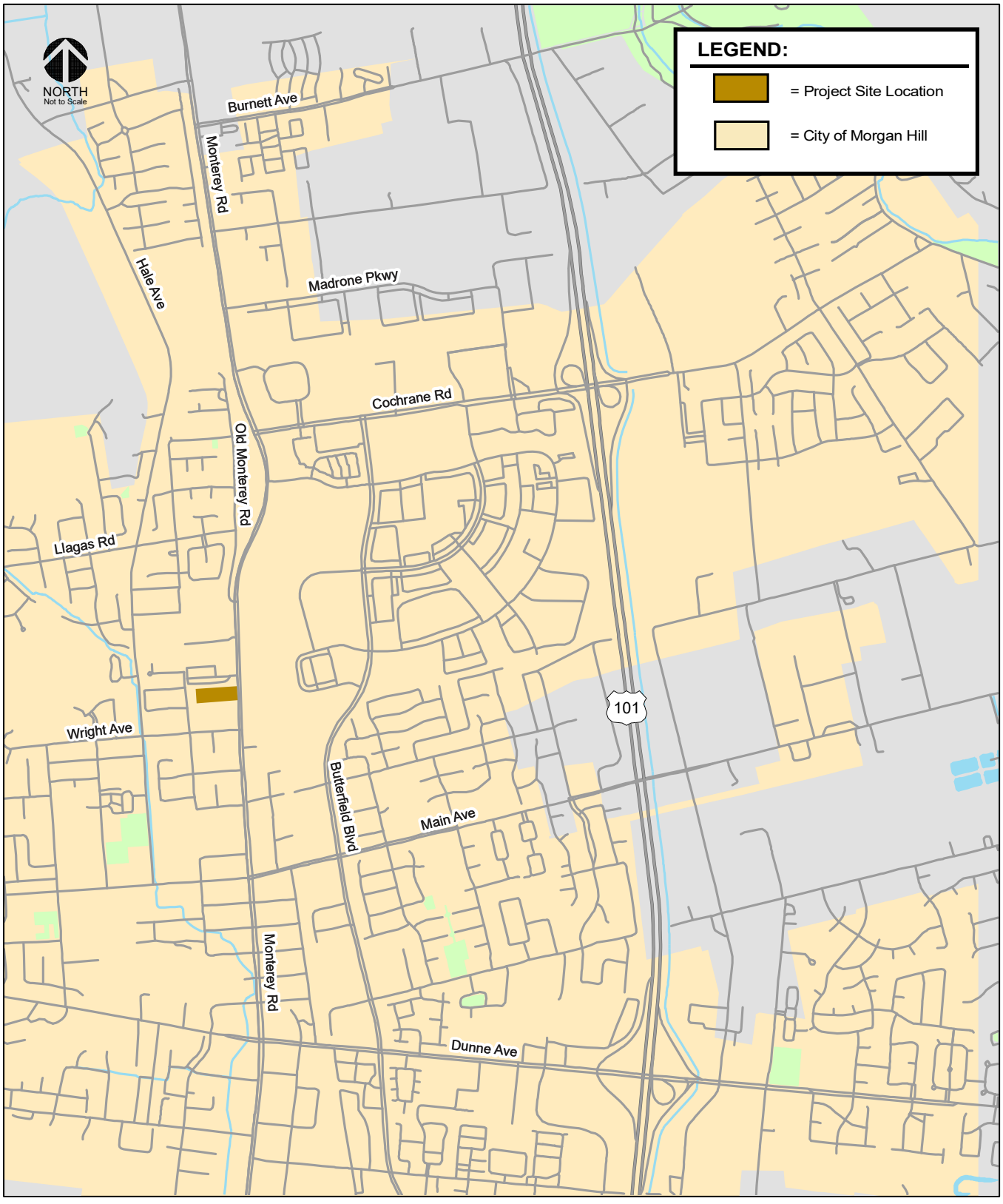
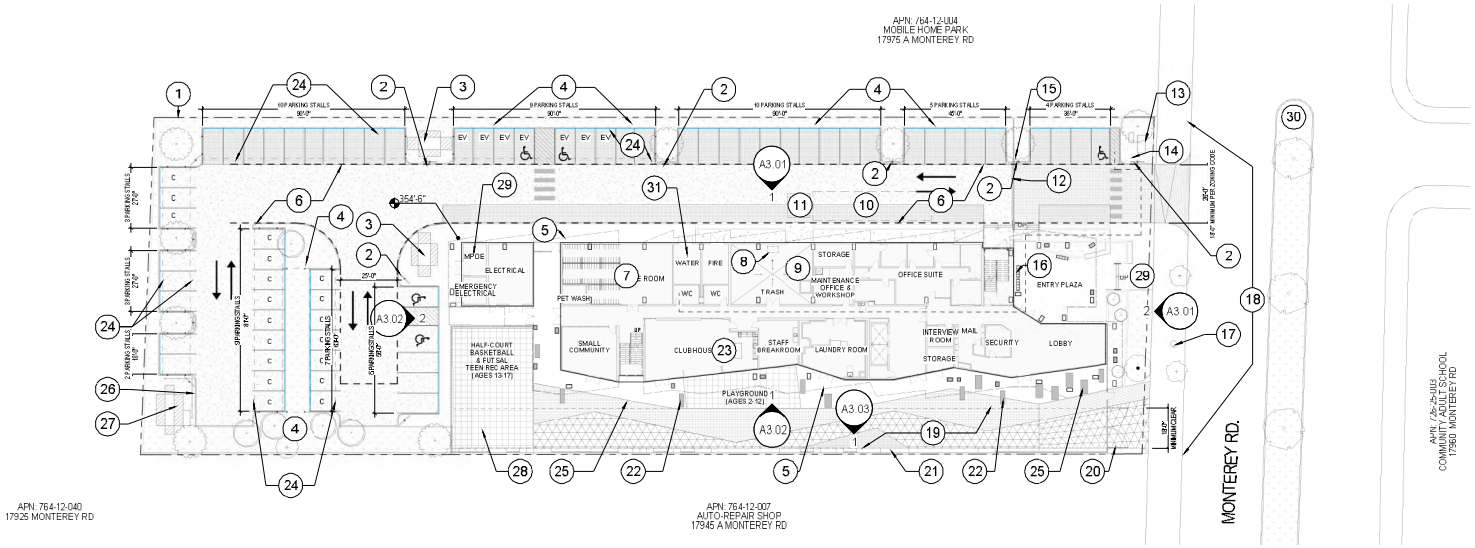


Figure 2
Site Plan



LEGEND - SITE PLAN

- EXISTING PAVING AND/OR LANDSCAPE AREA
- ASPHALT PAVING
- EXISTING CONCRETE PAVING TO REMAIN
- CONCRETE PAVING
- PARKING AND DRIVE STRIPING
- LANDSCAPE AREA
- SPORTS/PLAYING SURFACE
- GRASS PAVE
- PERMEABLE PAVERS
- DECORATIVE PAVERS

ON-SITE RECREATIONAL AMENITIES

NUMBER OF AMENITIES REQUIRED FROM EACH TIER BASED ON PROJECT SIZE			
PROJECT SIZE	TIER 1	TIER 2	TIER 3
16-50 UNITS	2	2	
51-100 UNITS	2	2	1
101-150 UNITS	2	2	2
151+ UNITS	2	3	3
201+ UNITS	2	3	3

TIER 1 AMENITIES:
1. PARK BENCHES
2. PASSIVE RECREATION AREAS AND GARDENS

TIER 2 AMENITIES:
1: CABANA/ SHADE TRELLIS - (2) AT LEVEL 5
2: 1/2 COURT BASKETBALL COURT

TIER 3 AMENITIES:
1: CLUBHOUSE WITH LARGE KITCHEN (LARGE COMMUNITY ROOM)

EXTERIOR LIGHTING FIXTURES

FIXTURE NO.	DESCRIPTION
EL-1	POLE MOUNTED PARKING LOT LUMINAIRE
EL-2	LUMINOUS BOLLARD
EL-3	WALL SCONCE

*REFER TO PHOTOMETRIC PLANS FOR PARKING LOT AND SITE ILLUMINATION LEVELS. SEE SHEET A10.01 FOR MORE INFORMATION ABOUT FIXTURES.

KEYED NOTES - SITE PLAN

1	CONTINUOUS CMU WALL ALL AROUND PROPERTY 6'-0" MIN. HIGH
2	OVERHEAD SITE LIGHTING. REFER TO PHOTOMETRIC PLANS FOR PARKING LOT ILLUMINATION LEVELS
3	TRANSFORMER. UNDERGROUND PENDING PG&E REGULATIONS
4	BIOSWALE. REFER TO CIVIL DRAWING C9 FOR SCOPE OF STORMWATER DESIGN
5	BUILDING OUTLINE ABOVE
6	EMERGENCY VEHICLE ACCESS
7	80 LONG TERM BIKE PARKING SPACES
8	GREASE TRAP ACCESS
9	TRASH ROOM FLOOR DRAINS TO GREASE TRAP TO SANITARY SEWER
10	LOCATION OF GARBAGE TRUCK AT SERVICE TIMES
11	LOCATION OF 2-YARD REFUSE BINS AT GARBAGE SERVICE TIMES
12	SECURITY GATE - TELESCOPING RETRACTABLE
13	BACKFLOW PREVENTER (SEE CIVIL DRAWINGS) TO BE SCREENED BY LANDSCAPE ELEMENTS
14	ACCESSIBLE PARKING TOW AWAY SIGN
15	ENTRY GATE PROXIMITY READER AND KNOX ACCESS
16	24 SHORT TERM BIKE PARKING SPACES
17	(E) FIRE HYDRANT
18	ALL OVERHEAD UTILITIES TO BE GROUNDED. REFER TO CIVIL AND JOINT-TRENCH DRAWINGS.
19	FIRE APPARATUS ACCESS LANE, MIN 18' CLEAR
20	ACCESS GATE WITH KNOX BOX
21	TIER 1 AMENITY: PICNIC AND BARBEQUE AREA
22	TIER 1 AMENITY: WOOD PARK BENCHES THRUOUT
23	TIER 3 AMENITY: CLUBHOUSE WITH KITCHEN
24	PHOTOVOLTAIC CANOPY ABOVE. OVERHEAD SITE LIGHTING TO BE INCORPORATED INTO CANOPIES. REFER TO PHOTOMETRIC PLANS FOR PARKING LOT ILLUMINATION LEVELS
25	TIER 1 AMENITIES: PASSIVE RECREATION AREAS AND GARDENS
26	FENCE SECURITY ENCLOSURE AROUND EMERGENCY GENERATOR
27	EMERGENCY GENERATOR
28	TIER 2 AMENITY: HALF-COURT BASKETBALL
29	BROADBAND AND CONDUIT INSTALLED IN PUBLIC RIGHT-OF-WAY AND SUPPLIED TO EACH LIVING UNIT OF THE BUILDING.
30	NEW MEDIAN AND LANDSCAPING. SEE CIVIL AND LANDSCAPING DRAWINGS
31	MASTER WATER METER LOCATED AT WATER ROOM FOR UTILITY ACCESS. UNIT SUBMETERS LOCATED AT LIVING UNITS AS REQUIRED

SERA

FIRST COMMUNITY HOUSING

02/12/21 **THE MAGNOLIAS**

A1.01 - SITE PLAN - SB 330