Environmental Review Record

for the

Magnolias Affordable Housing Project

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APPENDIX A

FLOOD PLAIN STUDY

MH engineering Co.

16075 Vineyard Blvd., Morgan Hill, CA 95037
(408) 779-7381/226-3050; Fax (408) 226-5712

Flood Plain Study
For
APN 764-12-006
Morgan Hill, CA

Prepared for

FCH / EAH Housing, LLC
10/6/2020
Revised 4/14/2021

Prepared by

MH engineering Co.
16075 Vineyard Blvd.
Morgan Hill, CA 95037

MH 218141.1

MH engineering Co.

Project Description

The project site is located on the west side of Monterey Road and approximately 600 feet north of Wright Avenue and is assessor's parcel number 764 –12 –006. The property is 1.53 acres in size and is currently zoned for commercial and residential mixed use development. The property is located in an AE flood zone designation and is within the West Little Llagas Creek watershed.

This neighborhood has recently been revised for floodplain elevation by FEMA (December 14, 2015 effective date). See attached letter of map revision determination document. Based on the revised floodplain map, this parcel is mostly in the 100 year flood zone. Only the eastern portion lies outside the flood plain boundaries as shown on said flood insurance rate map (FIRM). See the attached map.

Study

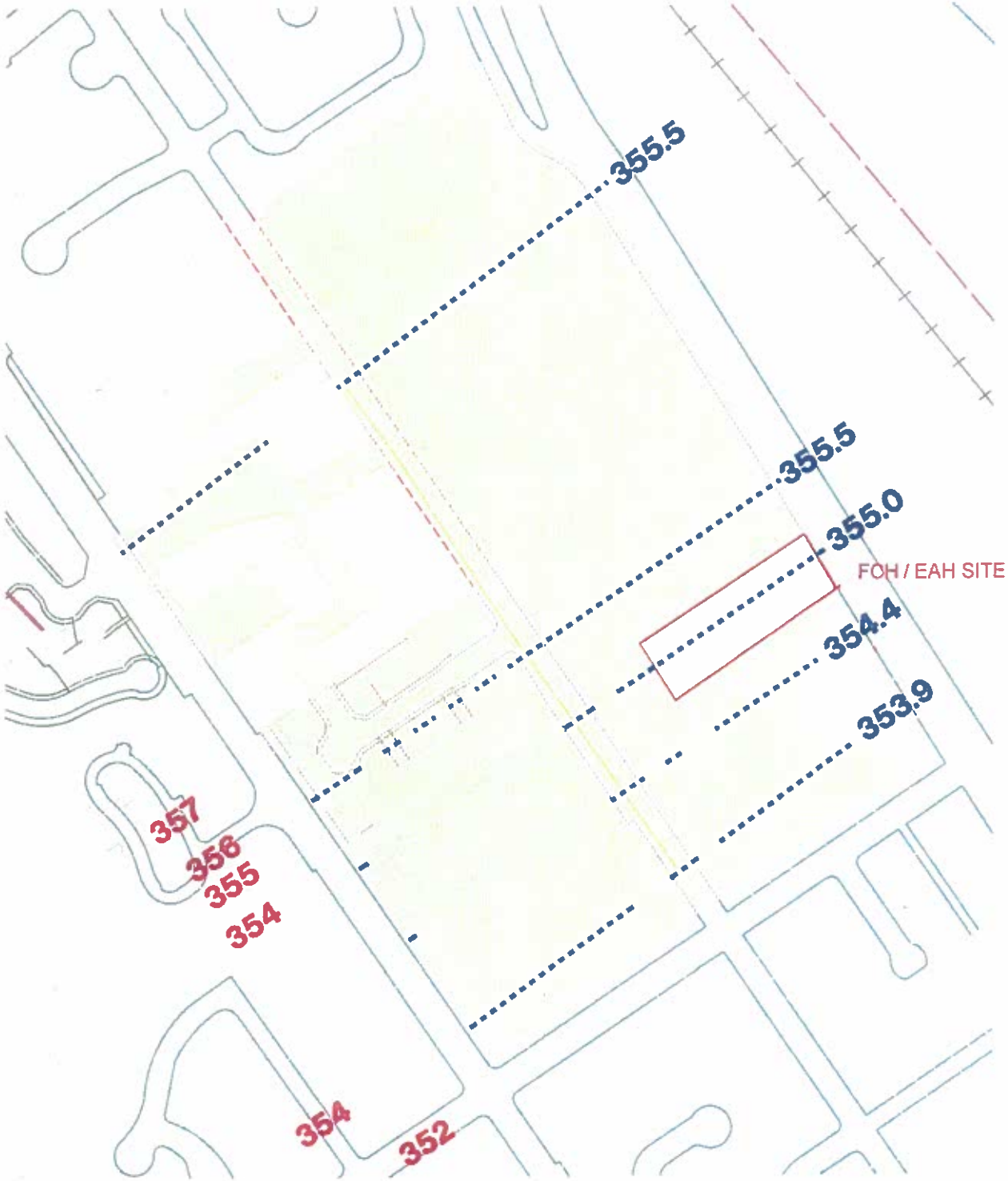
The hydraulics study was performed using the effective model that was part of the LOMR application approved by FEMA. The project was entered into the hydraulic module and the Hec-Ras was performed to determine the impacts that the additional fill would have on the base flood elevation. What was found out was that the effective model already had considered this project area as an obstructed area. So the result was that there is no change to the base flood elevation as a result of this project. At the request of the SCVWD (comment from MS Yvonne Arroyo), two additional cross sections were added to the Hec-Ras model. These sections were 462.2 (62' upstream from 462) and 461.8 (84' downstream from 462). These sections were copies of 462 with elevations adjusted for the change in elevation of the existing crown of Del Monte Ave. at their locations.

The property slopes north to south at approximately 0.2%. Monterey Road is at elevation 354 and the southeast property corner is at 353 elevation, based on NAVD 88 datum. River Section 462 from the effective flood study model runs through this property, lying 50 feet north and 100 feet south of said section. See attached Work Map.

A plot of the RS 462 section is attached and shows the modeled obstruction covering the entire property, staking at Del Monte Avenue and everything left (north). The flood elevation at RS 462 is 354.95 NAVD88 (352.10 ngvd29 in Hec-Ras Results). Effective BFE at upstream building line is 355.0. Finish Floor of buildings should be 356.20.

Result

The development of this project would have no change to the base flood elevations upstream or downstream. The results are the same after the two additional cross sections were added to the model.


355.5
355.5
355.0
FOH / EAH SITE
354.4
353.9
357
356
355
354
354
352

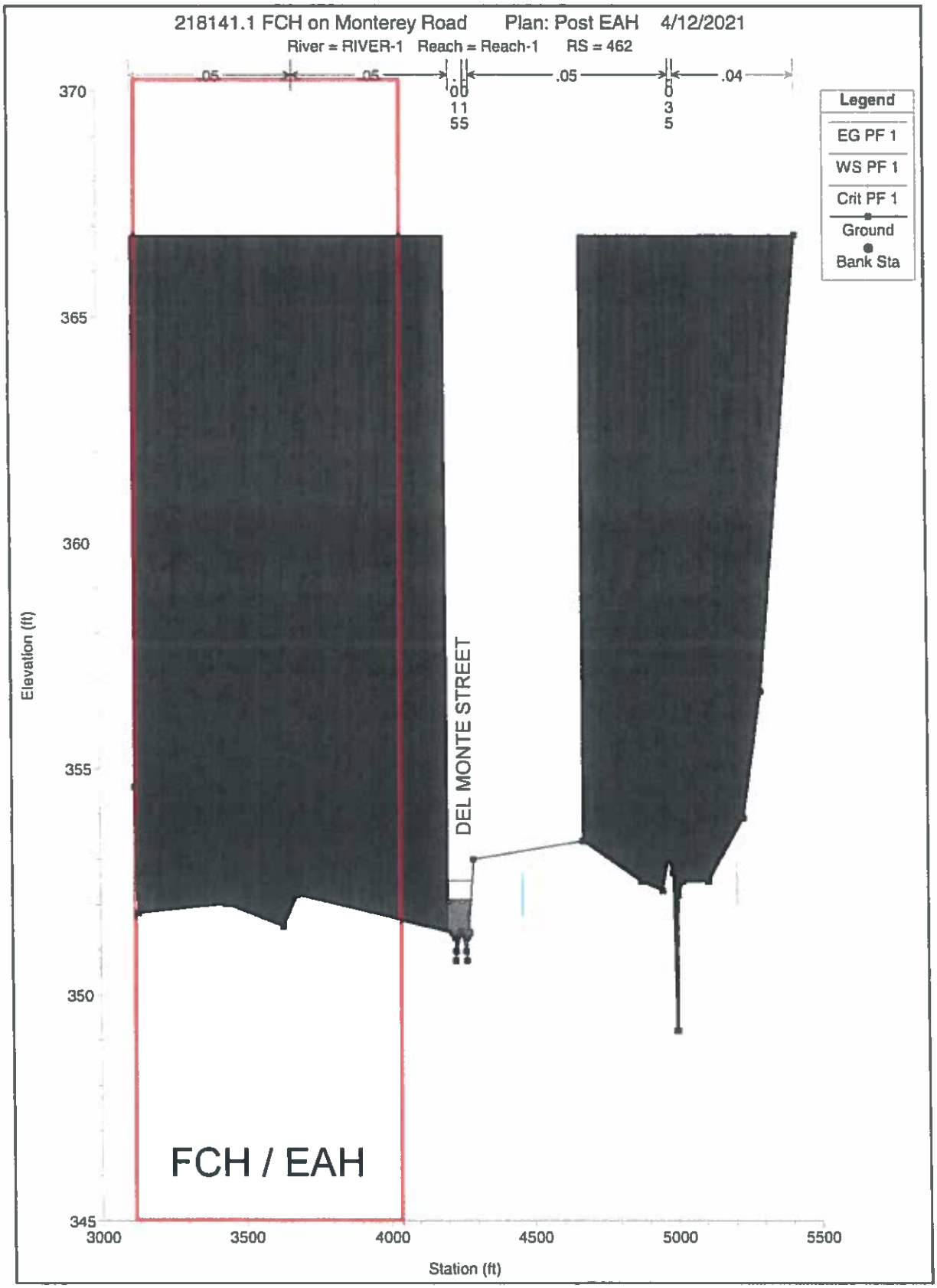
REVISED 4/12/2021

218141.1 FIRST COMMUNITY HOUSING-MONTEREY ROAD FLOOD PLAIN STUDY

HEC-RAS River: RIVER-1 Reach: Reach-1 Profile: PF 1

NGVD29

Reach	River Sta	Profile	Plan	Cum Ch Len	Length Chnl	Q Total	Min Ch El	W.S. Elev
				(ft)	(ft)	(cfs)	(ft)	(ft)
Reach-1	474	PF 1	PreDev EAH	2157.00	510.00	189.00	349.59	352.67
Reach-1	474	PF 1	Post Dev EAH	2157.00	510.00	189.00	349.59	352.67
Reach-1	472	PF 1	PreDev EAH	1647.00	225.00	212.00	350.14	352.66
Reach-1	472	PF 1	Post Dev EAH	1647.00	225.00	212.00	350.14	352.66
Reach-1	470	PF 1	PreDev EAH	1422.00	32.00	246.00	350.33	352.65
Reach-1	470	PF 1	Post Dev EAH	1422.00	32.00	246.00	350.33	352.65
Reach-1	464	PF 1	PreDev EAH	1390.00	118.00	246.00	350.41	352.65
Reach-1	464	PF 1	Post Dev EAH	1390.00	118.00	246.00	350.41	352.65
Reach-1	462.2	PF 1	PreDev EAH	1272.00	62.00	246.00	350.64	352.51
Reach-1	462.2	PF 1	Post Dev EAH	1272.00	62.00	246.00	350.64	352.51
Reach-1	462	PF 1	PreDev EAH	1210.00	84.00	282.00	350.76	352.10
Reach-1	462	PF 1	Post Dev EAH	1210.00	84.00	282.00	350.76	352.10
Reach-1	461.8	PF 1	PreDev EAH	1126.00	516.00	282.00	350.41	351.75
Reach-1	461.8	PF 1	Post Dev EAH	1126.00	516.00	282.00	350.41	351.75
Reach-1	461	PF 1	PreDev EAH	610.00	10.00	282.00	348.23	350.73
Reach-1	461	PF 1	Post Dev EAH	610.00	10.00	282.00	348.23	350.73
Reach-1	460	PF 1	PreDev EAH	600.00	80.00	282.00	349.40	350.77
Reach-1	460	PF 1	Post Dev EAH	600.00	80.00	282.00	349.40	350.77
Reach-1	450	PF 1	PreDev EAH	520.00	20.00	282.00	348.70	350.67
Reach-1	450	PF 1	Post Dev EAH	520.00	20.00	282.00	348.70	350.67
Reach-1	449	PF 1	PreDev EAH	500.00	500.00	282.00	348.70	350.65
Reach-1	449	PF 1	Post Dev EAH	500.00	500.00	282.00	348.70	350.65

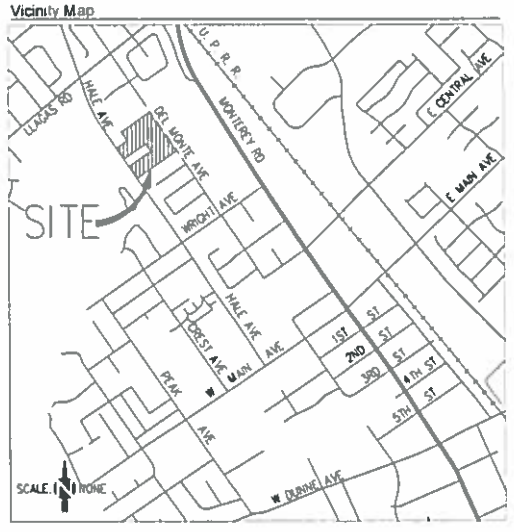

218141.1 FCH on Monterey Road Plan: Post EAH 4/12/2021
River = RIVER-1 Reach = Reach-1 RS = 462
.05
.05
.05
.04
00
11
55
0
3
5
Legend
EG PF 1
WS PF 1
Crit PF 1
Ground
Bank Sta
370
365
360
355
350
345
Elevation (ft)
DEL MONTE STREET
FCH / EAH
3000
3500
4000
4500
5000
5500
Station (ft)

Legend

- FLOOD PLAIN LIMITS (FIS EFFECTIVE)
- 470 — RIVER STATIONS
- 355 — BASE FLOOD ELEVATIONS (FIS EFFECTIVE) (NGVD 29 DATUM)
- FLOOD PLAIN LIMITS (POST-DEVELOPMENT)
- 352.5 — BASE FLOOD ELEVATIONS (POST-DEVELOPMENT) (NGVD 29 DATUM)
- 352.5 — DESIGNED PAD ELEVATIONS (FF = PAD+1.00')
- XFF 354.04 — EXISTING FINISH FLOOR
- HYDRAULIC FLOWLINE

BENCHMARK = RM 38
ELEVATION = 347.97(NGVD 29 DATUM)
LOCATED ON TOP OF CATCH BASIN 20 FEET NORTHWEST OF WRIGHT AV. & 53 FEET NORTHEAST OF DEL MONTE AV. ESTABLISHED BY GEORGE S. NOLTE AND ASSOCIATES PER FIRM 0603460001C.

Vicinity Map



REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. MCDONOUGH
No 24813
EXP 12-31-2021
STATE OF CALIFORNIA

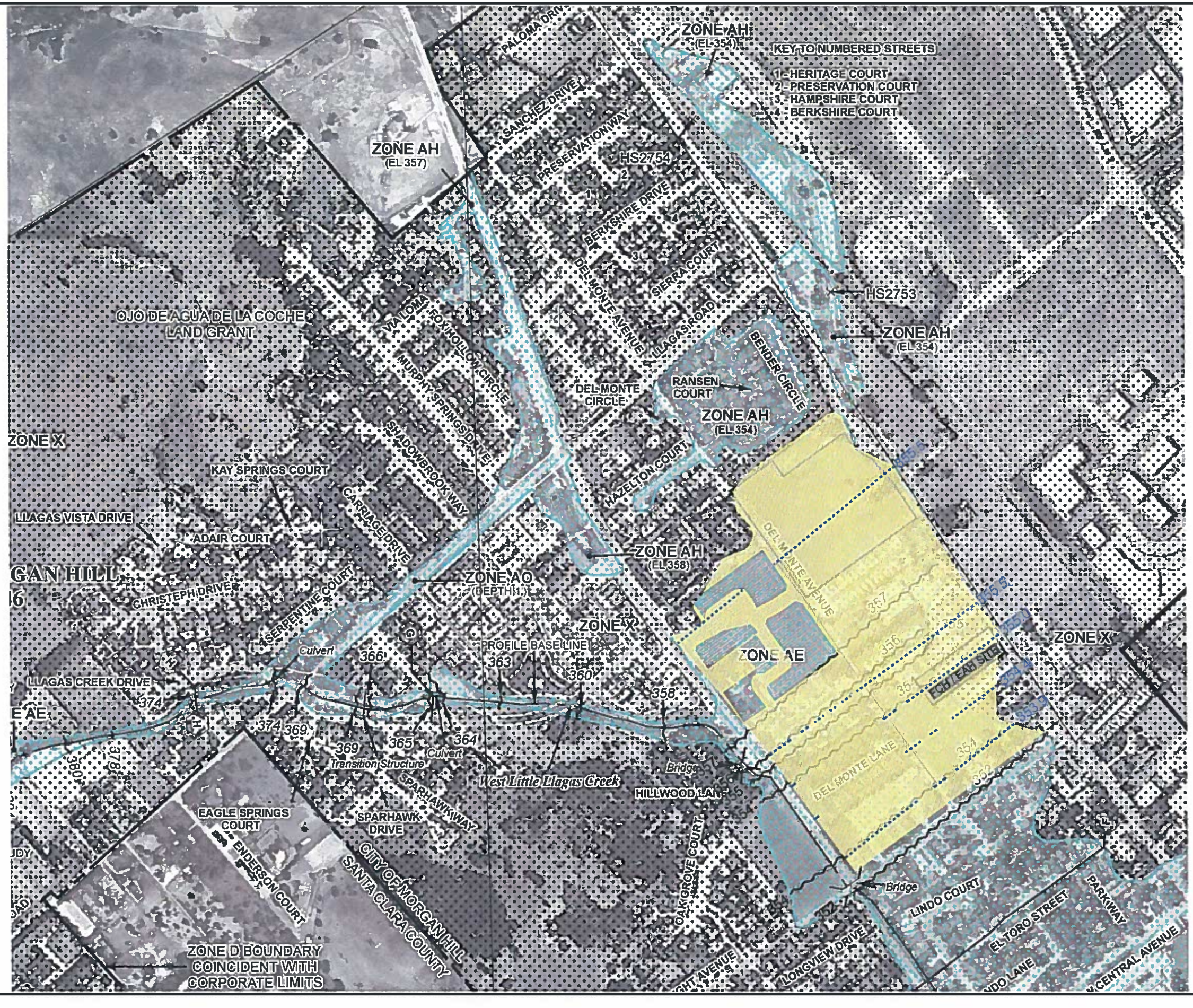
MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

FCH - UPDATE

San Gregorio / Loden Place

Work Map

DATE: April 2021
SCALE: 1" = 150'
DRAWN BY: mgustin
CHECKED BY:
JOB NO 218141
SHEET 1 OF 1



MAP SCALE 1" = 500'

250 0 500 1000 FEET

LEGEND

FLOOD PLAIN LIMITS (POST-DEVELOPMENT)

354.5 BASE FLOOD ELEVATIONS (POST-DEVELOPMENT) (NAVD88 DATUM)

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0443H

FIRM

FLOOD INSURANCE RATE MAP

SANTA CLARA COUNTY, CALIFORNIA AND INCORPORATED AREAS

PANEL 443 OF 830

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
MORGAN HILL, CITY OF	060345	0443	H
SAN JOSE, CITY OF	060349	0443	H
SANTA CLARA COUNTY	060337	0443	H

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community** Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
06085C0443H

EFFECTIVE DATE
MAY 18, 2009

Federal Emergency Management Agency

ANNOTATED EFFECTIVE FIRM

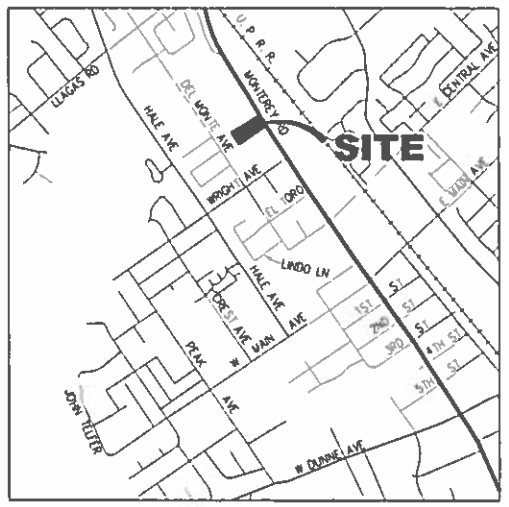
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

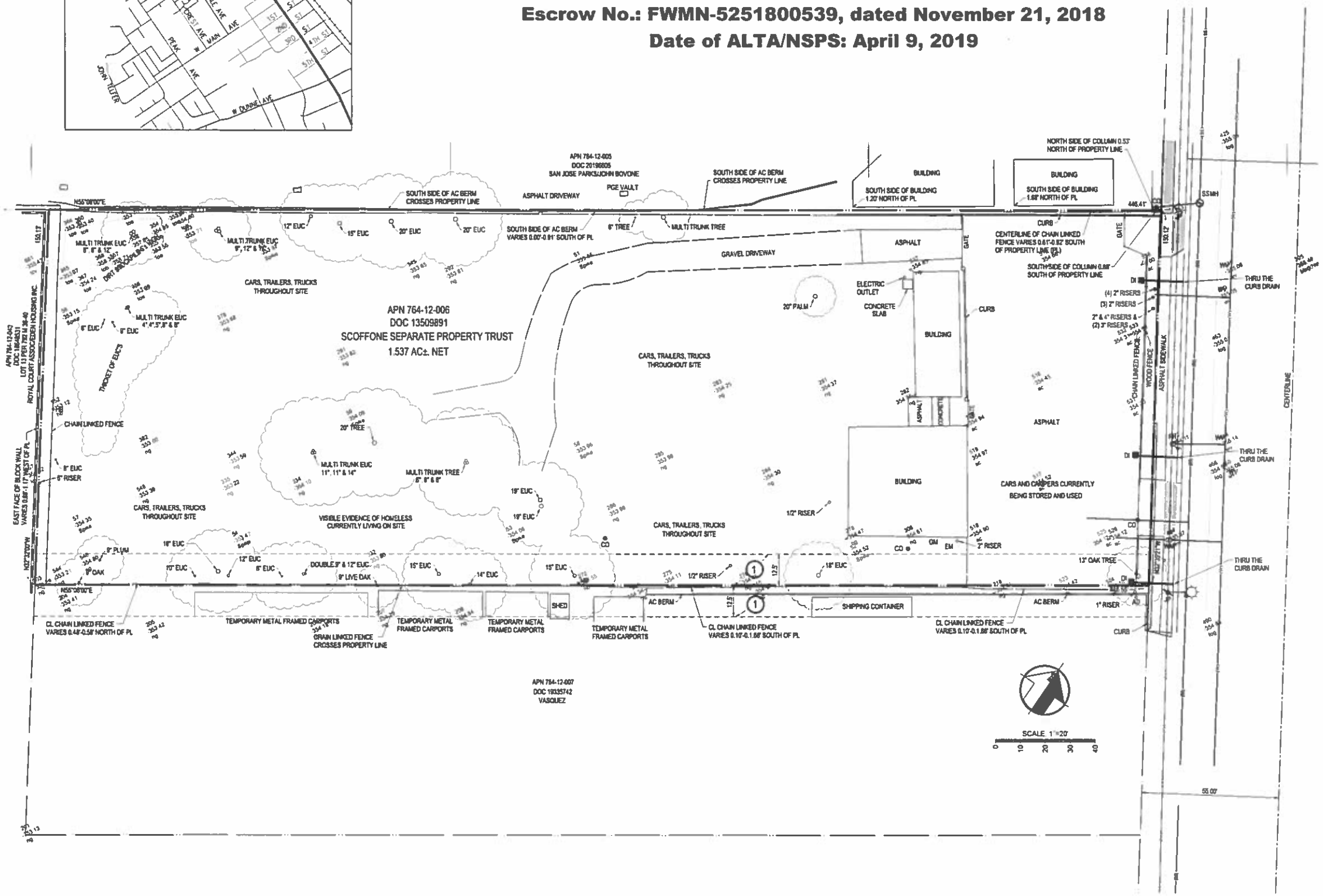
I:\Projects2002\2717\dwg\2717_Annotated Effective FIRM_LOMR.dwg 12/2/2015 1:51:40 PM PD

ALTA/NSPS Land Title Survey

EAH Inc. A California Non-Profit public benefit corporation or its assignee

City of Morgan Hill, County of Santa Clara, State of California
as described in the commitments for title insurance prepared by:
Chicago Title Company
Title No.: FWPS-TO18001369MO
Escrow No.: FWMN-5251800539, dated November 21, 2018
Date of ALTA/NSPS: April 9, 2019





Boundary, Topography and Utilities

LEGEND/ABBREVIATIONS

- UNDERGROUND STORM DRAIN
- UNDERGROUND SANITARY SEWER
- UNDERGROUND WATER
- UNDERGROUND GAS
- FENCE LINE
- EXISTING OVERHEAD LINES
- WALL

- ELECTROLIER
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- CONCRETE WALK/DRIVEWAY

AD	AREA DRAIN
CL	CENTERLINE
CMU	CONCRETE MASONARY UNIT
CO	CLEAN OUT
DDCV	DOUBLE DETECTOR CHECK VALVE
DI	DRAIN INLET
EL	ELECTRIC BOX
EM	ELECTRIC METER
EUC	EUCALYPTUS TREE
FH	FIRE HYDRANT
GM	GAS METER
GUY	GUY ANCHOR WIRE
HB	HOSE BIB
HC	HANDICAP
ICV	IRRIGATION CONTROLLER VALVE
JP	JOINT UTILITY POLE
PB	ELECTRIC PULL BOX
PL	PROPERTY LINE
P S E	PUBLIC SERVICE EASEMENT
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
WM	WATER METER
WV	WATER VALVE

(1) DOC #13509894 "EASEMENT AREA" PRELIMINARY TITLE REPORT EXCEPTION #8 12.5' EASEMENT FOR INGRESS, EGRESS, UTILITY AND STORM DRAIN PURPOSES FOR THE MAINTENANCE AND REPAIR OF ANY IMPROVEMENTS CONSTRUCTED WITHIN SUCH EASEMENT AREAS.

DATUM : NAVD88

NAVD88 = NGVD29 + 2.85

UTILITIES AND TOPOGRAPHIC FEATURES SHOWN ON THIS SHEET ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE FIELD SURVEY AND HAVE BEEN SUPPLEMENTED BY THE "USA" PAINT MARKINGS AND CITY UTILITY PLANS OF ADJACENT PROPERTIES. ACTUAL EXCAVATION OF UNDERGROUND UTILITIES IS NECESSARY TO CONFIRM ACTUAL LOCATIONS

REGISTERED PROFESSIONAL ENGINEER WILLIAM J. HOBLITZELL No 24893 EXP 12-31-2019 STATE OF CALIFORNIA

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16075 Vineyard Boulevard
Morgan Hill, CA 95037

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

Date 4-30-21	No	Revisions	
Scale 1"=20'			
Design			
Drawn EHY			
Approved WJH			
Job No 218141			

Sheet 2 OF 2

APPENDIX B

FLOODPLAIN MANAGEMENT DETERMINATION STEP 3: ALTERNATIVE SITE ANALYSIS

FLOODPLAIN MANAGEMENT DETERMINATION
STEP 3: ALTERNATIVE SITE ANALYSIS

INTRODUCTION

The primary intent of the Floodplain Management Determination Step 3, as stated in Title 44, Section 9.9 b of the Code of Federal Regulation, is to "[…] identify and evaluate practicable alternatives to carrying out a proposed action in floodplains or wetlands, including; (1) Alternative sites outside the floodplain or wetland; (2) Alternative actions which serve essentially the same purpose as the proposed action, but which have less potential to affect or be affected by the floodplain or wetlands; and (3) No action."

Pursuant to the Federal Emergency Management Agency (FEMA) National Flood Hazard Layer (NFHL) Viewer, the majority of the project site is within Zone AE, which is a Special Flood Hazard Area (SFHA) within the 100-year floodplain where the base flood elevation (BFE) has been identified.[1] The BFE at the project site is 355 feet. Because of the SFHA designation, development of the project site through assistance provided by the U.S. Department of Housing and Urban Development (HUD) is subject to the 8-Step Decision-Making Process for Executive Order 11988.

PROJECT DESCRIPTION SUMMARY

The Magnolias Affordable Housing Project (proposed project) would be located on a 1.5-acre project site at 17965 Monterey Road in the City of Morgan Hill. The site is identified by Assessor's Parcel Number (APN) 764-12-006. The Morgan Hill General Plan designates the site Mixed Use Flex (MU-F) and the site is zoned MU-F. Currently, the site is used for vehicle storage and is developed with two storage buildings, a paved parking area, an unpaved storage yard, and landscaped areas.

The proposed project would include demolition of the existing on-site structures and construction of a five-story, multi-family residential building, comprised of 66 units, including 16 studio units, 16 one-bedroom units, 17 two-bedroom units, and 17 three-bedroom units. In total, the building would feature 89,800 square feet (sf) and constructed at a height of 68 feet. The ground floor would consist of an entry plaza, office suite, bike storage room, clubhouse, laundry room, pet wash station, storage, and maintenance facilities, and the second through fifth floors would consist of the residential units. Additional on-site amenities would include a half-court basketball and recreation area, a playground, and a garden/recreation area. Half of the proposed units would be a mixture of permanent supportive housing and rapid rehousing units restricted for households earning 30 percent of the area median income (AMI) for Santa Clara County. The remaining units would be reserved for households earning up to 60 percent AMI.

The proposed project would include 67 total on-site surface parking spaces, five of which would be designed in compliance with the Americans with Disabilities Act (ADA) of 1990, and seven of which would allow for electric vehicle (EV) charging. In addition, the project would provide short-term parking to accommodate a maximum of 24 bicycles and long-term parking to accommodate a maximum of 80 bicycles.

[1] Federal Emergency Management Agency. *FEMA's National Flood Hazard Layer (NFHL) Viewer*. Available at: https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd. Accessed November 2022.

Access to the project site would be provided from Monterey Road by way of a new 24-foot-wide driveway that would extend westward into the site. In addition, an emergency vehicle access (EVA) would be provided through a second point of entry from Monterey Road, south of the main driveway. The project would include replacement of the existing curb, gutter, and sidewalk along the Monterey Road frontage. Finally, the proposed project would include the off-site extension of the median within Monterey Road to restrict turn movements at the project driveway to right-turns only.

The proposed project has obtained various City of Morgan Hill discretionary approvals as part of the previous environmental review that was completed in accordance with the California Environmental Quality Act (CEQA), including the following:

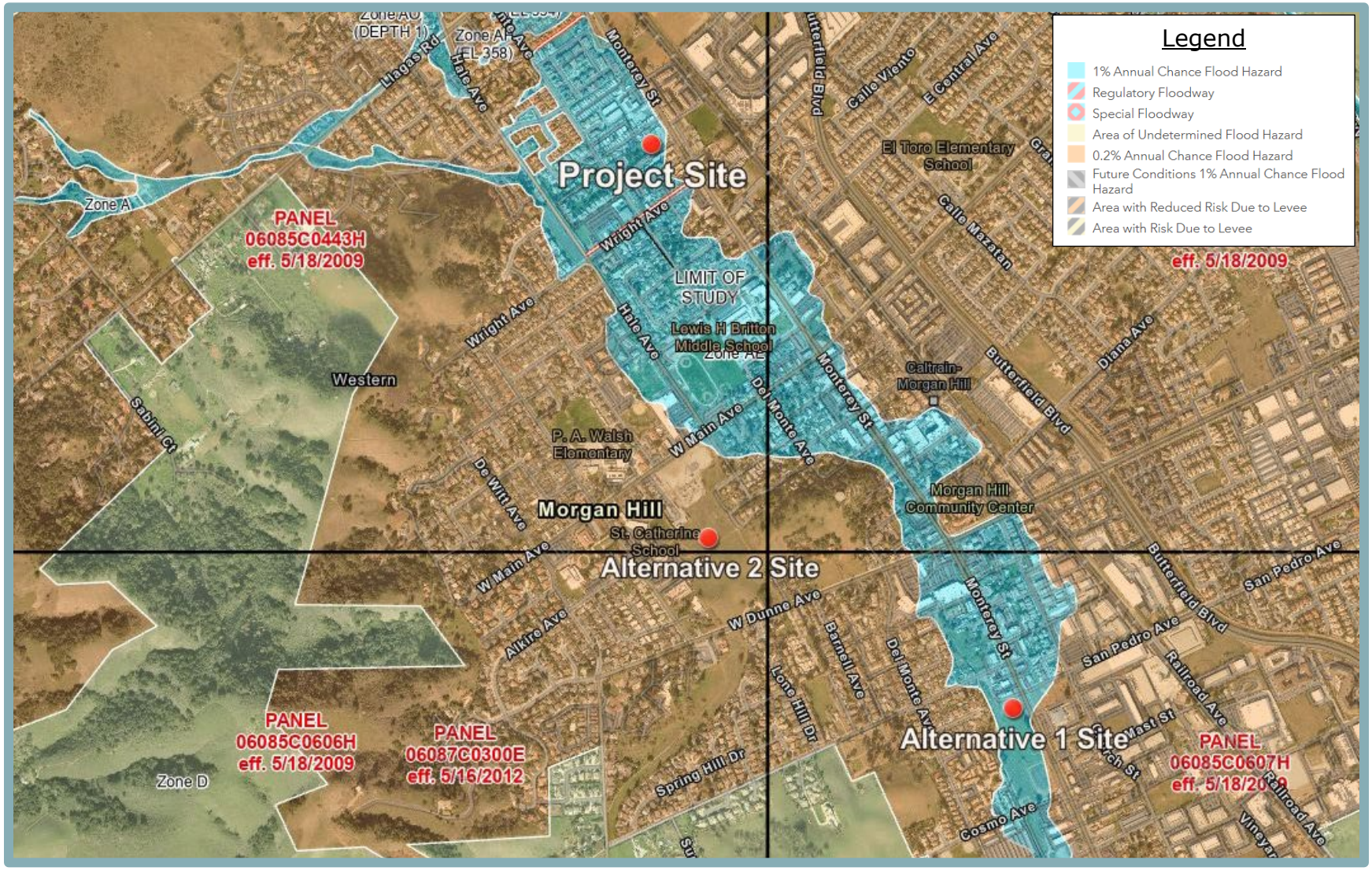
- Conditional Use Permit (CUP) to allow for a reduction in the percent of required parking lot landscaping, consistent with the provisions set forth in Morgan Hill Municipal Code Section 18.72.070;
- Design Review Permit, which allowed the City to review the project's buildings, structures, and other facilities to ensure that the project enhances the City's appearance and livability, in accordance with Morgan Hill Municipal Code Section 18.108.040;
- Design Waivers in accordance with California Government Code Section 65915(e) from the following Morgan Hill Residential Development Design and Development Standards:
    - Design Standard No. 12: Waiver from the City's requirement that replacement of significant trees occur at a 2:1 ratio;
    - Development Standard Floor Area Ratio (FAR): Waiver from the maximum 0.5 FAR allowed within the MU-F zoning district;
    - Development Standard Building Height: Waiver from the maximum 45-foot building height allowed within the MU-F zoning district;
    - Development Standard Front Setback: Waiver from the minimum setback distance of 15 feet allowed within the MU-F zoning district;
- Concessions in accordance with California Government Code Section 65915(d)(2)(D) from the following Morgan Hill Residential Development Design and Development Standards:
    - Design Standard No. 26: Waiver from the required minimum of two materials used on any one building façade, with each material comprised of at least 20 percent of the façade;
    - Design Standard No. 30: Waiver from the requirement that the number of colors appearing on any building exterior not exceed four colors;
    - Design Standard No. 31: Waiver from the requirement that the design proposal provide trim-less window detailing; and
    - Design Standard No. 39: Waiver from the requirements pertaining to multi-family roof form.

ALTERNATIVES

The alternatives evaluated in this section are included for discussion in order to attempt to minimize or eliminate impacts associated with the floodplain. The alternatives to the proposed project evaluated in this section are as follows (see Figure 1):

1. Locate the Project in the Floodplain;
2. Locate the Project Outside of the Floodplain; and
3. No Action Alternative.

Figure 1
Alternative Site Locations



1. Locate the Project in the Floodplain

Alternative 1 would be located immediately to the southwest of the Monterey Road/San Pedro Avenue intersection and would implement the majority of the proposed project components, including a five-story, multi-family residential building comprised of 66 units; 67 total on-site surface parking spaces; short-term and long-term bicycle parking; exterior amenities such as a half-court basketball and recreation area; a playground, and a garden/recreation area; and new utility connections and landscaping improvements. Alternative 1 would not include off-site improvements to Monterey Road. The Alternative 1 site is located within a SFHA designated by FEMA as Zone AE, and the BFE is 335 feet.[2]

Natural Environment

The Alternative 1 site is currently undeveloped and is comprised of ruderal grasses that are routinely mowed (see Figure 1). The site is bound by Monterey Road to the east. Existing uses in the site vicinity include commercial uses immediately to the north; a fueling station and convenience store to the northeast, across Monterey Road; a U.S. Postal Service office to the southeast; and single-family residences to the west.

Based on the natural environment, occupants of the Alternative 1 site would be subject to potential impacts related to flooding, as well as noise impacts due to the site's proximity to Monterey Road. In addition, the Alternative 1 site could be subject to potential impacts related to air quality, contamination and toxic substances, and explosive and flammable hazards given the site's proximity to the existing fueling station. Construction of Alternative 1 has the potential to result in adverse effects to endangered species due to the existing trees adjacent to the project site and the ruderal grassland habitat on-site. Finally, implementation of Alternative 1 could result in impacts to historic and cultural resources because the site is undeveloped and the potential for subsurface resources to occur on-site is unknown.

Social Concerns

Based on the location, the Alternative 1 site could be subject to potential environmental justice impacts, specifically related to equal protection from environmental and health hazards and equal access to a healthy environment in which to live, due to the potential impacts related to noise associated with the site's proximity to Monterey Road and the potential impacts related to air quality, contamination and toxic substances, and explosive and flammable hazards associated with the site's proximity to the existing fueling station.

Economic Aspects

The Alternative 1 site is not owned by the project applicant. Purchase of the Alternative 1 site could render development of the proposed affordable multi-family housing economically infeasible due to the lack of available funding.

Legal Constraints

Similar to the project site, the Alternative 1 site is designated and zoned MU-F. As such, the Alternative 1 components would be generally consistent with the site's land use and development regulations. However, development of Alternative 1 would require City approval of the various entitlements already obtained by the proposed project as part of the previous CEQA

[2] Federal Emergency Management Agency. *FEMA's National Flood Hazard Layer (NFHL) Viewer*. Available at: https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd. Accessed November 2022.

environmental review, including Concessions and Design Waivers in accordance with California Government Code Sections 65915(d)(2)(D) and 65915(e).

Conclusion

Development of the Alternative 1 site with the proposed uses could expose future residents to potential impacts related to environmental justice, flooding, air quality, contamination and toxic substances, explosive and flammable hazards, and excessive noise that would be equal to or potentially greater than those associated with the proposed project. To address such impacts, development of Alternative 1 would require mitigation measures similar to those set forth in the Environmental Assessment prepared for the proposed project.

2. Locate the Project Outside of the Floodplain

Alternative 2 would be constructed to the east of Peak Avenue at the end of Noble Court. Alternative 2 would implement the majority of the proposed project components, including a five-story, multi-family residential building, comprised of 66 units; 67 total on-site surface parking spaces; short-term and long-term bicycle parking; exterior amenities such as a half-court basketball and recreation area; a playground, and a garden/recreation area; and new utility connections and landscaping improvements. Alternative 2 would not include off-site improvements to Monterey Road. The Alternative 2 site is located within Zone X, which is designated by the FEMA as the 500-year floodplain.[3] Zone X is not a designated by FEMA as a SFHA.

Natural Environment

The Alternative 2 site is currently undeveloped and is comprised of ruderal grasses that are routinely mowed (see Figure 1). Existing uses in the site vicinity include religious institutions to the west. In addition, a stormwater detention basin is located adjacent to the site's western property line, and overhead electrical transmission lines are located along the site's eastern boundary.

Based on the natural environment, occupants of the Alternative 2 site could be subject to potential impacts related to hazards and nuisances, including site safety, given the site's proximity to the transmission lines and detention basin. Construction of Alternative 2 has the potential to result in adverse effects to endangered species due to the existing trees adjacent to the project site and the ruderal grassland habitat on-site. Finally, implementation of Alternative 2 could result in impacts to historic and cultural resources because the site is undeveloped and the potential for subsurface resources to occur on-site is unknown.

Social Concerns

Based on the location, the Alternative 2 site could be subject to potential environmental justice impacts due to potential impacts related to hazards and nuisances, including site safety, given the site's proximity to the transmission lines and detention basin.

Economic Aspects

The Alternative 2 site is not owned by the project applicant. Purchase of the site could render development of the proposed affordable multi-family housing project economically infeasible due to the lack of available funding.

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[3] Federal Emergency Management Agency. *FEMA's National Flood Hazard Layer (NFHL) Viewer*. Available at: https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd. Accessed November 2022.

Legal Constraints

The Alternative 2 site is designated Residential Attached Low (six to 16 dwelling units per acre [du/ac]) and zoned Residential Attached Low Density. Alternative 2 would result in a density of 43.1 du/ac. As such, the proposed density of Alternative 2 would be inconsistent with the site's existing land use and development regulations, and the alternative would require a General Plan Amendment and Rezone to MU-F. In addition, development of Alternative 2 would require approval by the City of Morgan Hill of the various discretionary actions already obtained by the proposed project as part of the previous CEQA environmental review.

Conclusion

The Alternative 2 site is not designated or zoned to allow for the proposed uses. In addition, development of the Alternative 2 site could expose future residents to potential impacts related to environmental justice, endangered species, historic and cultural resources, and hazards and nuisances, including site safety, that would be equal to or potentially greater than those associated with the proposed project. To address such impacts, development of Alternative 2 would require mitigation measures similar to those set forth in the Environmental Assessment prepared for the proposed project.

3. No Action Alternative

Under the No Action Alternative, the proposed project would not be developed, and the project site would remain in its current state. A project proponent could choose to develop the project site in accordance with the site's existing MU-F land use and zoning designations. However, considering that the proposed project is generally consistent with the uses allowed under the site's land use and zoning designations, development of the project site facilitated by the No Action Alternative would likely result in similar potential impacts and require similar mitigation measures as those identified in the Environmental Assessment prepared for the proposed project. For example, because the site is located within Zone AE, any development proposed for the site would be required to comply with the regulations set forth by Morgan Hill Municipal Code Section 15.80.160 and elevate the ground floor of the proposed structure to an elevation of 356.2 feet, which would be above the 355-foot BFE identified by FEMA at the project site. Similarly, future structures built at the project site in accordance with the existing land use and zoning designations would be subject to the City's standard Conditions of Approval to prevent potential impacts to inadvertently discovered cultural resources and nesting and migratory birds and raptors. Thus, development of the site facilitated by the No Action Alternative is not expected to result in substantially fewer impacts relative to those identified for the proposed project.

Finally, the City of Morgan Hill Housing Element provides that the City must strive to ensure that adequate new housing is available to meet the full range of community housing needs, including housing needs related to affordability and accessibility. Should future development of the project site include multi-family housing, such housing may or may not be affordable. Thus, the No Action Alternative could hinder the City's ability to achieve its affordable housing goals identified in the City's General Plan.

APPENDIX C

CALEEMOD AIR QUALITY 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**

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 D

PHASE I ENVIRONMENTAL SITE ASSESSMENT

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

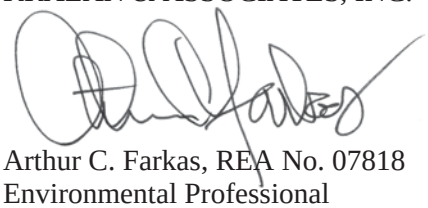
- The southern-most on-site structure appears to have been constructed in approximately 1978 and the northern-most structure appears to have been constructed prior to 1982. It is unknown if the on-site structures contain asbestos-containing materials (ACMs) or lead-based paint (LBP). An asbestos and/or 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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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.

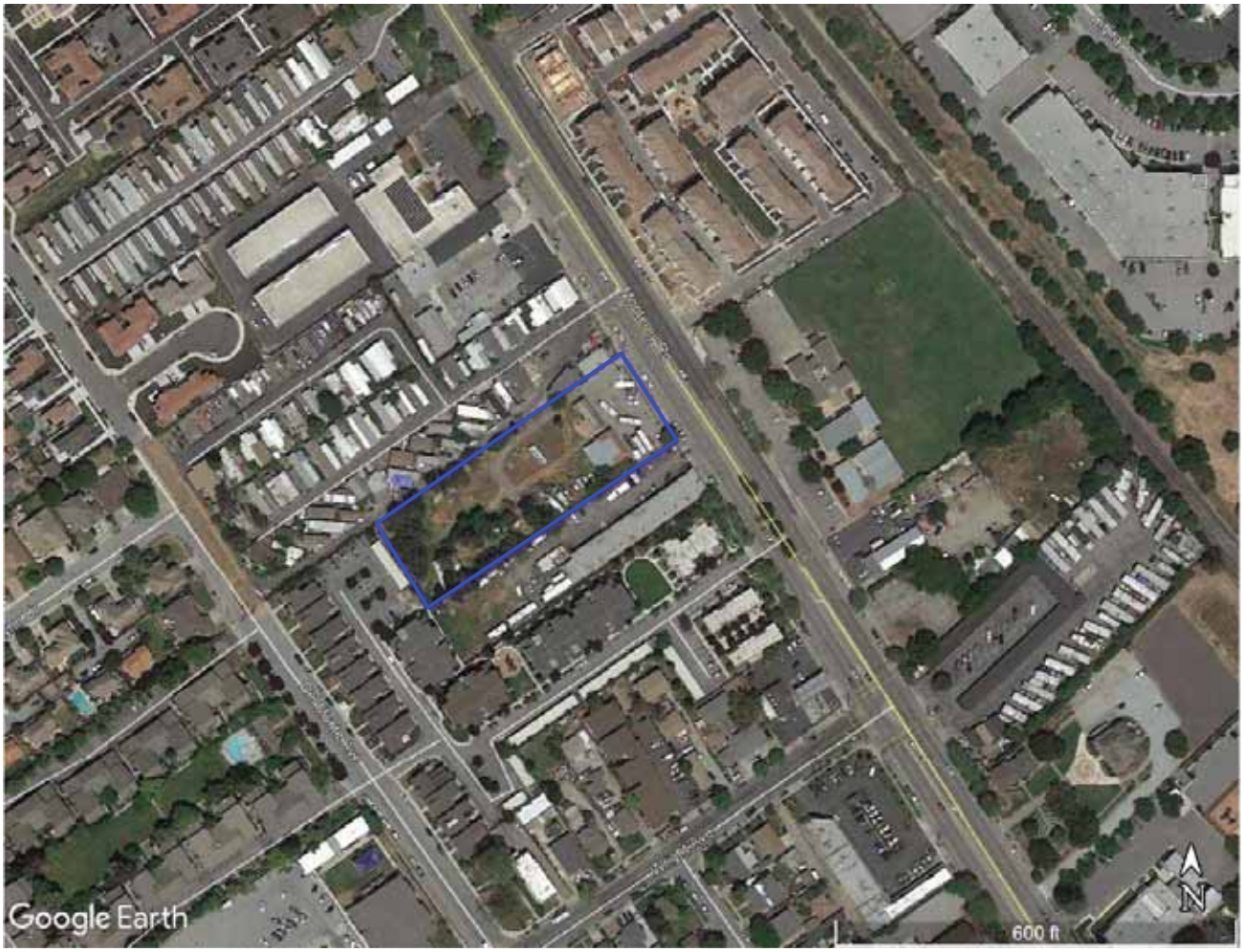
De minimis condition: A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Condition determined to be *de minimis conditions* are not 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.

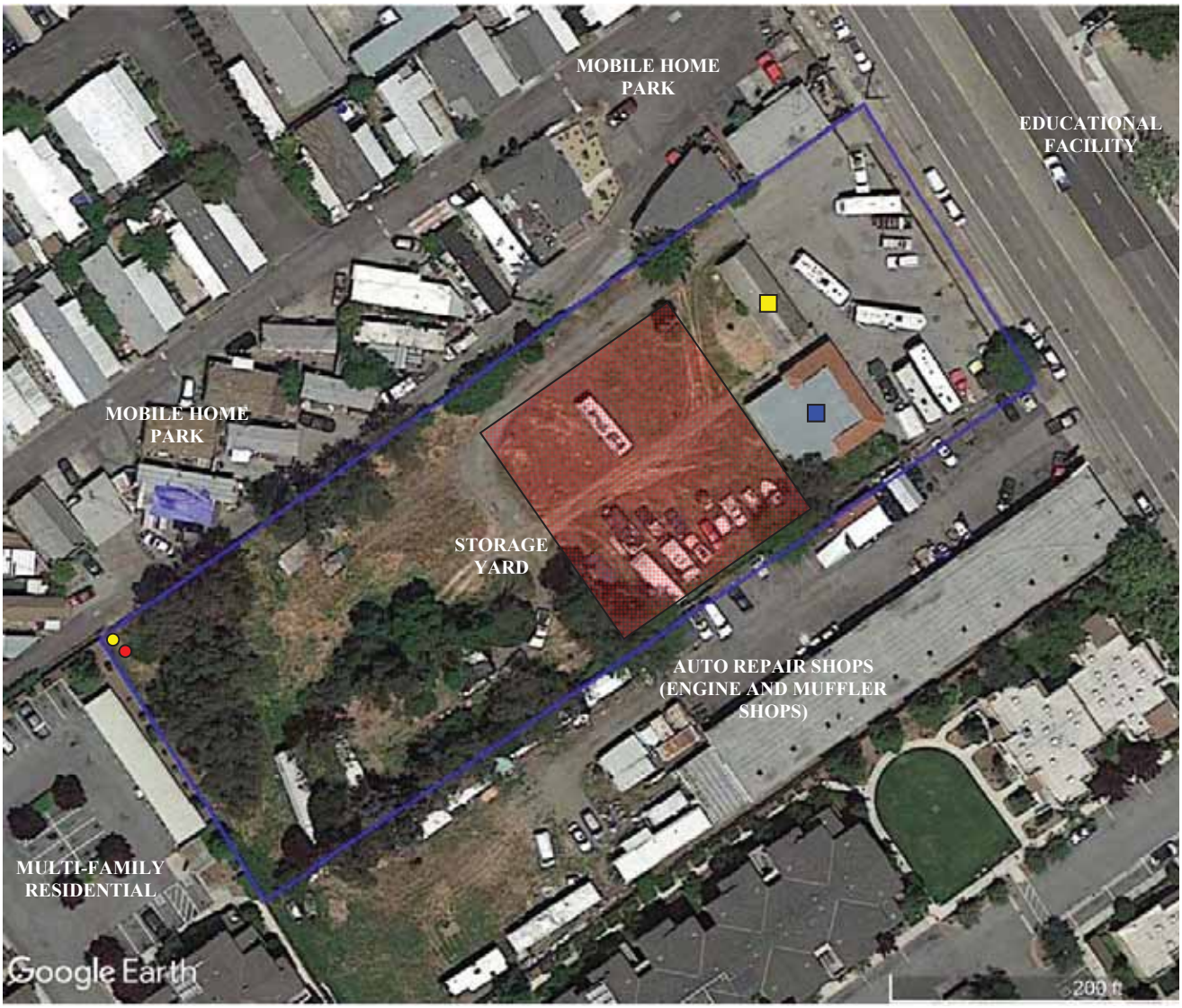
GLOSSARY OF TERMS (continued)

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

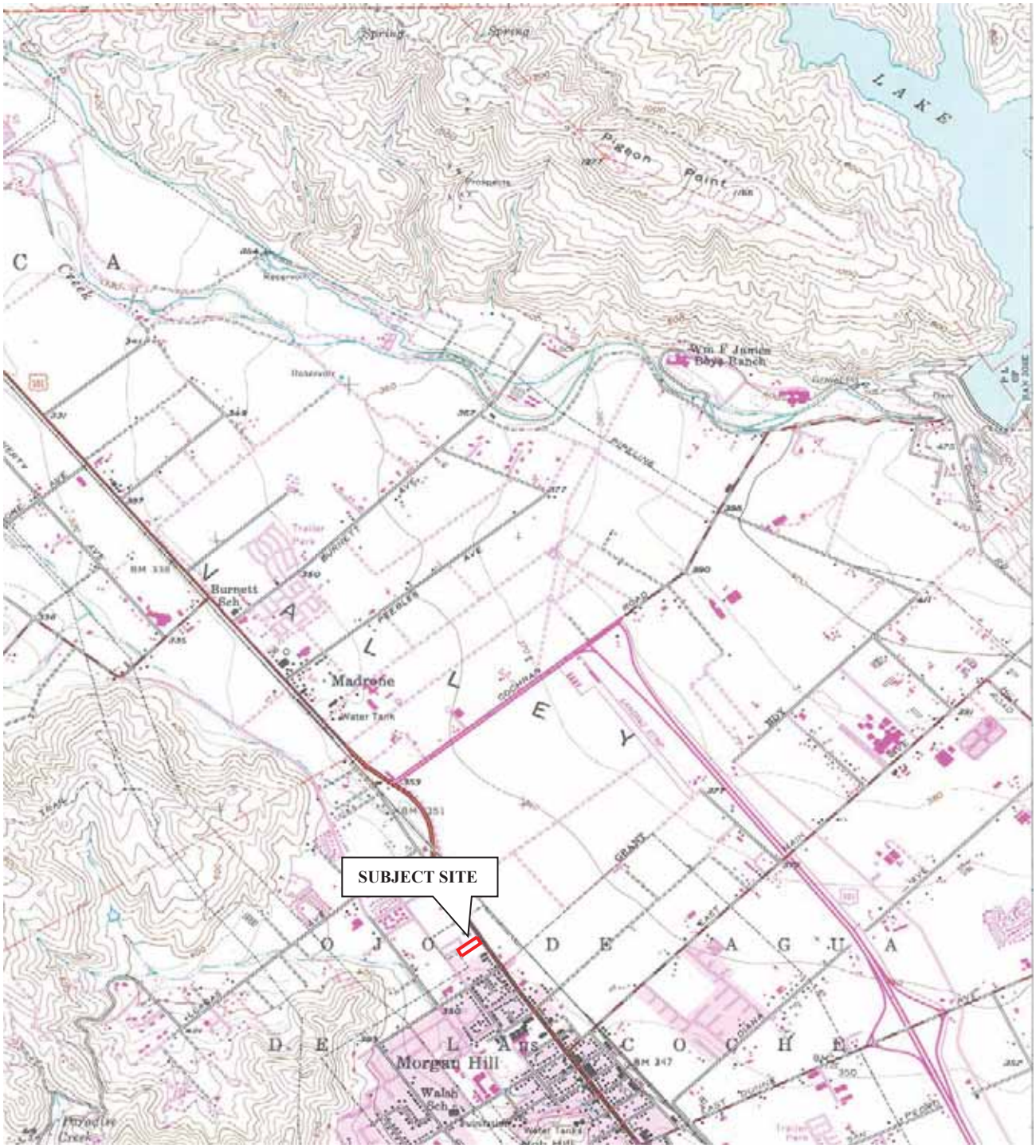
VICINITY MAP **PROPOSED ACQUISITION PROPERTY** **17965 MONTEREY STREET** **APN 764-12-006** **MORGAN HILL, CALIFORNIA 95037**	**Scale:** NTS	**Date:** January 2019	Krazan **SITE DEVELOPMENT ENGINEERS** ***With Offices Serving the Western U. S.***
	Drawn By: BV	**Approved by:** BV	
	Project No. 034-18192	**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)

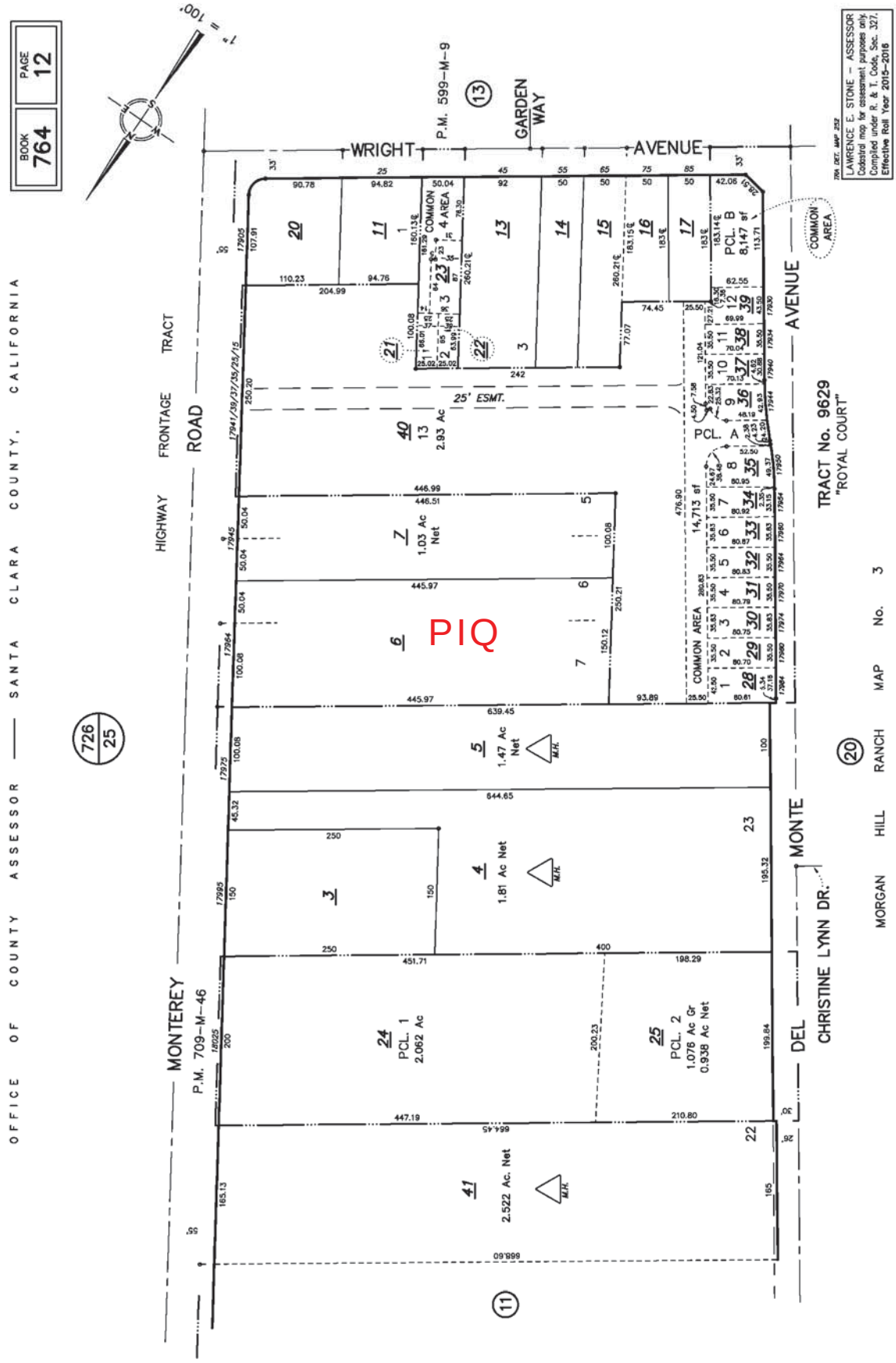
Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within twelve (12) to thirty-six (36) months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge.

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)**

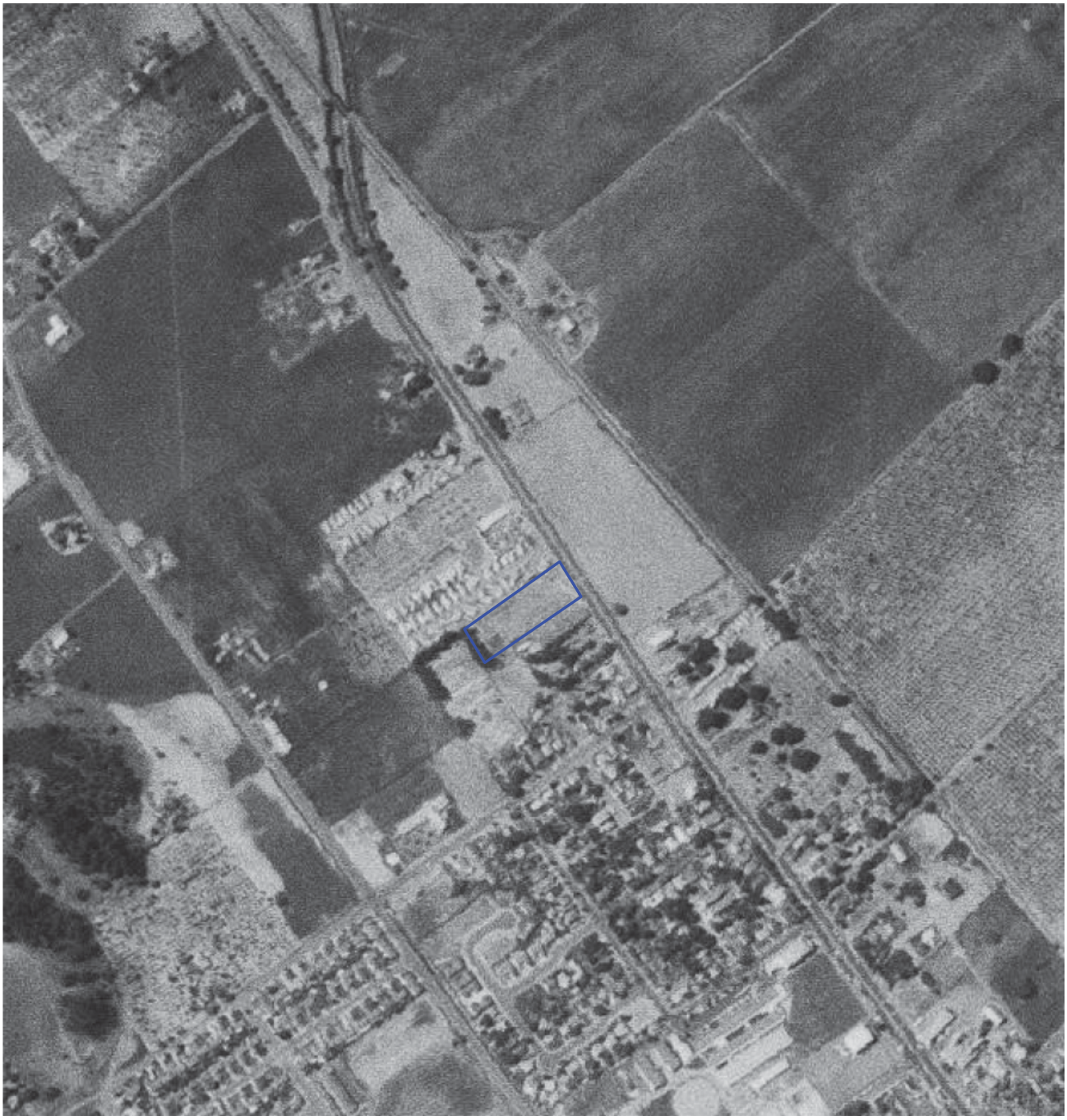
1956 AERIAL PHOTOGRAPH **PROPOSED ACQUISITION PROPERTY** **17965 MONTEREY STREET** **APN 764-12-006** **MORGAN HILL, CALIFORNIA 95037**	**Scale:** 1" = 500'	**Date:** January 2019	Krazan **SITE DEVELOPMENT ENGINEERS** ***Offices Serving the Western United States***
	Drawn By: BV	**Approved by:** BV	
	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)**

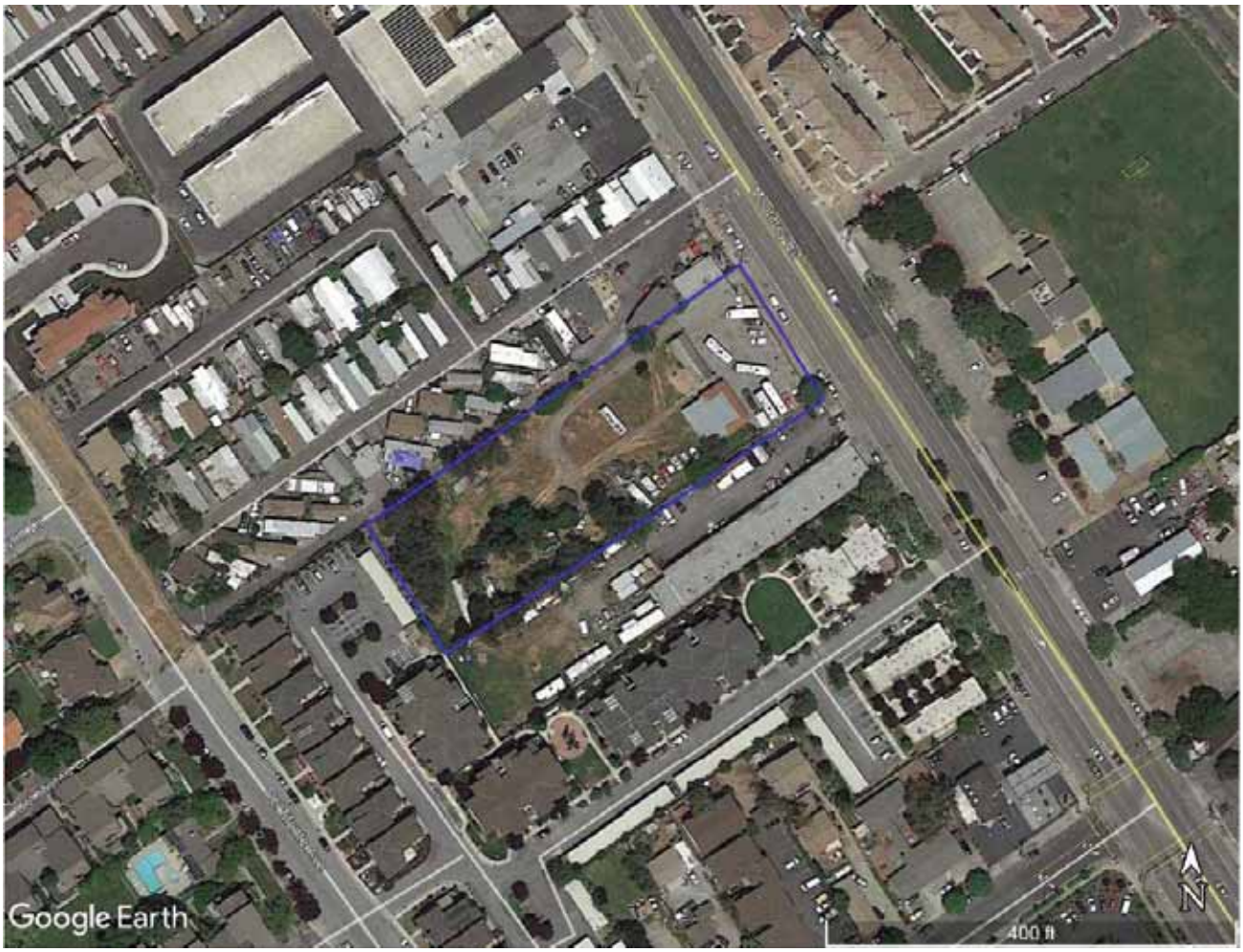
1998 AERIAL PHOTOGRAPH	**Scale:** 1" = 500'	**Date:** January 2019	Krazan **SITE DEVELOPMENT ENGINEERS** ***Offices Serving the Western United States***
PROPOSED ACQUISITION PROPERTY **17965 MONTEREY STREET** **APN 764-12-006** **MORGAN HILL, CALIFORNIA 95037**	**Drawn By:** BV	**Approved by:** BV	
	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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Detail Map	3
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GEOCHECK ADDENDUM

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Physical Setting SSURGO Soil Map	A-5
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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

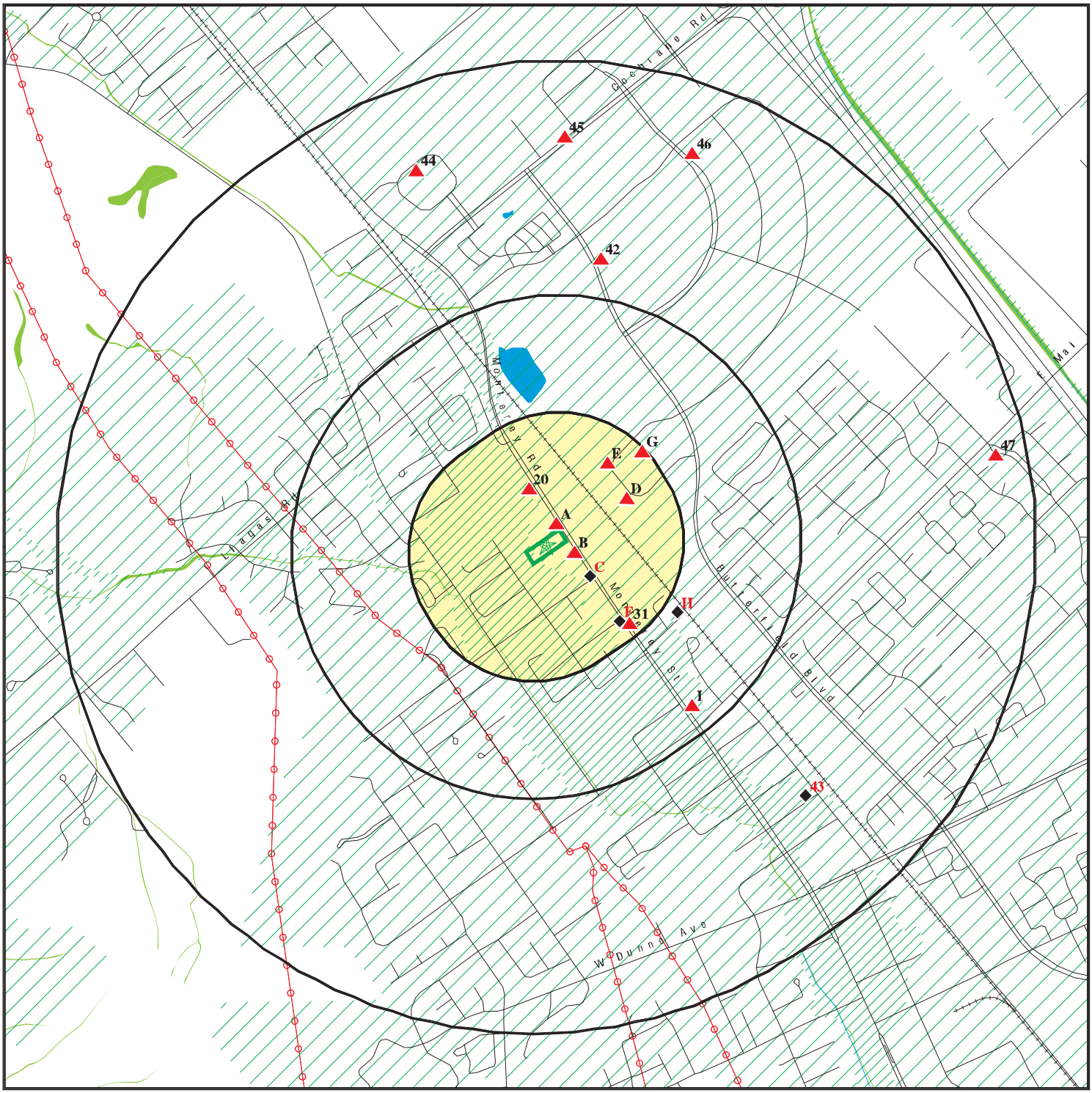
Lower Elevation	Address	Direction / Distance	Map ID	Page
UNITED SHELL INC	17905 MONTEREY ST	SE 0 - 1/8 (0.078 mi.)	B10	43
UNITED SHELL INC	17905 MONTEREY RD	SE 0 - 1/8 (0.089 mi.)	C18	117

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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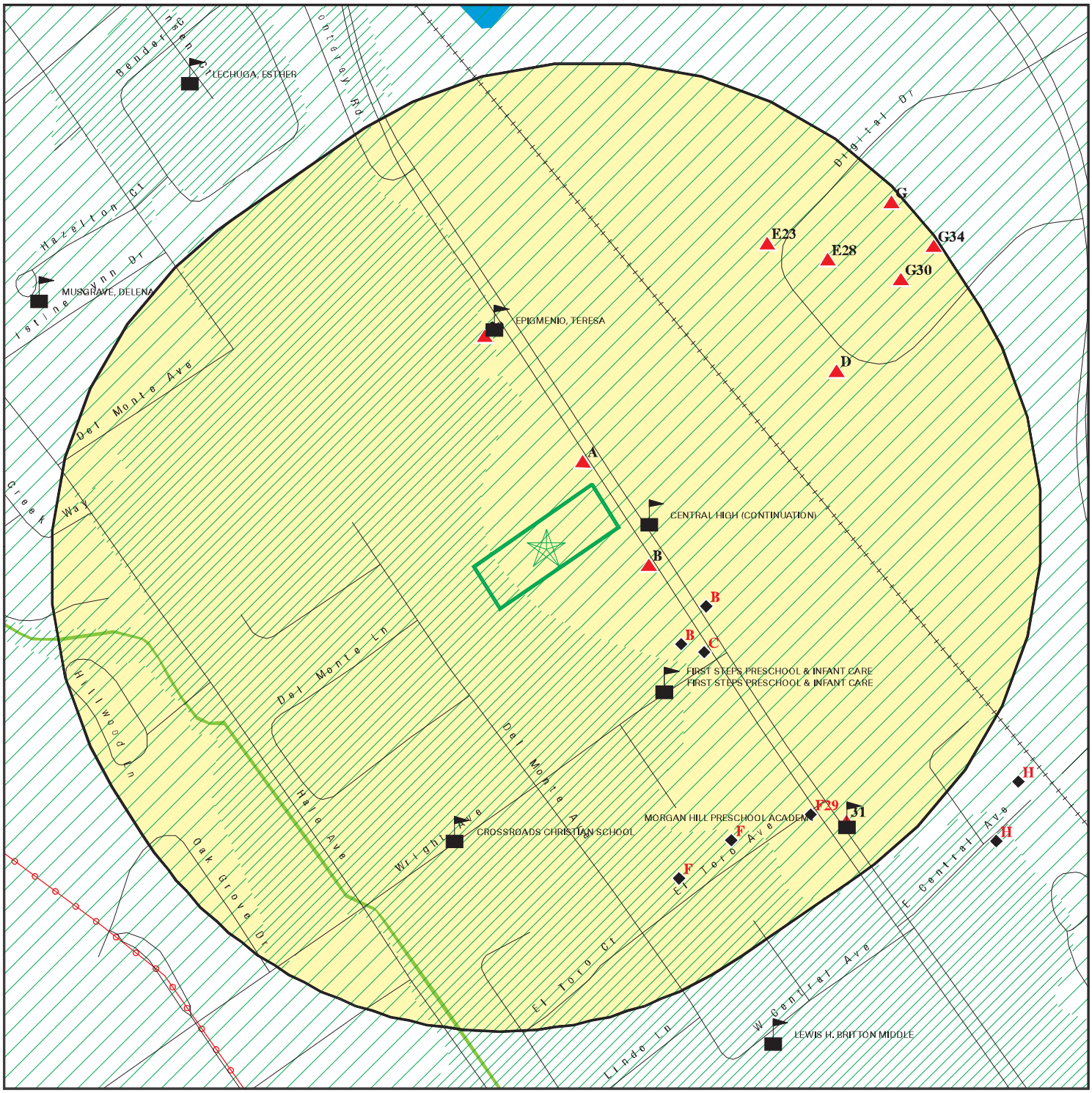
DETAIL MAP - 5514627.2S



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).

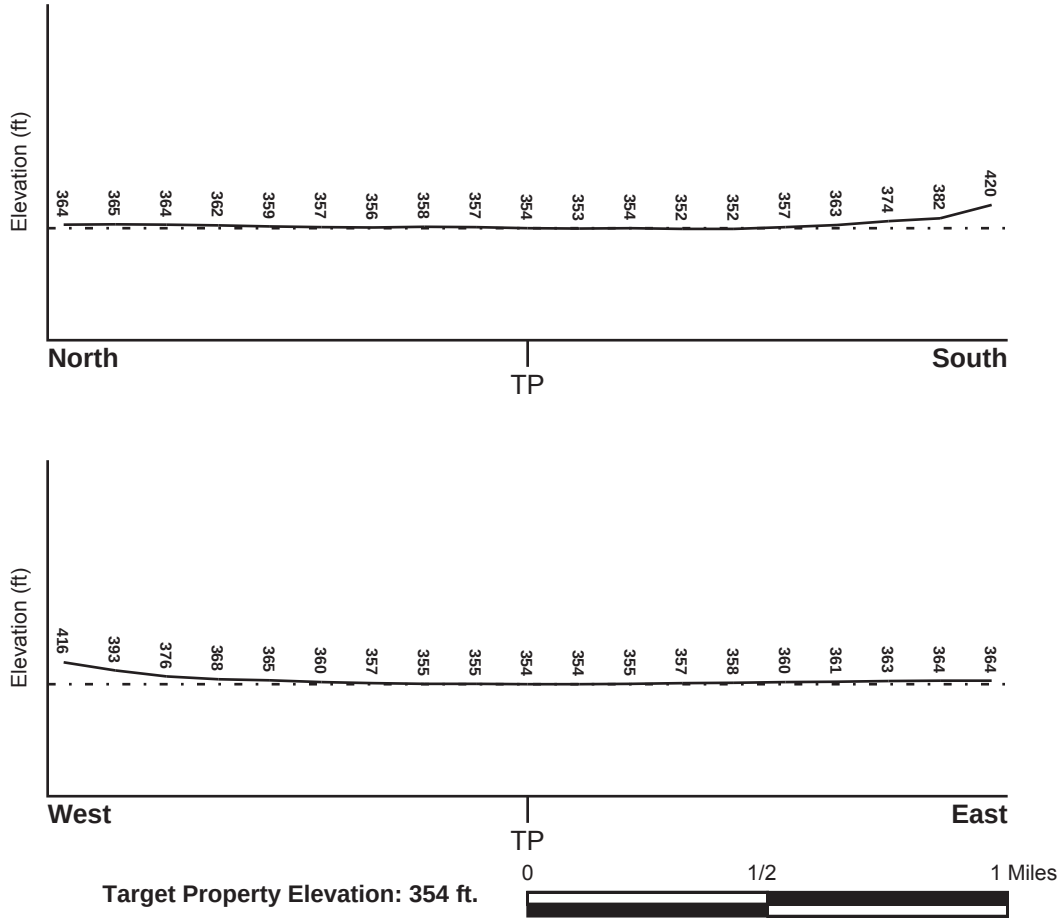
TOPOGRAPHIC INFORMATION

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

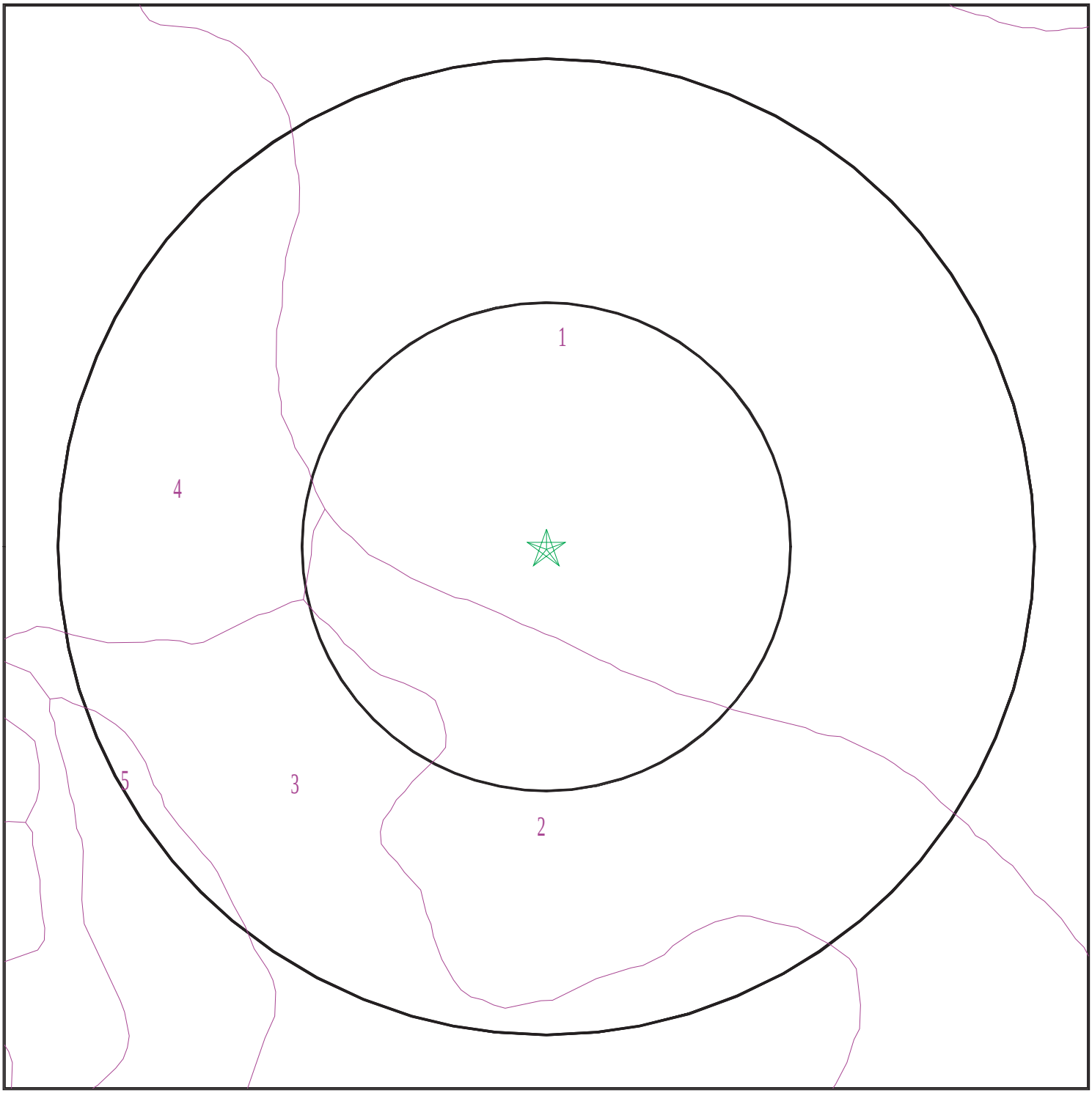
Era:	Mesozoic
System:	Cretaceous
Series:	Upper Mesozoic
Code:	uMze*(decoded above as Era, System & Series)*

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

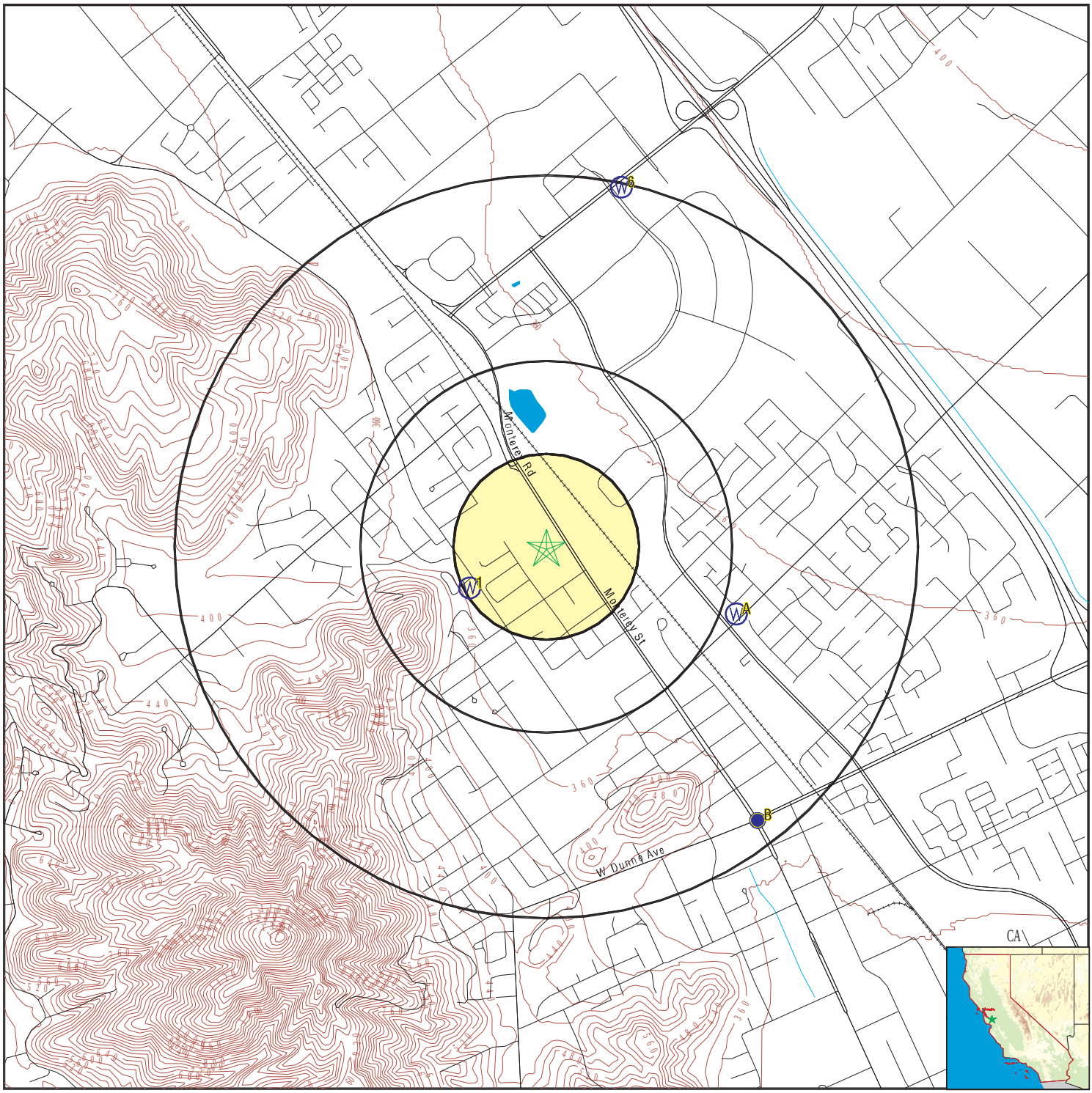
MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

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.

APPENDIX E

PHASE II LIMITED SUBSURFACE ASSESSMENT

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.

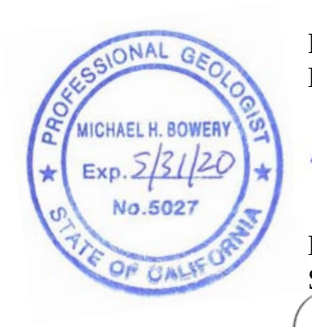
The soil sampling locations were located in the field by review of available maps. Therefore, the location of the soil samples should be considered accurate only to the degree implied by the methods used to locate them. Chemical testing was done by laboratories certified by the State of California Department 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

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

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*		"	"	"	"	

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

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*		"	"	"	"	

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

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.

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)

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

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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
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 F

SECTION 106 CONSULTATION MATERIALS

CITY OF MORGAN HILL

17575 Peak Avenue
Morgan Hill, CA 95037-4128
TEL: (408) 778-6480
FAX: (408) 779-7236
www.morganhill.ca.gov

October 7, 2022

Julianne Polanco
State Historic Preservation Officer
California Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816-7100

Subject: Magnolias Affordable Housing Project, Morgan Hill, California

Dear Ms. Polanco,

The U.S. Department of Housing and Urban Development (HUD) is providing federal funding for the Magnolias Affordable Housing Project (proposed project), located in the City of Morgan Hill, thereby making the project subject to environmental review under the National Environmental Policy Act (NEPA). The City of Morgan Hill is the Responsible Entity and HUD is the NEPA Lead Agency for the proposed project. The City of Morgan Hill, as the Responsible Entity, is preparing an Environmental Assessment for the proposed project.

The 1.5-acre project site is located at 17965 Monterey Road in the City of Morgan Hill. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site is used for vehicle storage and is developed with two storage buildings, a paved parking area, an unpaved storage yard, and landscaped areas. Surrounding existing land uses include a mobile home park community (Hill Haven Mobile Park) to the north; an auto body shop (Rocci's Auto Collision) and self-storage company (Storage Mart) further to the north; a townhome residential community to the northeast, across Monterey Road; the Morgan Hill Community Adult School to the east, across Monterey Road; an auto repair shop (Star Motor Imports), a brake shop (A-1 Muffler & Brake), and multi-family residential apartments (Royal Court Apartments) to the south; and single-family residences to the southwest and west. Monterey Road bounds the site's eastern boundary. The Union Pacific Railroad (UPRR) tracks are located further to the east. The Morgan Hill General Plan designates the site Mixed Use Flex (MU-F) and the site is zoned MU-F.

The proposed project would include demolition of the existing on-site structures and construction of a five-story, multi-family residential building, comprised of 66 units, including 16 studio units, 16 one-bedroom units, 17 two-bedroom units, and 17 three-bedroom units. In total, the building would feature 89,800 square feet (sf) and be constructed at a height of 68 feet. In addition, the project would include 67 parking spaces; long-term and short-term parking for bicycles; ground-floor amenities such as a clubhouse, community room, laundry room, and lobby area; a half-court basketball and recreation area; a playground; and a garden/recreation area. The proposed units would be designated for households earning 30 to 60 percent of the annual median income (AMI) for Santa Clara County. Ground disturbance would be limited to site grading, trenching for utilities, and building construction.

In order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) for the project site and vicinity (see Attachment 3). The CHRIS records search included review of archaeological resource records, historic properties records, official records and maps of archaeological sites and surveys in Santa Clara County, the National Register of Historic Places (NRHP), and the California Register of Historical Resources (CRHR). The study concluded that cultural or historical resources have not been recorded within or adjacent to the project site. In addition, base maps do not show recorded buildings or structures within the project site. The NWIC's review determined that the project site is located within the lands of the Matalan tribe and that the tribe may have occupied the Chesbro Reservoir area on Llagas Creek to the west of the City and the Anderson Reservoir area in the hills to the east of the City. As such, the NWIC found that based on an evaluation of the environmental setting and features associated with known sites, the project site is located in an area considered to be moderately to highly sensitive for unknown Native American archaeological resources and moderately sensitive for historic-period archaeological resources. However, considering that the project site is partially developed and such resources have not been identified, any on-site tribal cultural resources and/or historic-period archaeological resources would be located underground and potentially encountered only during ground-disturbing activities associated with the proposed project.

In addition, a search of the Native American Heritage Commission's (NAHC's) Sacred Lands File for the project area was completed and returned negative results, indicating that known tribal cultural resources do not exist on-site (see Attachment 4).

Pursuant to Section 106 of the National Historic Preservation Act, the City distributed requests for consultation to the applicable Native American tribes identified by the NAHC on August 31, 2022. To date, responses from the tribes requesting formal consultation have not been received.

Based on the findings described above, the discovery of historic cultural resources or tribal cultural resources is not anticipated to occur during implementation of the proposed project. Nonetheless, the potential exists for unknown subsurface resources to be encountered during ground-disturbing activities associated with project construction. However, the project would be subject to State requirements, pursuant to Health and Safety Code Section 7050.5(c) and Public Resources Code Section 5097.98, in the event that any cultural resources are encountered on-site. Furthermore, the EA will include the City's standard measures to address the potential for impacts to cultural and tribal cultural resources, should any such resources be encountered during ground-disturbing activities associated with the proposed project. The City's standard conditions include, but are not limited to, provisions that require a preconstruction meeting with the general contractor and subcontractors for the purposes of cultural sensitivity training; an on-site Tamien Nation Tribal Monitor to monitor all ground-disturbing activities and an on-call archaeologist; the immediate halting of work within 50 feet of a discovery until an archaeologist confirms if the find is a unique archaeological resource and subsequent requirements in cases where the discovery is confirmed as such; treatment of discovered human remains with dignity and respect; and additional requirements to ensure the proper parties are contacted upon the discovery of human remains.

Based on the results of the CHRIS and NAHC Sacred Lands File record searches, and because the project would be required to comply with the City's standard conditions and the protective measures required by the Environmental Assessment, the City has determined that **historic properties or archaeological resources would not be affected** as a result of the proposed project.

I look forward to receiving your response. If you have any questions regarding the project, please contact Gina Paolini, Principal Planner at the City of Morgan Hill, by email at gina.paolini@morganhill.ca.gov or by phone at (408) 310-4676. Thank you for your time and attention to this matter.
Sincerely,

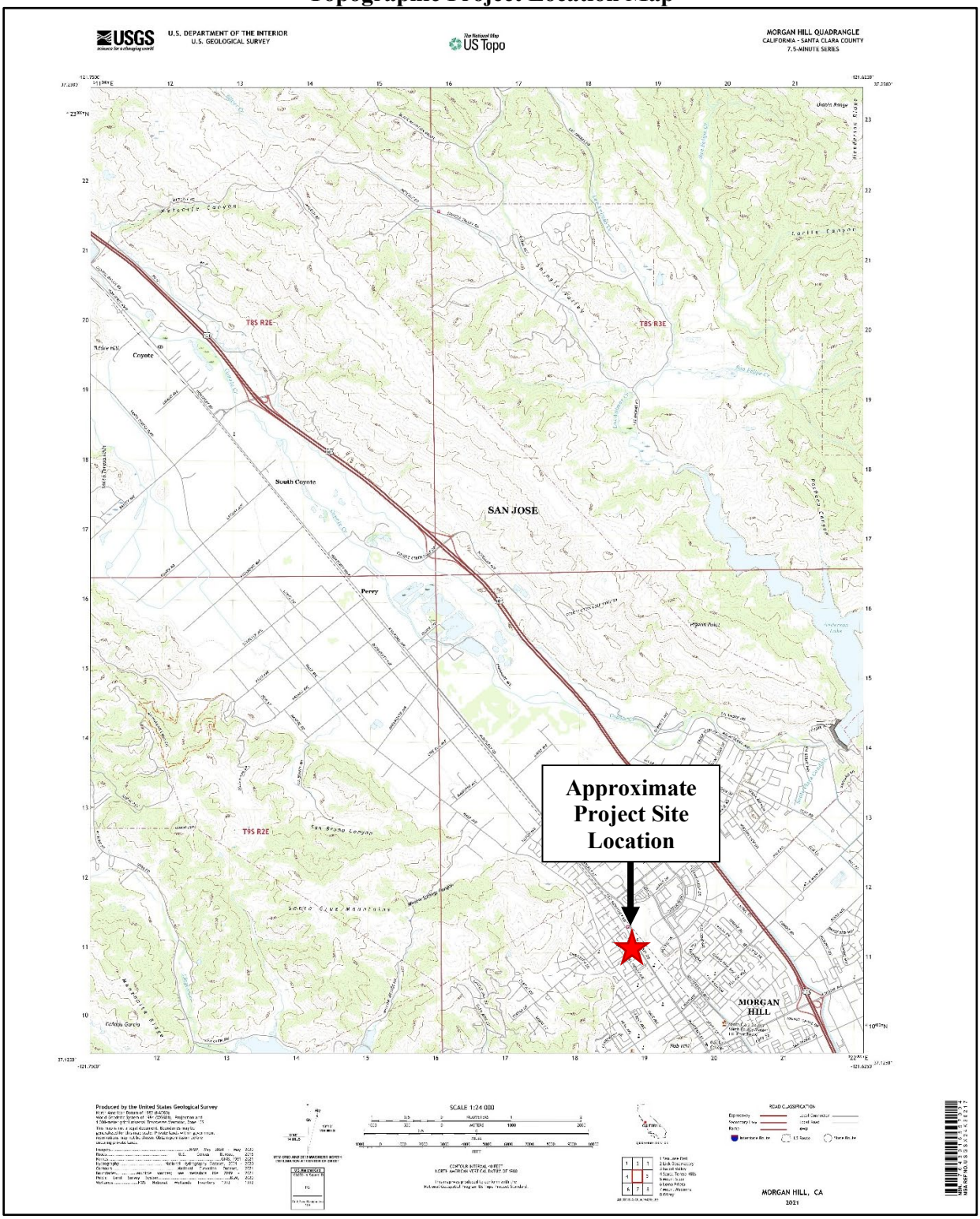
Gina Paolini

Gina Paolini
Principal Planner
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

Attachments:

1. Topographic Project Location Map
2. Project Location Map
3. CHRIS Records Search Results
4. Project NAHC Search Results
5. Project NAHC Tribal Consultation List

Attachment 1
Topographic Project Location Map



Attachment 2
Project Location Map

Attachment 3
CHRIS Records Search Results

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

ACCESS AGREEMENT SHORT FORM

File Number: 21-0165

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the Califronia Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixy (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	Nick Pappani	Date:	
Signature:			
Affiliation:	Raney Planning & Management, Inc.		
Address:		City/State/ZIP:	
Billing Address (if different from above):			
Special Billing Information			
Telephone:	(916) 372-6100	Email:	npappani@raneymanagement.com
Purpose of Access:			

Reference (project name or number, title of study, and street address if applicable):

The Magnolias Affordable Housing Project

County: SCL USGS 7.5' Quad: Morgan Hill

This is not an invoice. Sonoma State University will send separate Invoice

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

August 11, 2021 NWIC File No.: 21-0165

Nick Pappani
Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834

Re: Record search results for the proposed The Magnolias Affordable Housing Project.

Dear Mr. Nick Pappani:

Per your request received by our office on the 2nd of August, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Santa Clara County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the project site consists of approximately 1.5 acres located at 17965 Monterey Road. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site consists of vehicle storage and two vacant storage buildings. The project site is surrounded by single-family residential development to the north, south and west, Monterey Road and an adult school to the east, and an auto body shop, storage facility and mobile home park further to the north.

The proposed project would include demolition of the existing on-site structures and redevelopment of the site with a five-story, affordable 66-unit housing development, including 16 studios, 16 one-bedroom, 17 two-bedroom, and 17 three-bedroom units. One three-bedroom unit would be reserved for on-site staff. The proposed project would also include a 1,456-sf entry plaza, 11,320-sf garden recreation area, two roof decks, half-court basketball and recreation area, playground, clubhouse, laundry room and bike room. In addition, the project would include 67 ground-level parking stalls. The proposed project would be fabricated through modular construction and, thus, ground disturbance associated with the project would be limited.

Review of this information indicates that there have been no cultural resource studies that cover the Magnolias Affordable Housing project area. This Magnolias Affordable Housing project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Magnolias Affordable Housing project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Magnolias Affordable Housing project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Tamyen language, part of the Coastanoan/Ohlone language family (Levy 1978:485). Using Milliken's study of various mission records, the proposed project area is located within the lands of the Matalan tribe, whose territory was located in the Santa Clara Valley from the town of Coyote south to Morgan Hill. The group may have held the Chesbro Reservoir area on Llagas Creek to the west, and the Anderson Reservoir area in the hills to the east. (Milliken 1995: 248).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Santa Clara County have been found in areas in valleys, near intermittent and perennial watercourses and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Magnolias Affordable Housing project area is located in Santa Clara Valley near the hill to valley interface along the northeast end of the lower reaches of El Toro Mountain in the town of Morgan Hill. The project area is located in valley lands approximately 465 meters north of an unnamed creek. Aerial maps indicate buildings, vehicle storage, several trees and dirt areas. Given the similarity of these environmental factors and the ethnographic sensitivity of the area, there is a moderate to high potential for unrecorded Native American resources to be within the proposed Magnolias Affordable Housing project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Magnolias Affordable Housing project area. Early Santa Clara County Atlas indicated the project area was located within the lands of Dan Murphy (Thompson and West: 56). With this in mind, there is a moderate potential for unrecorded historic-period archaeological resources to be within the proposed Magnolias Affordable Housing project area.

The 1955 photo revised 1980 Morgan Hill USGS 7.5-minute topographic quadrangle fails to depict any buildings or structures within the Magnolias Affordable Housing project area; therefore, there is a low possibility for any buildings or structures 45 years or older to be within the Magnolias Affordable Housing project area.

RECOMMENDATIONS:

1) There is a moderate to high potential of identifying Native American archaeological resources and a moderate potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Santa Clara County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction,** work should be temporarily halted in the vicinity of the discovered materials and workers should avoid

altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

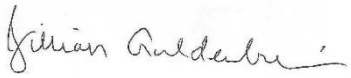
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

General Land Office
1857 Survey Plat for Rancho Ojo De Agua de la Coche.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair
1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Kroeber, A.L.
1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976).

Levy, Richard
1978 Costanoan. In *California*, edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Milliken, Randall
1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Santa Clara County Historical Heritage Commission
1979 Heritage Resource Inventory: Santa Clara County. Santa Clara County Planning Department, San Jose, CA. (Reprint 1999).

State of California Department of Parks and Recreation
1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation **
2020 *Built Environment Resources Directory*. Listing by City (through March 2, 2020). State of California Office of Historic Preservation, Sacramento.

Thompson & West
1876 Historical Atlas Map of Santa Clara County, California. Thompson & West, San Francisco, CA. (Reprint by Smith & McKay Printing Company, San Jose, CA 1973).

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

Attachment 4
Project NAHC Search Results

E

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

NATIVE AMERICAN HERITAGE COMMISSION

August 30, 2021

Nick Pappani
Raney Management

Via Email to: pappani@raneymanagement.com

Re: The Magnolia's Affordable Housing Project, Santa Clara County

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions, please contact me at my email address: Katy.Sanchez@nahc.ca.gov.

Sincerely,

Katy Sanchez

Katy Sanchez
Associate Environmental Planner

Attachment

Attachment 5
Project NAHC Tribal Consultation List

Native American Heritage Commission
Native American Contacts List
August 30, 2021

Amah Mutsun Tribal Band
Valentin Lopez, Chairperson
P.O. Box 5272 Ohlone/Costanoan
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Amah Mutsun Tribal Band of Mission San Juan Bautista
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Indian Canyon Mutsun Band of Costanoan
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Muwekma Ohlone Indian Tribe of the SF Bay Area
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(408) 205-9714

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Tamien Nation
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Native American Contacts List
August 30, 2021

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(510) 687-9393 Fax

Ohlone
Bay Miwok
Plains Miwok
Patwin

Wuksache Indian Tribe/Eshom Valley Band
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Foothill Yokuts
Mono
Wuksache

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FAX: (408) 779-7236
www.morganhill.ca.gov

August 31, 2022

Chairperson Valentin Lopez
Amah Mutsun Tribal Band
P.O. Box 5272
Galt, CA 95632

Subject: Formal Notification for Section 106 Tribal Consultation: Magnolias Affordable Housing Project, Morgan Hill, California

Chairperson Lopez,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Magnolias Affordable Housing Project (proposed project), located in the City of Morgan Hill, and to initiate consultation pursuant to Section 106 of Title 24 Code of Federal Regulations (CFR) Part 58. The applicant, First Community Housing, is seeking federal funding for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Morgan Hill is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The 1.5-acre project site is located at 17965 Monterey Road in the City of Morgan Hill. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site is used for vehicle storage and is developed with two storage buildings, a paved parking area, an unpaved storage yard, and landscaped areas. Surrounding existing land uses include a mobile home park community (Hill Haven Mobile Park) to the north; an auto body shop (Rocci's Auto Collision) and self-storage company (Storage Mart) further to the north; a townhome residential community to the northeast, across Monterey Road; the Morgan Hill Community Adult School to the east, across Monterey Road; an auto repair shop (Star Motor Imports), a brake shop (A-1 Muffler & Brake), and multi-family residential apartments (Royal Court Apartments) to the south; and single-family residences to the southwest and west. Monterey Road bounds the site's eastern boundary. The Union Pacific Railroad (UPRR) tracks are located further to the east. The Morgan Hill General Plan designates the site Mixed Use Flex (MU-F) and the site is zoned MU-F.

The proposed project would include demolition of the existing on-site structures and construction of a five-story, multi-family residential building, comprised of 66 units, including 16 studio units, 16 one-bedroom units, 17 two-bedroom units, and 17 three-bedroom units. In total, the building would feature 89,800 square feet (sf) and be constructed at a height of 68 feet. In addition, the project would include 67 parking spaces; long-term and short-term parking for bicycles; ground-floor amenities such as a clubhouse, community room, laundry room, and lobby area; a half-court basketball and recreation area; a playground; and a garden/recreation area. The proposed units would be designated for households

earning 30 to 60 percent of the annual median income (AMI) for Santa Clara County. Ground disturbance would be limited to site grading, trenching for utilities, and building construction.

A site-specific cultural study or field survey has not been conducted for the proposed project. However, in order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) for the project site and vicinity (see Attachment 3). The CHRIS records search included review of archaeological resource records, historic properties records, official records and maps of archaeological sites and surveys in Santa Clara County, the National Register of Historic Places (NRHP), and the California Register of Historical Resources (CRHR). The study concluded that cultural or historical resources have not been recorded within or adjacent to the project site. In addition, base maps do not show recorded buildings or structures within the project site.

However, the NWIC's review determined that the project site is located within the lands of the Matalan tribe and that the tribe may have occupied the Chesbro Reservoir area on Llagas Creek to the west of the City and the Anderson Reservoir area in the hills to the east of the City. As such, the NWIC found that based on an evaluation of the environmental setting and features associated with known sites, the project site is located in an area considered to be moderately to highly sensitive for unknown Native American archaeological resources and moderately sensitive for historic-period archaeological resources. However, considering that the project site is partially developed and such resources have not been identified, any on-site tribal cultural resources and/or historic-period archaeological resources would be located underground and potentially encountered only during ground-disturbing activities associated with the proposed project.

Finally, a search of the NAHC Sacred Lands File for the project area was completed and returned negative results, indicating that known tribal cultural resources do not exist on-site (see Attachment 4).

Based on the findings described above, the discovery of tribal cultural resources is not anticipated to occur during construction of the proposed project. Nonetheless, because the potential exists for unknown subsurface Native American resources to be located within the project site, the City's standard conditions of approval related to the protection of historical and archaeological resources, as well as specific measures that have been required through the California Environmental Quality Act (CEQA) process conducted for the proposed project, will be included in the EA to prevent potential impacts to cultural and tribal cultural resources, should any such resources be encountered during ground-disturbing activities associated with the proposed project.

The City's standard conditions include, but are not limited to, provisions that require a preconstruction meeting with the general contractor and subcontractors for the purposes of cultural sensitivity training; an on-site Tamien Nation Tribal Monitor to monitor all ground-disturbing activities and an on-call archaeologist; the immediate halting of work within 50 feet of a discovery until an archaeologist confirms if the find is a unique archaeological resource and subsequent requirements in cases where the discovery is confirmed as such; treatment of discovered human remains with dignity and respect; and additional requirements to ensure the proper parties are contacted upon the discovery of human remains.

Pursuant to Section 106 of 24 CFR Part 58, if the Amah Mutsun Tribal Band would like to be a consulting party on this project, or has any specific information or questions, please feel free to contact

Gina Paolini, Principal Planner at the City of Morgan Hill, by email at gina.paolini@morganhill.ca.gov or by phone at (408) 310-4676. Thank you for your time and attention to this matter.

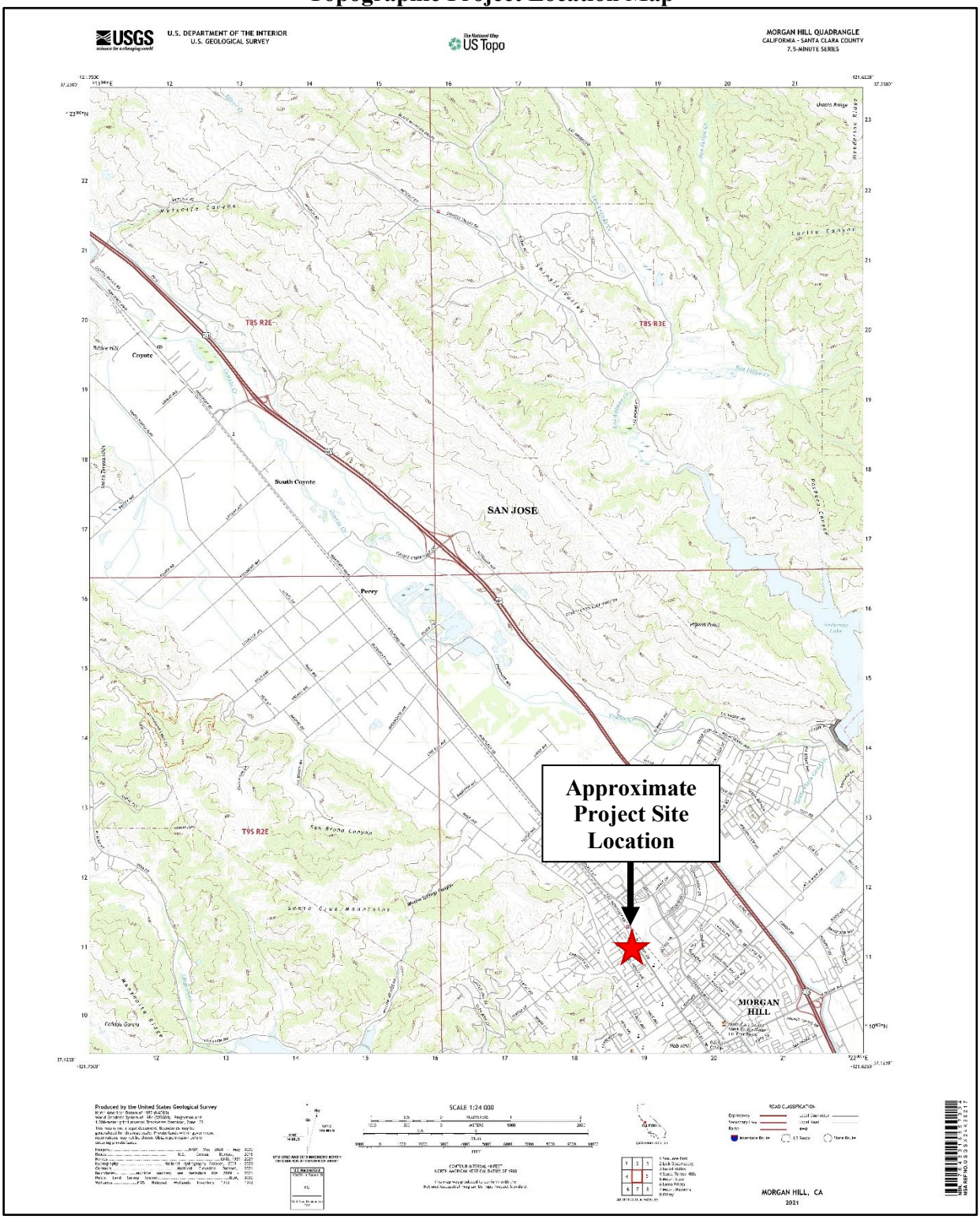
Sincerely,

Gina Paolini
Principal Planner
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

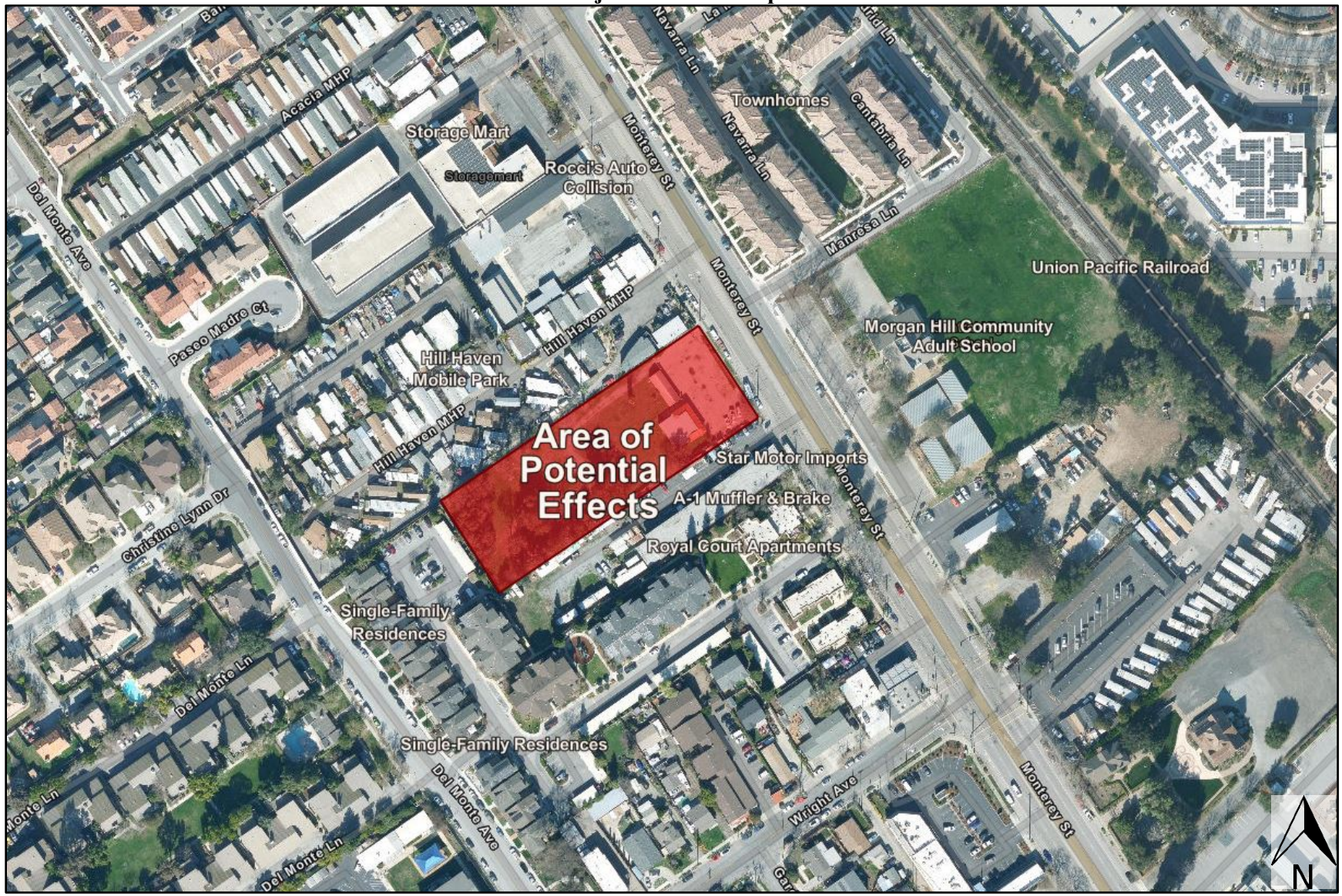
Attachments:

1. Topographic Project Location Map
2. Project Location Map
3. CHRIS Records Search Results
4. Project NAHC Search Results
5. Project NAHC Tribal Consultation List

Attachment 1
Topographic Project Location Map



Attachment 2
Project Location Map



Attachment 3
CHRIS Records Search Results

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

August 11, 2021 NWIC File No.: 21-0165

Nick Pappani
Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834

Re: Record search results for the proposed The Magnolias Affordable Housing Project.

Dear Mr. Nick Pappani:

Per your request received by our office on the 2nd of August, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Santa Clara County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the project site consists of approximately 1.5 acres located at 17965 Monterey Road. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site consists of vehicle storage and two vacant storage buildings. The project site is surrounded by single-family residential development to the north, south and west, Monterey Road and an adult school to the east, and an auto body shop, storage facility and mobile home park further to the north.

The proposed project would include demolition of the existing on-site structures and redevelopment of the site with a five-story, affordable 66-unit housing development, including 16 studios, 16 one-bedroom, 17 two-bedroom, and 17 three-bedroom units. One three-bedroom unit would be reserved for on-site staff. The proposed project would also include a 1,456-sf entry plaza, 11,320-sf garden recreation area, two roof decks, half-court basketball and recreation area, playground, clubhouse, laundry room and bike room. In addition, the project would include 67 ground-level parking stalls. The proposed project would be fabricated through modular construction and, thus, ground disturbance associated with the project would be limited.

Review of this information indicates that there have been no cultural resource studies that cover the Magnolias Affordable Housing project area. This Magnolias Affordable Housing project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Magnolias Affordable Housing project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Magnolias Affordable Housing project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Tamyen language, part of the Coastanoan/Ohlone language family (Levy 1978:485). Using Milliken's study of various mission records, the proposed project area is located within the lands of the Matalan tribe, whose territory was located in the Santa Clara Valley from the town of Coyote south to Morgan Hill. The group may have held the Chesbro Reservoir area on Llagas Creek to the west, and the Anderson Reservoir area in the hills to the east. (Milliken 1995: 248).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Santa Clara County have been found in areas in valleys, near intermittent and perennial watercourses and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Magnolias Affordable Housing project area is located in Santa Clara Valley near the hill to valley interface along the northeast end of the lower reaches of El Toro Mountain in the town of Morgan Hill. The project area is located in valley lands approximately 465 meters north of an unnamed creek. Aerial maps indicate buildings, vehicle storage, several trees and dirt areas. Given the similarity of these environmental factors and the ethnographic sensitivity of the area, there is a moderate to high potential for unrecorded Native American resources to be within the proposed Magnolias Affordable Housing project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Magnolias Affordable Housing project area. Early Santa Clara County Atlas indicated the project area was located within the lands of Dan Murphy (Thompson and West: 56). With this in mind, there is a moderate potential for unrecorded historic-period archaeological resources to be within the proposed Magnolias Affordable Housing project area.

The 1955 photo revised 1980 Morgan Hill USGS 7.5-minute topographic quadrangle fails to depict any buildings or structures within the Magnolias Affordable Housing project area; therefore, there is a low possibility for any buildings or structures 45 years or older to be within the Magnolias Affordable Housing project area.

RECOMMENDATIONS:

1) There is a moderate to high potential of identifying Native American archaeological resources and a moderate potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Santa Clara County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction,** work should be temporarily halted in the vicinity of the discovered materials and workers should avoid

altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

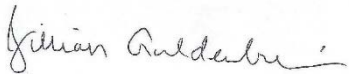
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

General Land Office
1857 Survey Plat for Rancho Ojo De Agua de la Coche.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair
1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Kroeber, A.L.
1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976).

Levy, Richard
1978 Costanoan. In *California*, edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Milliken, Randall
1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Santa Clara County Historical Heritage Commission
1979 Heritage Resource Inventory: Santa Clara County. Santa Clara County Planning Department, San Jose, CA. (Reprint 1999).

State of California Department of Parks and Recreation
1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation **
2020 *Built Environment Resources Directory*. Listing by City (through March 2, 2020). State of California Office of Historic Preservation, Sacramento.

Thompson & West
1876 Historical Atlas Map of Santa Clara County, California. Thompson & West, San Francisco, CA. (Reprint by Smith & McKay Printing Company, San Jose, CA 1973).

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

Attachment 4
Project NAHC Search Results

E

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

EXECUTIVE SECRETARY
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Pomo

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NATIVE AMERICAN HERITAGE COMMISSION

August 30, 2021

Nick Pappani
Raney Management

Via Email to: pappani@raneymanagement.com

Re: The Magnolia's Affordable Housing Project, Santa Clara County

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions, please contact me at my email address: Katy.Sanchez@nahc.ca.gov.

Sincerely,

Katy Sanchez

Katy Sanchez
Associate Environmental Planner

Attachment

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Project NAHC Tribal Consultation List

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August 30, 2021

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Tamien Nation
Johnathan Wasaka Costilla, THPO
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Clearlake Oaks ,CA 95423
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(925) 336-5359

Native American Heritage Commission
Native American Contacts List
August 30, 2021

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cvltribe@gmail.com
(510) 575-8408

Ohlone/Costanoan

The Ohlone Indian Tribe
Andrew Galvan
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(510) 687-9393 Fax

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Plains Miwok
Patwin

Wuksache Indian Tribe/Eshom Valley Band
Kenneth Woodrow, Chairperson
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kwood8934@aol.com
(831) 443-9702

Foothill Yokuts
Mono
Wuksache

CITY OF MORGAN HILL

17575 Peak Avenue
Morgan Hill, CA 95037-4128
TEL: (408) 778-6480
FAX: (408) 779-7236
www.morganhill.ca.gov

August 31, 2022

Chairperson Irene Zwierlein
Amah Mutsun Tribal Band of Mission San Juan Bautista
3030 Soda Bay Road
Lakeport, CA 95453

Subject: Formal Notification for Section 106 Tribal Consultation: Magnolias Affordable Housing Project, Morgan Hill, California

Chairperson Zwierlein,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Magnolias Affordable Housing Project (proposed project), located in the City of Morgan Hill, and to initiate consultation pursuant to Section 106 of Title 24 Code of Federal Regulations (CFR) Part 58. The applicant, First Community Housing, is seeking federal funding for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Morgan Hill is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The 1.5-acre project site is located at 17965 Monterey Road in the City of Morgan Hill. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site is used for vehicle storage and is developed with two storage buildings, a paved parking area, an unpaved storage yard, and landscaped areas. Surrounding existing land uses include a mobile home park community (Hill Haven Mobile Park) to the north; an auto body shop (Rocci's Auto Collision) and self-storage company (Storage Mart) further to the north; a townhome residential community to the northeast, across Monterey Road; the Morgan Hill Community Adult School to the east, across Monterey Road; an auto repair shop (Star Motor Imports), a brake shop (A-1 Muffler & Brake), and multi-family residential apartments (Royal Court Apartments) to the south; and single-family residences to the southwest and west. Monterey Road bounds the site's eastern boundary. The Union Pacific Railroad (UPRR) tracks are located further to the east. The Morgan Hill General Plan designates the site Mixed Use Flex (MU-F) and the site is zoned MU-F.

The proposed project would include demolition of the existing on-site structures and construction of a five-story, multi-family residential building, comprised of 66 units, including 16 studio units, 16 one-bedroom units, 17 two-bedroom units, and 17 three-bedroom units. In total, the building would feature 89,800 square feet (sf) and be constructed at a height of 68 feet. In addition, the project would include 67 parking spaces; long-term and short-term parking for bicycles; ground-floor amenities such as a clubhouse, community room, laundry room, and lobby area; a half-court basketball and recreation area; a playground; and a garden/recreation area. The proposed units would be designated for households

earning 30 to 60 percent of the annual median income (AMI) for Santa Clara County. Ground disturbance would be limited to site grading, trenching for utilities, and building construction.

A site-specific cultural study or field survey has not been conducted for the proposed project. However, in order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) for the project site and vicinity (see Attachment 3). The CHRIS records search included review of archaeological resource records, historic properties records, official records and maps of archaeological sites and surveys in Santa Clara County, the National Register of Historic Places (NRHP), and the California Register of Historical Resources (CRHR). The study concluded that cultural or historical resources have not been recorded within or adjacent to the project site. In addition, base maps do not show recorded buildings or structures within the project site.

However, the NWIC's review determined that the project site is located within the lands of the Matalan tribe and that the tribe may have occupied the Chesbro Reservoir area on Llagas Creek to the west of the City and the Anderson Reservoir area in the hills to the east of the City. As such, the NWIC found that based on an evaluation of the environmental setting and features associated with known sites, the project site is located in an area considered to be moderately to highly sensitive for unknown Native American archaeological resources and moderately sensitive for historic-period archaeological resources. However, considering that the project site is partially developed and such resources have not been identified, any on-site tribal cultural resources and/or historic-period archaeological resources would be located underground and potentially encountered only during ground-disturbing activities associated with the proposed project.

Finally, a search of the NAHC Sacred Lands File for the project area was completed and returned negative results, indicating that known tribal cultural resources do not exist on-site (see Attachment 4).

Based on the findings described above, the discovery of tribal cultural resources is not anticipated to occur during construction of the proposed project. Nonetheless, because the potential exists for unknown subsurface Native American resources to be located within the project site, the City's standard conditions of approval related to the protection of historical and archaeological resources, as well as specific measures that have been required through the California Environmental Quality Act (CEQA) process conducted for the proposed project, will be included in the EA to prevent potential impacts to cultural and tribal cultural resources, should any such resources be encountered during ground-disturbing activities associated with the proposed project.

The City's standard conditions include, but are not limited to, provisions that require a preconstruction meeting with the general contractor and subcontractors for the purposes of cultural sensitivity training; an on-site Tamien Nation Tribal Monitor to monitor all ground-disturbing activities and an on-call archaeologist; the immediate halting of work within 50 feet of a discovery until an archaeologist confirms if the find is a unique archaeological resource and subsequent requirements in cases where the discovery is confirmed as such; treatment of discovered human remains with dignity and respect; and additional requirements to ensure the proper parties are contacted upon the discovery of human remains.

Pursuant to Section 106 of 24 CFR Part 58, if the Amah Mutsun Tribal Band of Mission San Juan Bautista would like to be a consulting party on this project, or has any specific information or questions, please feel free to contact Gina Paolini, Principal Planner at the City of Morgan Hill, by email at

gina.paolini@morganhill.ca.gov or by phone at (408) 310-4676. Thank you for your time and attention to this matter.

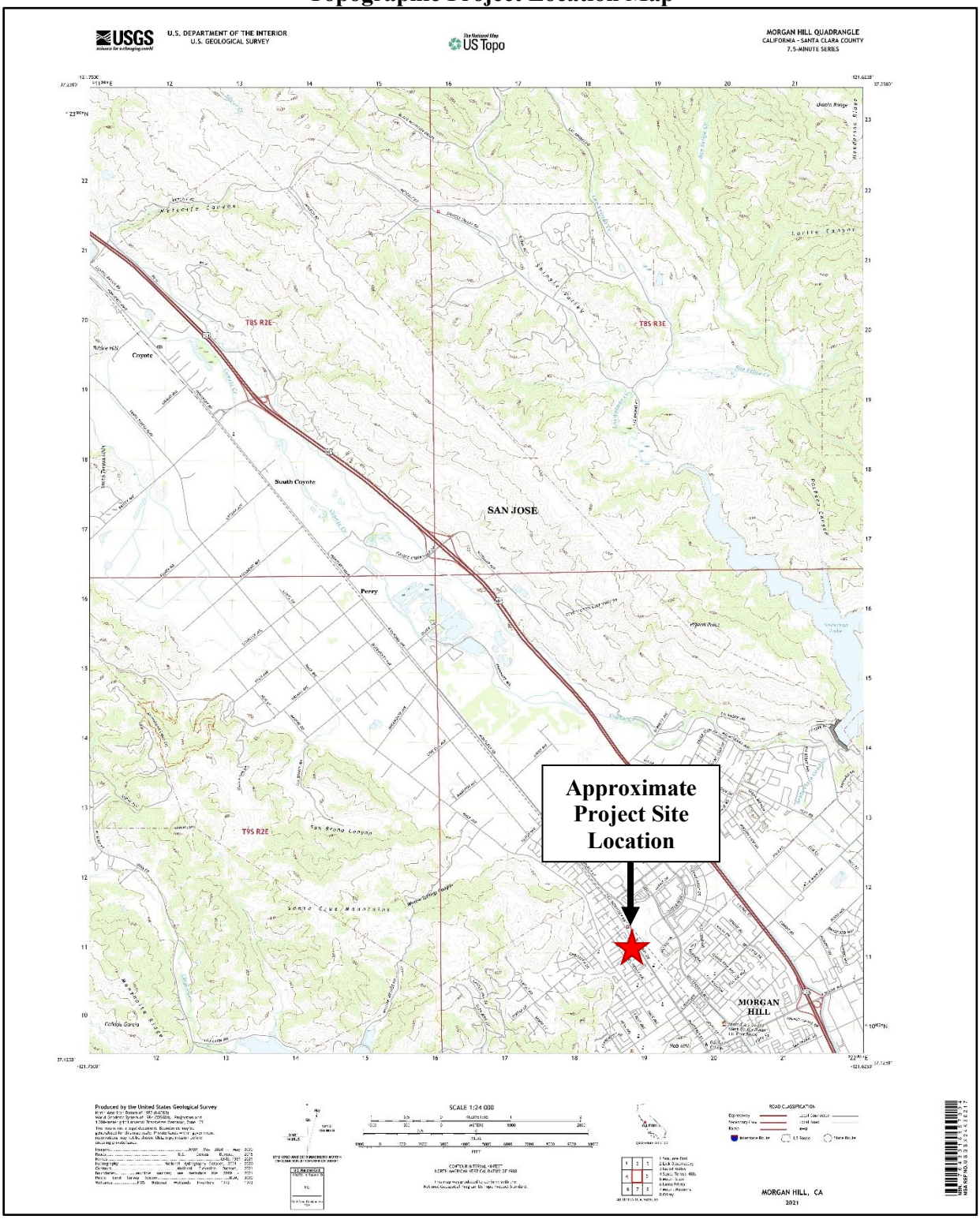
Sincerely,

Gina Paolini
Principal Planner
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

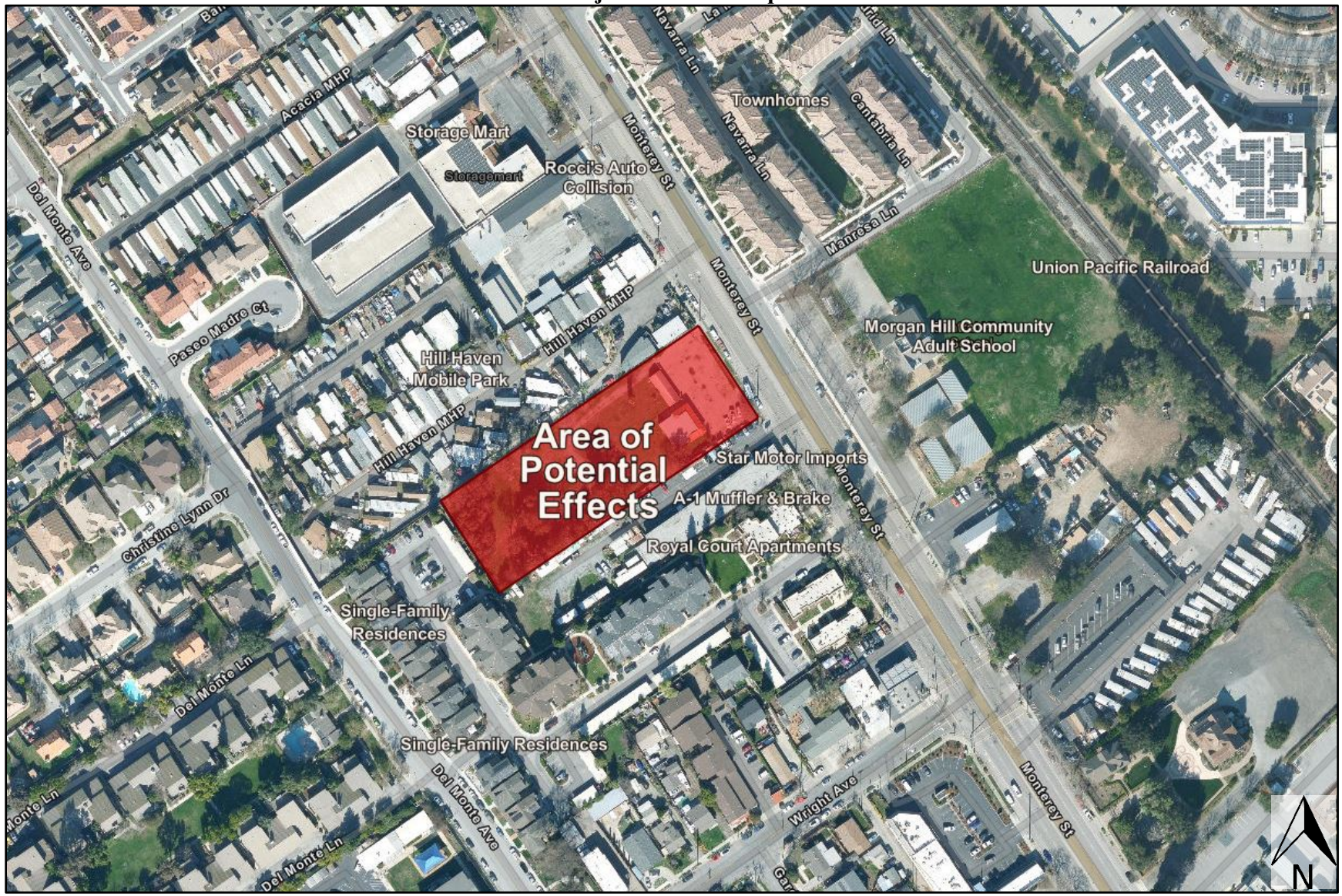
Attachments:

1. Topographic Project Location Map
2. Project Location Map
3. CHRIS Records Search Results
4. Project NAHC Search Results
5. Project NAHC Tribal Consultation List

Attachment 1
Topographic Project Location Map



Attachment 2
Project Location Map



Attachment 3
CHRIS Records Search Results

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

August 11, 2021 NWIC File No.: 21-0165

Nick Pappani
Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834

Re: Record search results for the proposed The Magnolias Affordable Housing Project.

Dear Mr. Nick Pappani:

Per your request received by our office on the 2nd of August, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Santa Clara County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the project site consists of approximately 1.5 acres located at 17965 Monterey Road. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site consists of vehicle storage and two vacant storage buildings. The project site is surrounded by single-family residential development to the north, south and west, Monterey Road and an adult school to the east, and an auto body shop, storage facility and mobile home park further to the north.

The proposed project would include demolition of the existing on-site structures and redevelopment of the site with a five-story, affordable 66-unit housing development, including 16 studios, 16 one-bedroom, 17 two-bedroom, and 17 three-bedroom units. One three-bedroom unit would be reserved for on-site staff. The proposed project would also include a 1,456-sf entry plaza, 11,320-sf garden recreation area, two roof decks, half-court basketball and recreation area, playground, clubhouse, laundry room and bike room. In addition, the project would include 67 ground-level parking stalls. The proposed project would be fabricated through modular construction and, thus, ground disturbance associated with the project would be limited.

Review of this information indicates that there have been no cultural resource studies that cover the Magnolias Affordable Housing project area. This Magnolias Affordable Housing project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Magnolias Affordable Housing project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Magnolias Affordable Housing project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Tamyen language, part of the Coastanoan/Ohlone language family (Levy 1978:485). Using Milliken's study of various mission records, the proposed project area is located within the lands of the Matalan tribe, whose territory was located in the Santa Clara Valley from the town of Coyote south to Morgan Hill. The group may have held the Chesbro Reservoir area on Llagas Creek to the west, and the Anderson Reservoir area in the hills to the east. (Milliken 1995: 248).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Santa Clara County have been found in areas in valleys, near intermittent and perennial watercourses and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Magnolias Affordable Housing project area is located in Santa Clara Valley near the hill to valley interface along the northeast end of the lower reaches of El Toro Mountain in the town of Morgan Hill. The project area is located in valley lands approximately 465 meters north of an unnamed creek. Aerial maps indicate buildings, vehicle storage, several trees and dirt areas. Given the similarity of these environmental factors and the ethnographic sensitivity of the area, there is a moderate to high potential for unrecorded Native American resources to be within the proposed Magnolias Affordable Housing project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Magnolias Affordable Housing project area. Early Santa Clara County Atlas indicated the project area was located within the lands of Dan Murphy (Thompson and West: 56). With this in mind, there is a moderate potential for unrecorded historic-period archaeological resources to be within the proposed Magnolias Affordable Housing project area.

The 1955 photo revised 1980 Morgan Hill USGS 7.5-minute topographic quadrangle fails to depict any buildings or structures within the Magnolias Affordable Housing project area; therefore, there is a low possibility for any buildings or structures 45 years or older to be within the Magnolias Affordable Housing project area.

RECOMMENDATIONS:

1) There is a moderate to high potential of identifying Native American archaeological resources and a moderate potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Santa Clara County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction,** work should be temporarily halted in the vicinity of the discovered materials and workers should avoid

altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

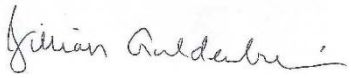
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

General Land Office
1857 Survey Plat for Rancho Ojo De Agua de la Coche.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair
1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Kroeber, A.L.
1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976).

Levy, Richard
1978 Costanoan. In *California*, edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Milliken, Randall
1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Santa Clara County Historical Heritage Commission
1979 Heritage Resource Inventory: Santa Clara County. Santa Clara County Planning Department, San Jose, CA. (Reprint 1999).

State of California Department of Parks and Recreation
1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation **
2020 *Built Environment Resources Directory*. Listing by City (through March 2, 2020). State of California Office of Historic Preservation, Sacramento.

Thompson & West
1876 Historical Atlas Map of Santa Clara County, California. Thompson & West, San Francisco, CA. (Reprint by Smith & McKay Printing Company, San Jose, CA 1973).

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

Attachment 4
Project NAHC Search Results

E

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

NATIVE AMERICAN HERITAGE COMMISSION

August 30, 2021

Nick Pappani
Raney Management

Via Email to: pappani@raneymanagement.com

Re: The Magnolia's Affordable Housing Project, Santa Clara County

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions, please contact me at my email address: Katy.Sanchez@nahc.ca.gov.

Sincerely,

Katy Sanchez

Katy Sanchez
Associate Environmental Planner

Attachment

Attachment 5
Project NAHC Tribal Consultation List

Native American Heritage Commission
Native American Contacts List
August 30, 2021

Amah Mutsun Tribal Band
Valentin Lopez, Chairperson
P.O. Box 5272 Ohlone/Costanoan
Galt ,CA 95632 North Valley Yokuts
vlopez@amahmutsun.org
(916) 743-5833

Amah Mutsun Tribal Band of Mission San Juan Bautista
Irene Zwierlein, Chairperson
3030 Soda Bay Road Ohlone/Costanoan
Lakeport ,CA 95453
amahmutsuntribal@gmail.com
(650) 851-7489 Cell
(650) 332-1526 Fax

Indian Canyon Mutsun Band of Costanoan
Kanyon Sayers-Roods
1615 Pearson Court Ohlone/Costanoan
San Jose ,CA 95122
408-673-0626

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28 Ohlone/Costanoan
Hollister ,CA 95024
(831) 637-4238

Muwekma Ohlone Indian Tribe of the SF Bay Area
Monica Arellano, Vice Chairwoman
20885 Redwood Road, Suite 232 Ohlone / Costanoan
Castro Valley ,CA 94546
marellano@muwekma.org
(408) 205-9714

North Valley Yokuts Tribe
Katherine Erolinda Perez, Chairperson
P.O. Box 717 Ohlone/Costanoan
Linden ,CA 95236 Northern Valley Yokuts
canutes@verizon.net Bay Miwok
(209) 887-3415

North Valley Yokuts Tribe
Timothy Perez, MLD Contact
P.O. Box 717 Ohlone/Costanoan
Linden ,CA 95236 Northern Valley Yokuts
huskanam@gmail.com Bay Miwok
(209) 662-2788

Rumsen Am:a Tur:ataj Ohlone
Dee Dee Manzanares Ybarra, Chairperson
14671 Farmington Street Ohlone/Costanoan
Herperia ,CA 92345
rumsenama@gmail.com
(760) 403-1756

Tamien Nation
Quirina Luna Geary, Chairperson
P.O. Box 8053 Ohlone/Costanoan
San Jose ,CA 95155
qgeary@tamien.org
(707) 295-4011

Tamien Nation
Johnathan Wasaka Costilla, THPO
P.O. Box 866 Ohlone/Costanoan
Clearlake Oaks ,CA 95423
thpo@tamien.org
(925) 336-5359

Native American Heritage Commission
Native American Contacts List
August 30, 2021

The Confederated Villages of Lisjan
Corrina Gould, Chairperson
10926 Edes Avenue
Oakland , CA 94603
cvltribe@gmail.com
(510) 575-8408

Ohlone/Costanoan

The Ohlone Indian Tribe
Andrew Galvan
P.O. Box 3388
Fremont , CA 94539
chochenyo@AOL.com
(510) 882-0527 Cell
(510) 687-9393 Fax

Ohlone
Bay Miwok
Plains Miwok
Patwin

Wuksache Indian Tribe/Eshom Valley Band
Kenneth Woodrow, Chairperson
1179 Rock Haven Ct.
Salinas , CA 93906
kwood8934@aol.com
(831) 443-9702

Foothill Yokuts
Mono
Wuksache

CITY OF MORGAN HILL

17575 Peak Avenue
Morgan Hill, CA 95037-4128
TEL: (408) 778-6480
FAX: (408) 779-7236
www.morganhill.ca.gov

August 31, 2022

Kanyon Sayers-Roods
Indian Canyon Mutsun Band of Costanoan
1615 Pearson Court
San Jose, CA 95122

Subject: Formal Notification for Section 106 Tribal Consultation: Magnolias Affordable Housing Project, Morgan Hill, California

Kanyon Sayers-Roods,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Magnolias Affordable Housing Project (proposed project), located in the City of Morgan Hill, and to initiate consultation pursuant to Section 106 of Title 24 Code of Federal Regulations (CFR) Part 58. The applicant, First Community Housing, is seeking federal funding for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Morgan Hill is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The 1.5-acre project site is located at 17965 Monterey Road in the City of Morgan Hill. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site is used for vehicle storage and is developed with two storage buildings, a paved parking area, an unpaved storage yard, and landscaped areas. Surrounding existing land uses include a mobile home park community (Hill Haven Mobile Park) to the north; an auto body shop (Rocci's Auto Collision) and self-storage company (Storage Mart) further to the north; a townhome residential community to the northeast, across Monterey Road; the Morgan Hill Community Adult School to the east, across Monterey Road; an auto repair shop (Star Motor Imports), a brake shop (A-1 Muffler & Brake), and multi-family residential apartments (Royal Court Apartments) to the south; and single-family residences to the southwest and west. Monterey Road bounds the site's eastern boundary. The Union Pacific Railroad (UPRR) tracks are located further to the east. The Morgan Hill General Plan designates the site Mixed Use Flex (MU-F) and the site is zoned MU-F.

The proposed project would include demolition of the existing on-site structures and construction of a five-story, multi-family residential building, comprised of 66 units, including 16 studio units, 16 one-bedroom units, 17 two-bedroom units, and 17 three-bedroom units. In total, the building would feature 89,800 square feet (sf) and be constructed at a height of 68 feet. In addition, the project would include 67 parking spaces; long-term and short-term parking for bicycles; ground-floor amenities such as a clubhouse, community room, laundry room, and lobby area; a half-court basketball and recreation area; a playground; and a garden/recreation area. The proposed units would be designated for households

earning 30 to 60 percent of the annual median income (AMI) for Santa Clara County. Ground disturbance would be limited to site grading, trenching for utilities, and building construction.

A site-specific cultural study or field survey has not been conducted for the proposed project. However, in order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) for the project site and vicinity (see Attachment 3). The CHRIS records search included review of archaeological resource records, historic properties records, official records and maps of archaeological sites and surveys in Santa Clara County, the National Register of Historic Places (NRHP), and the California Register of Historical Resources (CRHR). The study concluded that cultural or historical resources have not been recorded within or adjacent to the project site. In addition, base maps do not show recorded buildings or structures within the project site.

However, the NWIC's review determined that the project site is located within the lands of the Matalan tribe and that the tribe may have occupied the Chesbro Reservoir area on Llagas Creek to the west of the City and the Anderson Reservoir area in the hills to the east of the City. As such, the NWIC found that based on an evaluation of the environmental setting and features associated with known sites, the project site is located in an area considered to be moderately to highly sensitive for unknown Native American archaeological resources and moderately sensitive for historic-period archaeological resources. However, considering that the project site is partially developed and such resources have not been identified, any on-site tribal cultural resources and/or historic-period archaeological resources would be located underground and potentially encountered only during ground-disturbing activities associated with the proposed project.

Finally, a search of the NAHC Sacred Lands File for the project area was completed and returned negative results, indicating that known tribal cultural resources do not exist on-site (see Attachment 4).

Based on the findings described above, the discovery of tribal cultural resources is not anticipated to occur during construction of the proposed project. Nonetheless, because the potential exists for unknown subsurface Native American resources to be located within the project site, the City's standard conditions of approval related to the protection of historical and archaeological resources, as well as specific measures that have been required through the California Environmental Quality Act (CEQA) process conducted for the proposed project, will be included in the EA to prevent potential impacts to cultural and tribal cultural resources, should any such resources be encountered during ground-disturbing activities associated with the proposed project.

The City's standard conditions include, but are not limited to, provisions that require a preconstruction meeting with the general contractor and subcontractors for the purposes of cultural sensitivity training; an on-site Tamien Nation Tribal Monitor to monitor all ground-disturbing activities and an on-call archaeologist; the immediate halting of work within 50 feet of a discovery until an archaeologist confirms if the find is a unique archaeological resource and subsequent requirements in cases where the discovery is confirmed as such; treatment of discovered human remains with dignity and respect; and additional requirements to ensure the proper parties are contacted upon the discovery of human remains.

Pursuant to Section 106 of 24 CFR Part 58, if the Indian Canyon Mutsun Band of Costanoan would like to be a consulting party on this project, or has any specific information or questions, please feel free to contact Gina Paolini, Principal Planner at the City of Morgan Hill, by email at

gina.paolini@morganhill.ca.gov or by phone at (408) 310-4676. Thank you for your time and attention to this matter.

Sincerely,

Gina Paolini
Principal Planner
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

Attachments:

1. Topographic Project Location Map
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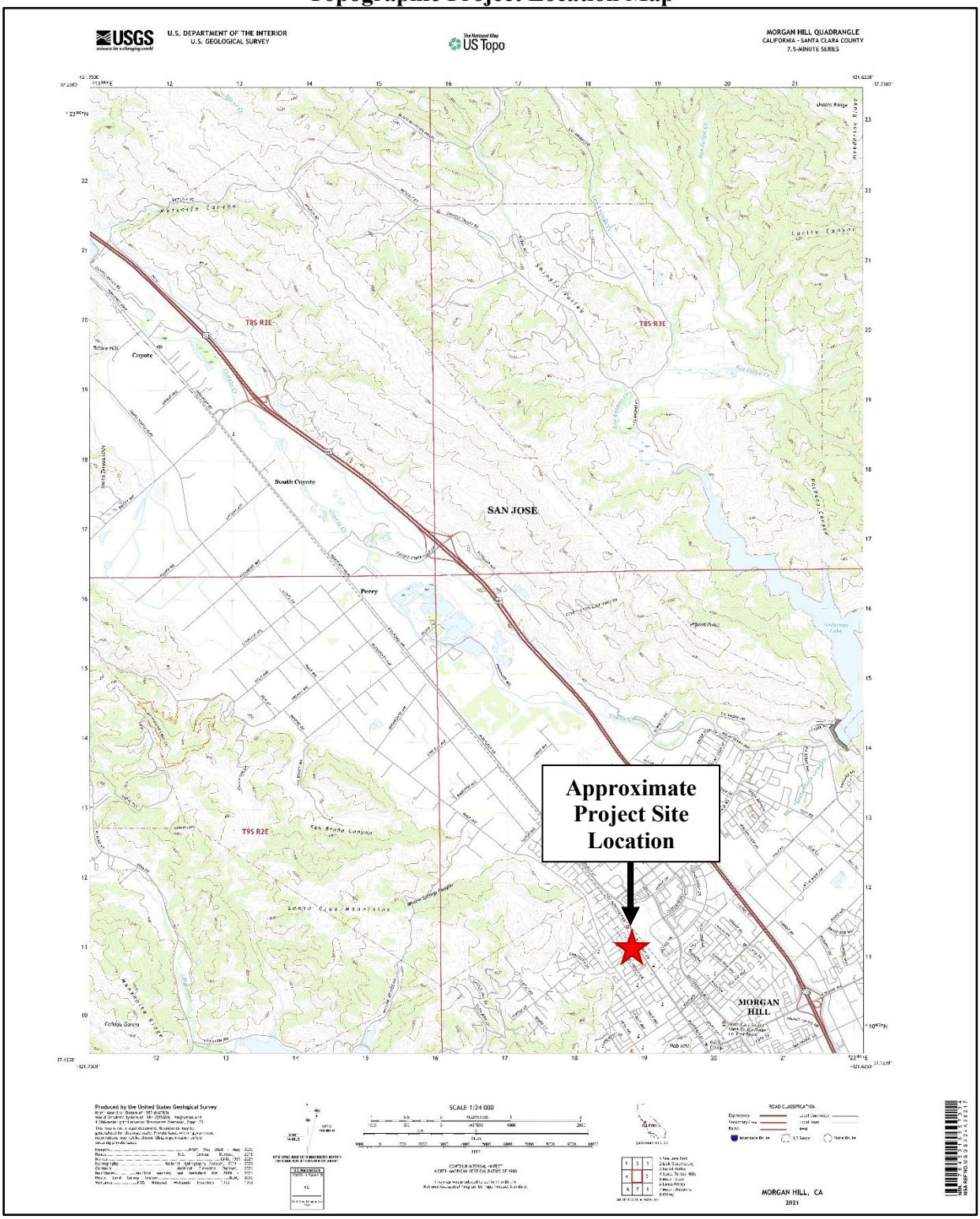
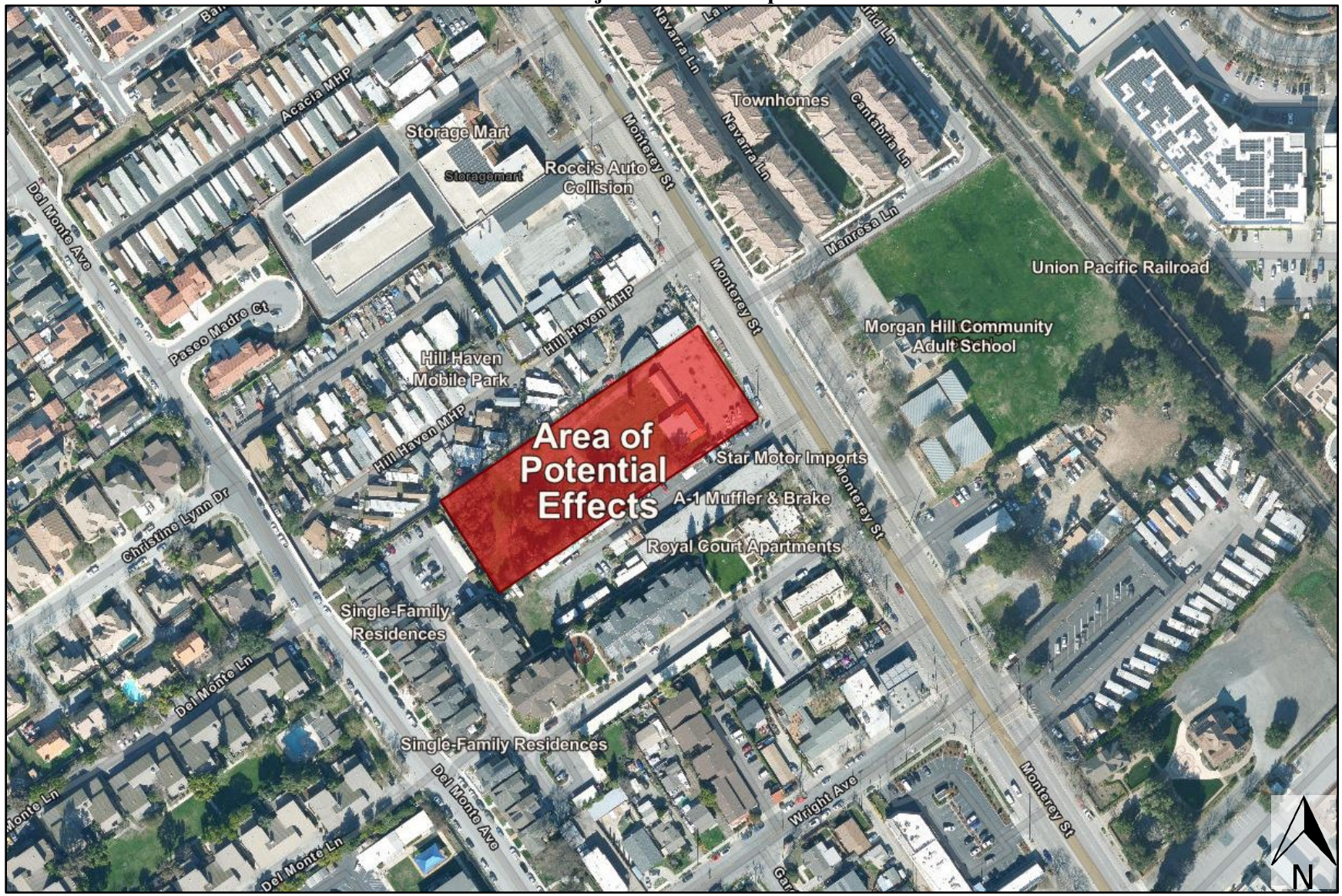


Attachment 2
Project Location Map



Attachment 3
CHRIS Records Search Results

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
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LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

August 11, 2021 NWIC File No.: 21-0165

Nick Pappani
Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834

Re: Record search results for the proposed The Magnolias Affordable Housing Project.

Dear Mr. Nick Pappani:

Per your request received by our office on the 2nd of August, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Santa Clara County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the project site consists of approximately 1.5 acres located at 17965 Monterey Road. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site consists of vehicle storage and two vacant storage buildings. The project site is surrounded by single-family residential development to the north, south and west, Monterey Road and an adult school to the east, and an auto body shop, storage facility and mobile home park further to the north.

The proposed project would include demolition of the existing on-site structures and redevelopment of the site with a five-story, affordable 66-unit housing development, including 16 studios, 16 one-bedroom, 17 two-bedroom, and 17 three-bedroom units. One three-bedroom unit would be reserved for on-site staff. The proposed project would also include a 1,456-sf entry plaza, 11,320-sf garden recreation area, two roof decks, half-court basketball and recreation area, playground, clubhouse, laundry room and bike room. In addition, the project would include 67 ground-level parking stalls. The proposed project would be fabricated through modular construction and, thus, ground disturbance associated with the project would be limited.

Review of this information indicates that there have been no cultural resource studies that cover the Magnolias Affordable Housing project area. This Magnolias Affordable Housing project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Magnolias Affordable Housing project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Magnolias Affordable Housing project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Tamyen language, part of the Coastanoan/Ohlone language family (Levy 1978:485). Using Milliken's study of various mission records, the proposed project area is located within the lands of the Matalan tribe, whose territory was located in the Santa Clara Valley from the town of Coyote south to Morgan Hill. The group may have held the Chesbro Reservoir area on Llagas Creek to the west, and the Anderson Reservoir area in the hills to the east. (Milliken 1995: 248).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Santa Clara County have been found in areas in valleys, near intermittent and perennial watercourses and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Magnolias Affordable Housing project area is located in Santa Clara Valley near the hill to valley interface along the northeast end of the lower reaches of El Toro Mountain in the town of Morgan Hill. The project area is located in valley lands approximately 465 meters north of an unnamed creek. Aerial maps indicate buildings, vehicle storage, several trees and dirt areas. Given the similarity of these environmental factors and the ethnographic sensitivity of the area, there is a moderate to high potential for unrecorded Native American resources to be within the proposed Magnolias Affordable Housing project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Magnolias Affordable Housing project area. Early Santa Clara County Atlas indicated the project area was located within the lands of Dan Murphy (Thompson and West: 56). With this in mind, there is a moderate potential for unrecorded historic-period archaeological resources to be within the proposed Magnolias Affordable Housing project area.

The 1955 photo revised 1980 Morgan Hill USGS 7.5-minute topographic quadrangle fails to depict any buildings or structures within the Magnolias Affordable Housing project area; therefore, there is a low possibility for any buildings or structures 45 years or older to be within the Magnolias Affordable Housing project area.

RECOMMENDATIONS:

1) There is a moderate to high potential of identifying Native American archaeological resources and a moderate potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Santa Clara County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction,** work should be temporarily halted in the vicinity of the discovered materials and workers should avoid

altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

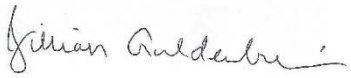
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

General Land Office
1857 Survey Plat for Rancho Ojo De Agua de la Coche.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair
1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Kroeber, A.L.
1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976).

Levy, Richard
1978 Costanoan. In *California*, edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Milliken, Randall
1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Santa Clara County Historical Heritage Commission
1979 Heritage Resource Inventory: Santa Clara County. Santa Clara County Planning Department, San Jose, CA. (Reprint 1999).

State of California Department of Parks and Recreation
1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation **
2020 *Built Environment Resources Directory*. Listing by City (through March 2, 2020). State of California Office of Historic Preservation, Sacramento.

Thompson & West
1876 Historical Atlas Map of Santa Clara County, California. Thompson & West, San Francisco, CA. (Reprint by Smith & McKay Printing Company, San Jose, CA 1973).

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

Attachment 4
Project NAHC Search Results

E

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

NATIVE AMERICAN HERITAGE COMMISSION

August 30, 2021

Nick Pappani
Raney Management

Via Email to: pappani@raneymanagement.com

Re: The Magnolia's Affordable Housing Project, Santa Clara County

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions, please contact me at my email address: Katy.Sanchez@nahc.ca.gov.

Sincerely,

Katy Sanchez

Katy Sanchez
Associate Environmental Planner

Attachment

Attachment 5
Project NAHC Tribal Consultation List

Native American Heritage Commission
Native American Contacts List
August 30, 2021

Amah Mutsun Tribal Band
Valentin Lopez, Chairperson
P.O. Box 5272 Ohlone/Costanoan
Galt ,CA 95632 North Valley Yokuts
vlopez@amahmutsun.org
(916) 743-5833

Amah Mutsun Tribal Band of Mission San Juan Bautista
Irene Zwierlein, Chairperson
3030 Soda Bay Road Ohlone/Costanoan
Lakeport ,CA 95453
amahmutsuntribal@gmail.com
(650) 851-7489 Cell
(650) 332-1526 Fax

Indian Canyon Mutsun Band of Costanoan
Kanyon Sayers-Roods
1615 Pearson Court Ohlone/Costanoan
San Jose ,CA 95122
408-673-0626

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28 Ohlone/Costanoan
Hollister ,CA 95024
(831) 637-4238

Muwekma Ohlone Indian Tribe of the SF Bay Area
Monica Arellano, Vice Chairwoman
20885 Redwood Road, Suite 232 Ohlone / Costanoan
Castro Valley ,CA 94546
marellano@muwekma.org
(408) 205-9714

North Valley Yokuts Tribe
Katherine Erolinda Perez, Chairperson
P.O. Box 717 Ohlone/Costanoan
Linden ,CA 95236 Northern Valley Yokuts
canutes@verizon.net Bay Miwok
(209) 887-3415

North Valley Yokuts Tribe
Timothy Perez, MLD Contact
P.O. Box 717 Ohlone/Costanoan
Linden ,CA 95236 Northern Valley Yokuts
huskanam@gmail.com Bay Miwok
(209) 662-2788

Rumsen Am:a Tur:ataj Ohlone
Dee Dee Manzanares Ybarra, Chairperson
14671 Farmington Street Ohlone/Costanoan
Herperia ,CA 92345
rumsenama@gmail.com
(760) 403-1756

Tamien Nation
Quirina Luna Geary, Chairperson
P.O. Box 8053 Ohlone/Costanoan
San Jose ,CA 95155
qgeary@tamien.org
(707) 295-4011

Tamien Nation
Johnathan Wasaka Costilla, THPO
P.O. Box 866 Ohlone/Costanoan
Clearlake Oaks ,CA 95423
thpo@tamien.org
(925) 336-5359

Native American Heritage Commission
Native American Contacts List
August 30, 2021

The Confederated Villages of Lisjan
Corrina Gould, Chairperson
10926 Edes Avenue
Oakland , CA 94603
cvltribe@gmail.com
(510) 575-8408

Ohlone/Costanoan

The Ohlone Indian Tribe
Andrew Galvan
P.O. Box 3388
Fremont , CA 94539
chochenyo@AOL.com
(510) 882-0527 Cell
(510) 687-9393 Fax

Ohlone
Bay Miwok
Plains Miwok
Patwin

Wuksache Indian Tribe/Eshom Valley Band
Kenneth Woodrow, Chairperson
1179 Rock Haven Ct.
Salinas , CA 93906
kwood8934@aol.com
(831) 443-9702

Foothill Yokuts
Mono
Wuksache

CITY OF MORGAN HILL

17575 Peak Avenue
Morgan Hill, CA 95037-4128
TEL: (408) 778-6480
FAX: (408) 779-7236
www.morganhill.ca.gov

August 31, 2022

Chairperson Ann Marie Sayers
Indian Canyon Mutsun Band of Costanoan
P.O. Box 28
Hollister, CA 95024

Subject: Formal Notification for Section 106 Tribal Consultation: Magnolias Affordable Housing Project, Morgan Hill, California

Chairperson Sayers,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Magnolias Affordable Housing Project (proposed project), located in the City of Morgan Hill, and to initiate consultation pursuant to Section 106 of Title 24 Code of Federal Regulations (CFR) Part 58. The applicant, First Community Housing, is seeking federal funding for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Morgan Hill is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The 1.5-acre project site is located at 17965 Monterey Road in the City of Morgan Hill. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site is used for vehicle storage and is developed with two storage buildings, a paved parking area, an unpaved storage yard, and landscaped areas. Surrounding existing land uses include a mobile home park community (Hill Haven Mobile Park) to the north; an auto body shop (Rocci's Auto Collision) and self-storage company (Storage Mart) further to the north; a townhome residential community to the northeast, across Monterey Road; the Morgan Hill Community Adult School to the east, across Monterey Road; an auto repair shop (Star Motor Imports), a brake shop (A-1 Muffler & Brake), and multi-family residential apartments (Royal Court Apartments) to the south; and single-family residences to the southwest and west. Monterey Road bounds the site's eastern boundary. The Union Pacific Railroad (UPRR) tracks are located further to the east. The Morgan Hill General Plan designates the site Mixed Use Flex (MU-F) and the site is zoned MU-F.

The proposed project would include demolition of the existing on-site structures and construction of a five-story, multi-family residential building, comprised of 66 units, including 16 studio units, 16 one-bedroom units, 17 two-bedroom units, and 17 three-bedroom units. In total, the building would feature 89,800 square feet (sf) and be constructed at a height of 68 feet. In addition, the project would include 67 parking spaces; long-term and short-term parking for bicycles; ground-floor amenities such as a clubhouse, community room, laundry room, and lobby area; a half-court basketball and recreation area; a playground; and a garden/recreation area. The proposed units would be designated for households

earning 30 to 60 percent of the annual median income (AMI) for Santa Clara County. Ground disturbance would be limited to site grading, trenching for utilities, and building construction.

A site-specific cultural study or field survey has not been conducted for the proposed project. However, in order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) for the project site and vicinity (see Attachment 3). The CHRIS records search included review of archaeological resource records, historic properties records, official records and maps of archaeological sites and surveys in Santa Clara County, the National Register of Historic Places (NRHP), and the California Register of Historical Resources (CRHR). The study concluded that cultural or historical resources have not been recorded within or adjacent to the project site. In addition, base maps do not show recorded buildings or structures within the project site.

However, the NWIC's review determined that the project site is located within the lands of the Matalan tribe and that the tribe may have occupied the Chesbro Reservoir area on Llagas Creek to the west of the City and the Anderson Reservoir area in the hills to the east of the City. As such, the NWIC found that based on an evaluation of the environmental setting and features associated with known sites, the project site is located in an area considered to be moderately to highly sensitive for unknown Native American archaeological resources and moderately sensitive for historic-period archaeological resources. However, considering that the project site is partially developed and such resources have not been identified, any on-site tribal cultural resources and/or historic-period archaeological resources would be located underground and potentially encountered only during ground-disturbing activities associated with the proposed project.

Finally, a search of the NAHC Sacred Lands File for the project area was completed and returned negative results, indicating that known tribal cultural resources do not exist on-site (see Attachment 4).

Based on the findings described above, the discovery of tribal cultural resources is not anticipated to occur during construction of the proposed project. Nonetheless, because the potential exists for unknown subsurface Native American resources to be located within the project site, the City's standard conditions of approval related to the protection of historical and archaeological resources, as well as specific measures that have been required through the California Environmental Quality Act (CEQA) process conducted for the proposed project, will be included in the EA to prevent potential impacts to cultural and tribal cultural resources, should any such resources be encountered during ground-disturbing activities associated with the proposed project.

The City's standard conditions include, but are not limited to, provisions that require a preconstruction meeting with the general contractor and subcontractors for the purposes of cultural sensitivity training; an on-site Tamien Nation Tribal Monitor to monitor all ground-disturbing activities and an on-call archaeologist; the immediate halting of work within 50 feet of a discovery until an archaeologist confirms if the find is a unique archaeological resource and subsequent requirements in cases where the discovery is confirmed as such; treatment of discovered human remains with dignity and respect; and additional requirements to ensure the proper parties are contacted upon the discovery of human remains.

Pursuant to Section 106 of 24 CFR Part 58, if the Indian Canyon Mutsun Band of Costanoan would like to be a consulting party on this project, or has any specific information or questions, please feel free to contact Gina Paolini, Principal Planner at the City of Morgan Hill, by email at

gina.paolini@morganhill.ca.gov or by phone at (408) 310-4676. Thank you for your time and attention to this matter.

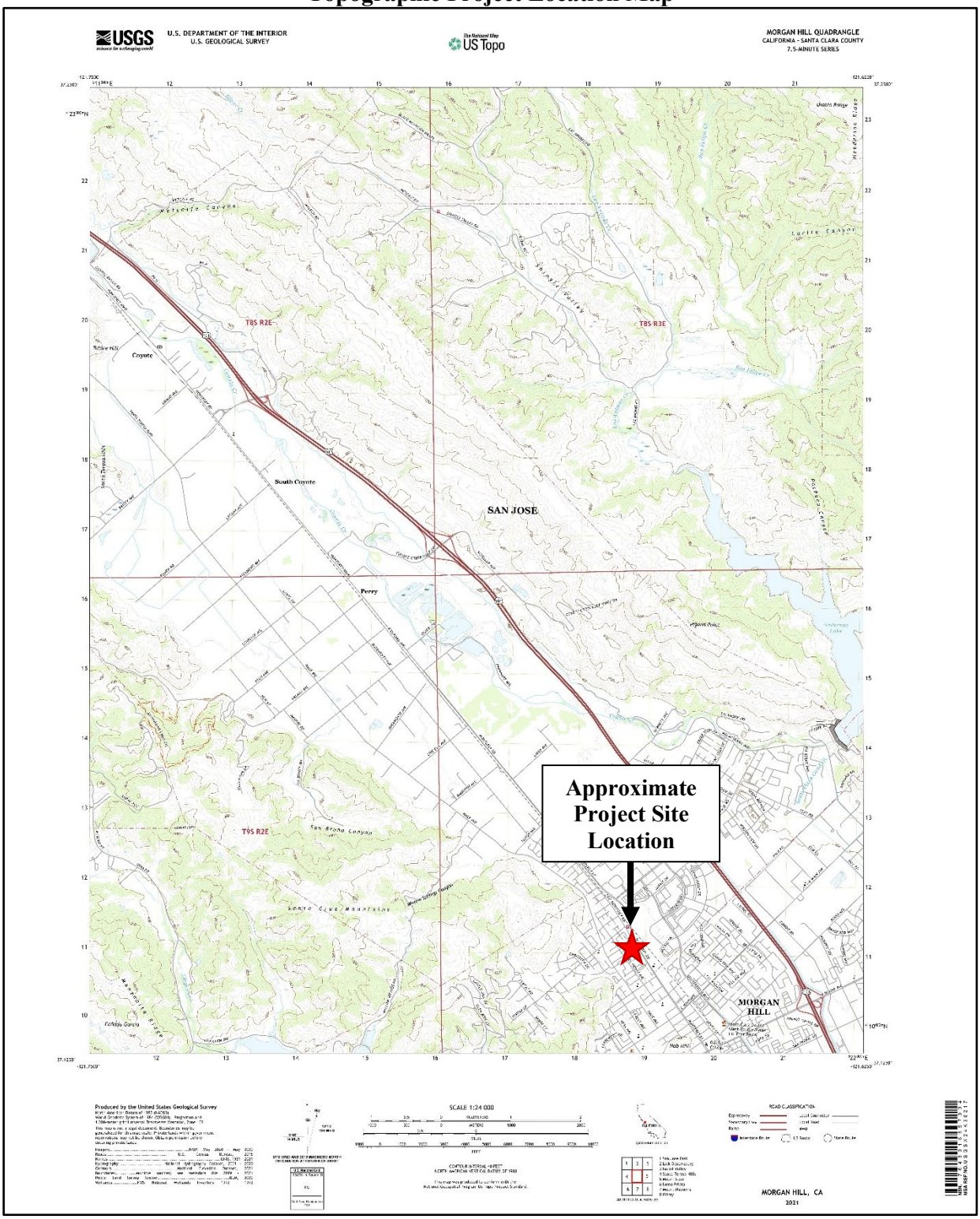
Sincerely,

Gina Paolini
Principal Planner
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

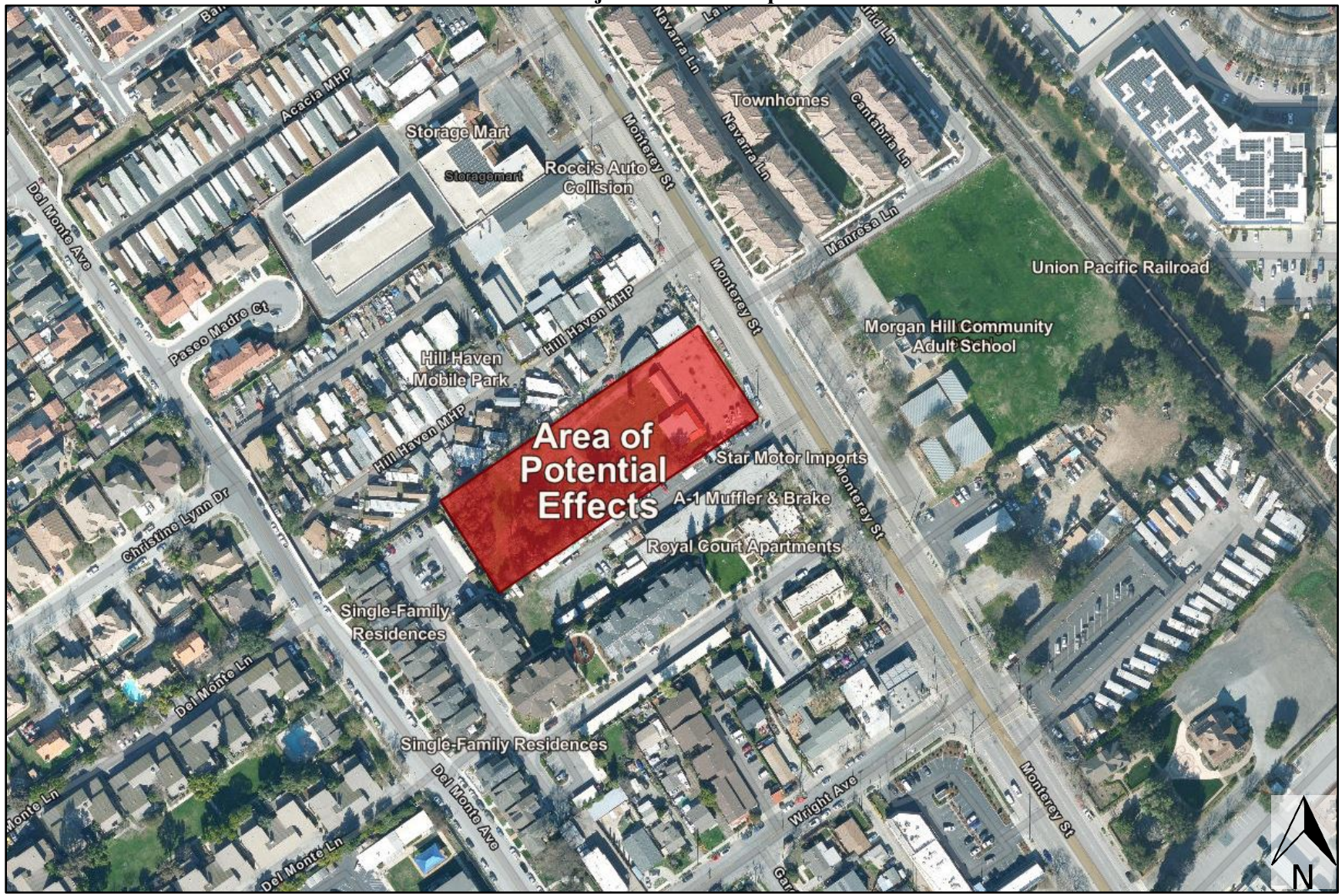
Attachments:

1. Topographic Project Location Map
2. Project Location Map
3. CHRIS Records Search Results
4. Project NAHC Search Results
5. Project NAHC Tribal Consultation List

Attachment 1
Topographic Project Location Map



Attachment 2
Project Location Map



Attachment 3
CHRIS Records Search Results

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

August 11, 2021 NWIC File No.: 21-0165

Nick Pappani
Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834

Re: Record search results for the proposed The Magnolias Affordable Housing Project.

Dear Mr. Nick Pappani:

Per your request received by our office on the 2nd of August, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Santa Clara County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the project site consists of approximately 1.5 acres located at 17965 Monterey Road. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site consists of vehicle storage and two vacant storage buildings. The project site is surrounded by single-family residential development to the north, south and west, Monterey Road and an adult school to the east, and an auto body shop, storage facility and mobile home park further to the north.

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At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Tamyen language, part of the Coastanoan/Ohlone language family (Levy 1978:485). Using Milliken's study of various mission records, the proposed project area is located within the lands of the Matalan tribe, whose territory was located in the Santa Clara Valley from the town of Coyote south to Morgan Hill. The group may have held the Chesbro Reservoir area on Llagas Creek to the west, and the Anderson Reservoir area in the hills to the east. (Milliken 1995: 248).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Santa Clara County have been found in areas in valleys, near intermittent and perennial watercourses and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Magnolias Affordable Housing project area is located in Santa Clara Valley near the hill to valley interface along the northeast end of the lower reaches of El Toro Mountain in the town of Morgan Hill. The project area is located in valley lands approximately 465 meters north of an unnamed creek. Aerial maps indicate buildings, vehicle storage, several trees and dirt areas. Given the similarity of these environmental factors and the ethnographic sensitivity of the area, there is a moderate to high potential for unrecorded Native American resources to be within the proposed Magnolias Affordable Housing project area.

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The 1955 photo revised 1980 Morgan Hill USGS 7.5-minute topographic quadrangle fails to depict any buildings or structures within the Magnolias Affordable Housing project area; therefore, there is a low possibility for any buildings or structures 45 years or older to be within the Magnolias Affordable Housing project area.

RECOMMENDATIONS:

1) There is a moderate to high potential of identifying Native American archaeological resources and a moderate potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Santa Clara County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

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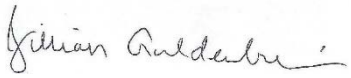
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

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Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair
1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Kroeber, A.L.
1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976).

Levy, Richard
1978 Costanoan. In *California*, edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Milliken, Randall
1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Santa Clara County Historical Heritage Commission
1979 Heritage Resource Inventory: Santa Clara County. Santa Clara County Planning Department, San Jose, CA. (Reprint 1999).

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**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

Attachment 4
Project NAHC Search Results

E

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[**Vacant**]

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NATIVE AMERICAN HERITAGE COMMISSION

August 30, 2021

Nick Pappani
Raney Management

Via Email to: pappani@raneymanagement.com

Re: The Magnolia's Affordable Housing Project, Santa Clara County

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions, please contact me at my email address: Katy.Sanchez@nahc.ca.gov.

Sincerely,

Katy Sanchez

Katy Sanchez
Associate Environmental Planner

Attachment

Attachment 5
Project NAHC Tribal Consultation List

Native American Heritage Commission
Native American Contacts List
August 30, 2021

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Indian Canyon Mutsun Band of Costanoan
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Muwekma Ohlone Indian Tribe of the SF Bay Area
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August 30, 2021

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Plains Miwok
Patwin

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Foothill Yokuts
Mono
Wuksache

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www.morganhill.ca.gov

August 31, 2022

Vice Chairwoman Monica Arellano
Muwekma Ohlone Indian Tribe of the SF Bay Area
20885 Redwood Road, Suite 232
Castro Valley, CA 94546

Subject: Formal Notification for Section 106 Tribal Consultation: Magnolias Affordable Housing Project, Morgan Hill, California

Chairperson Sayers,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Magnolias Affordable Housing Project (proposed project), located in the City of Morgan Hill, and to initiate consultation pursuant to Section 106 of Title 24 Code of Federal Regulations (CFR) Part 58. The applicant, First Community Housing, is seeking federal funding for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Morgan Hill is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The 1.5-acre project site is located at 17965 Monterey Road in the City of Morgan Hill. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site is used for vehicle storage and is developed with two storage buildings, a paved parking area, an unpaved storage yard, and landscaped areas. Surrounding existing land uses include a mobile home park community (Hill Haven Mobile Park) to the north; an auto body shop (Rocci's Auto Collision) and self-storage company (Storage Mart) further to the north; a townhome residential community to the northeast, across Monterey Road; the Morgan Hill Community Adult School to the east, across Monterey Road; an auto repair shop (Star Motor Imports), a brake shop (A-1 Muffler & Brake), and multi-family residential apartments (Royal Court Apartments) to the south; and single-family residences to the southwest and west. Monterey Road bounds the site's eastern boundary. The Union Pacific Railroad (UPRR) tracks are located further to the east. The Morgan Hill General Plan designates the site Mixed Use Flex (MU-F) and the site is zoned MU-F.

The proposed project would include demolition of the existing on-site structures and construction of a five-story, multi-family residential building, comprised of 66 units, including 16 studio units, 16 one-bedroom units, 17 two-bedroom units, and 17 three-bedroom units. In total, the building would feature 89,800 square feet (sf) and be constructed at a height of 68 feet. In addition, the project would include 67 parking spaces; long-term and short-term parking for bicycles; ground-floor amenities such as a clubhouse, community room, laundry room, and lobby area; a half-court basketball and recreation area; a playground; and a garden/recreation area. The proposed units would be designated for households

earning 30 to 60 percent of the annual median income (AMI) for Santa Clara County. Ground disturbance would be limited to site grading, trenching for utilities, and building construction.

A site-specific cultural study or field survey has not been conducted for the proposed project. However, in order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) for the project site and vicinity (see Attachment 3). The CHRIS records search included review of archaeological resource records, historic properties records, official records and maps of archaeological sites and surveys in Santa Clara County, the National Register of Historic Places (NRHP), and the California Register of Historical Resources (CRHR). The study concluded that cultural or historical resources have not been recorded within or adjacent to the project site. In addition, base maps do not show recorded buildings or structures within the project site.

However, the NWIC's review determined that the project site is located within the lands of the Matalan tribe and that the tribe may have occupied the Chesbro Reservoir area on Llagas Creek to the west of the City and the Anderson Reservoir area in the hills to the east of the City. As such, the NWIC found that based on an evaluation of the environmental setting and features associated with known sites, the project site is located in an area considered to be moderately to highly sensitive for unknown Native American archaeological resources and moderately sensitive for historic-period archaeological resources. However, considering that the project site is partially developed and such resources have not been identified, any on-site tribal cultural resources and/or historic-period archaeological resources would be located underground and potentially encountered only during ground-disturbing activities associated with the proposed project.

Finally, a search of the NAHC Sacred Lands File for the project area was completed and returned negative results, indicating that known tribal cultural resources do not exist on-site (see Attachment 4).

Based on the findings described above, the discovery of tribal cultural resources is not anticipated to occur during construction of the proposed project. Nonetheless, because the potential exists for unknown subsurface Native American resources to be located within the project site, the City's standard conditions of approval related to the protection of historical and archaeological resources, as well as specific measures that have been required through the California Environmental Quality Act (CEQA) process conducted for the proposed project, will be included in the EA to prevent potential impacts to cultural and tribal cultural resources, should any such resources be encountered during ground-disturbing activities associated with the proposed project.

The City's standard conditions include, but are not limited to, provisions that require a preconstruction meeting with the general contractor and subcontractors for the purposes of cultural sensitivity training; an on-site Tamien Nation Tribal Monitor to monitor all ground-disturbing activities and an on-call archaeologist; the immediate halting of work within 50 feet of a discovery until an archaeologist confirms if the find is a unique archaeological resource and subsequent requirements in cases where the discovery is confirmed as such; treatment of discovered human remains with dignity and respect; and additional requirements to ensure the proper parties are contacted upon the discovery of human remains.

Pursuant to Section 106 of 24 CFR Part 58, if the Muwekma Ohlone Indian Tribe of the SF Bay Area would like to be a consulting party on this project, or has any specific information or questions, please feel free to contact Gina Paolini, Principal Planner at the City of Morgan Hill, by email at

gina.paolini@morganhill.ca.gov or by phone at (408) 310-4676. Thank you for your time and attention to this matter.

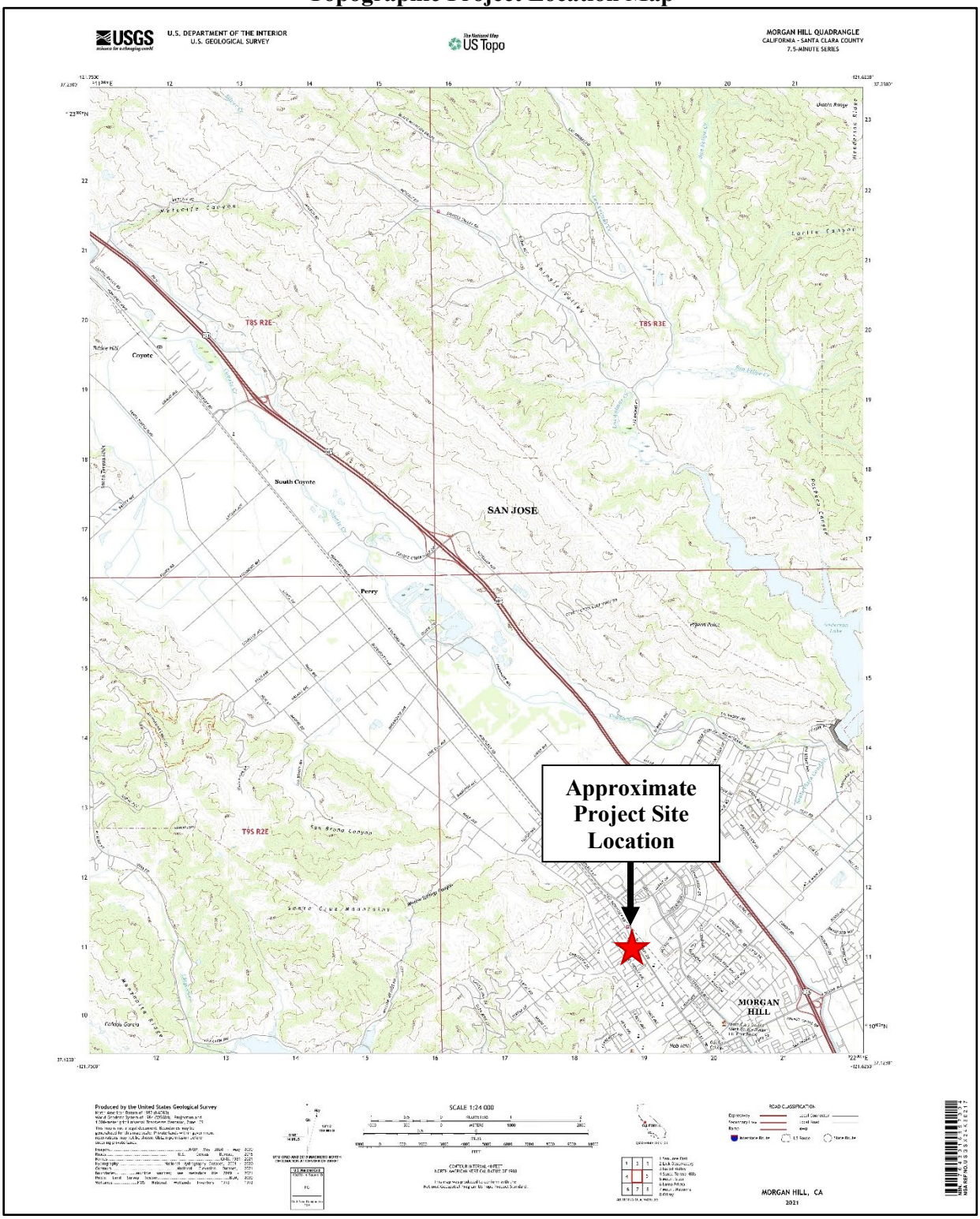
Sincerely,

Gina Paolini
Principal Planner
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

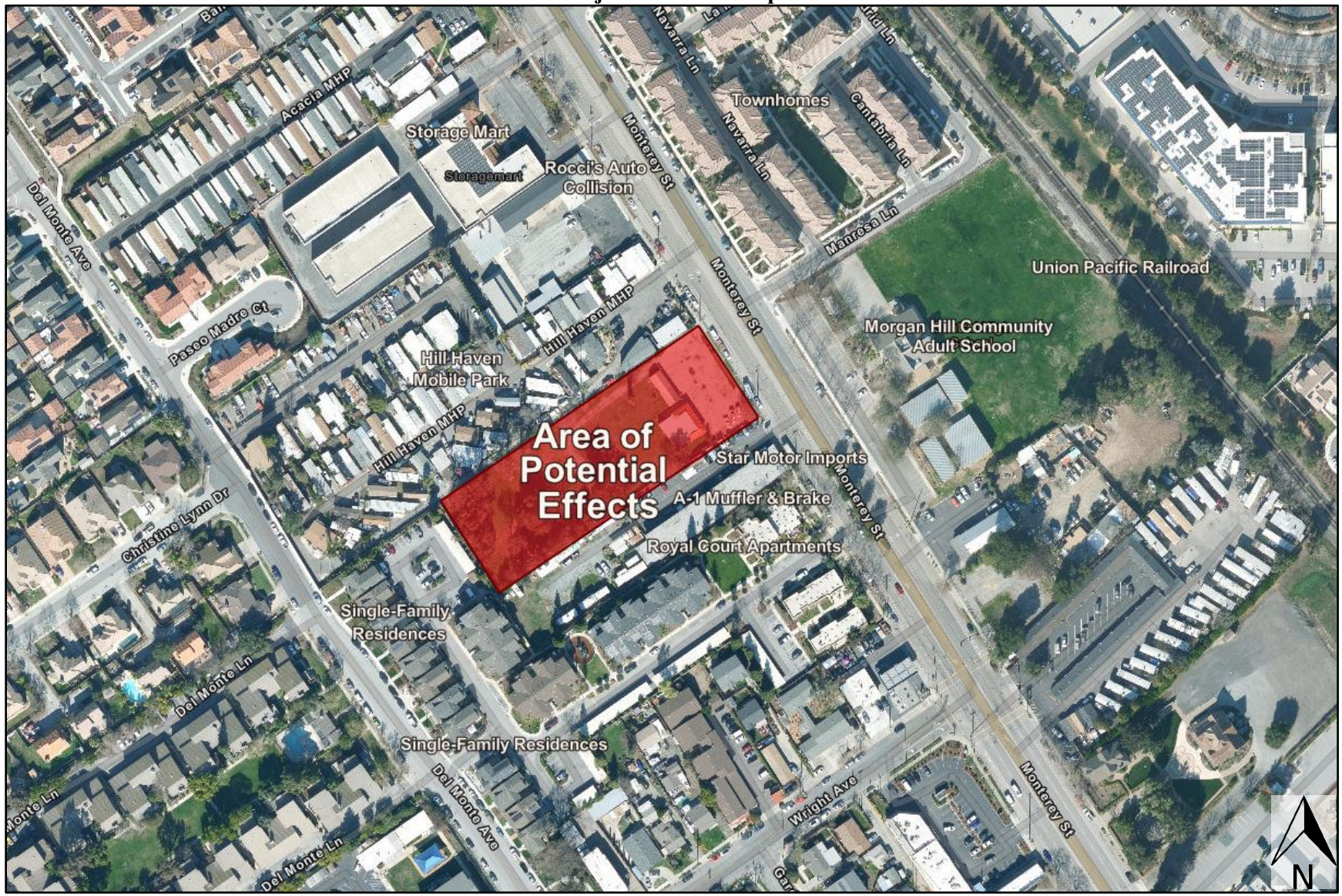
Attachments:

1. Topographic Project Location Map
2. Project Location Map
3. CHRIS Records Search Results
4. Project NAHC Search Results
5. Project NAHC Tribal Consultation List

Attachment 1
Topographic Project Location Map



Attachment 2
Project Location Map



Attachment 3
CHRIS Records Search Results

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

August 11, 2021 NWIC File No.: 21-0165

Nick Pappani
Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834

Re: Record search results for the proposed The Magnolias Affordable Housing Project.

Dear Mr. Nick Pappani:

Per your request received by our office on the 2nd of August, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Santa Clara County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the project site consists of approximately 1.5 acres located at 17965 Monterey Road. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site consists of vehicle storage and two vacant storage buildings. The project site is surrounded by single-family residential development to the north, south and west, Monterey Road and an adult school to the east, and an auto body shop, storage facility and mobile home park further to the north.

The proposed project would include demolition of the existing on-site structures and redevelopment of the site with a five-story, affordable 66-unit housing development, including 16 studios, 16 one-bedroom, 17 two-bedroom, and 17 three-bedroom units. One three-bedroom unit would be reserved for on-site staff. The proposed project would also include a 1,456-sf entry plaza, 11,320-sf garden recreation area, two roof decks, half-court basketball and recreation area, playground, clubhouse, laundry room and bike room. In addition, the project would include 67 ground-level parking stalls. The proposed project would be fabricated through modular construction and, thus, ground disturbance associated with the project would be limited.

Review of this information indicates that there have been no cultural resource studies that cover the Magnolias Affordable Housing project area. This Magnolias Affordable Housing project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Magnolias Affordable Housing project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Magnolias Affordable Housing project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Tamyen language, part of the Coastanoan/Ohlone language family (Levy 1978:485). Using Milliken's study of various mission records, the proposed project area is located within the lands of the Matalan tribe, whose territory was located in the Santa Clara Valley from the town of Coyote south to Morgan Hill. The group may have held the Chesbro Reservoir area on Llagas Creek to the west, and the Anderson Reservoir area in the hills to the east. (Milliken 1995: 248).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Santa Clara County have been found in areas in valleys, near intermittent and perennial watercourses and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Magnolias Affordable Housing project area is located in Santa Clara Valley near the hill to valley interface along the northeast end of the lower reaches of El Toro Mountain in the town of Morgan Hill. The project area is located in valley lands approximately 465 meters north of an unnamed creek. Aerial maps indicate buildings, vehicle storage, several trees and dirt areas. Given the similarity of these environmental factors and the ethnographic sensitivity of the area, there is a moderate to high potential for unrecorded Native American resources to be within the proposed Magnolias Affordable Housing project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Magnolias Affordable Housing project area. Early Santa Clara County Atlas indicated the project area was located within the lands of Dan Murphy (Thompson and West: 56). With this in mind, there is a moderate potential for unrecorded historic-period archaeological resources to be within the proposed Magnolias Affordable Housing project area.

The 1955 photo revised 1980 Morgan Hill USGS 7.5-minute topographic quadrangle fails to depict any buildings or structures within the Magnolias Affordable Housing project area; therefore, there is a low possibility for any buildings or structures 45 years or older to be within the Magnolias Affordable Housing project area.

RECOMMENDATIONS:

1) There is a moderate to high potential of identifying Native American archaeological resources and a moderate potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Santa Clara County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction,** work should be temporarily halted in the vicinity of the discovered materials and workers should avoid

altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

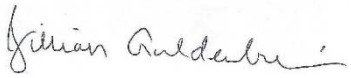
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

General Land Office
1857 Survey Plat for Rancho Ojo De Agua de la Coche.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair
1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Kroeber, A.L.
1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976).

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[**Vacant**]

EXECUTIVE SECRETARY
Christina Snider
Pomo

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NATIVE AMERICAN HERITAGE COMMISSION

August 30, 2021

Nick Pappani
Raney Management

Via Email to: pappani@raneymanagement.com

Re: The Magnolia's Affordable Housing Project, Santa Clara County

Dear Mr. Pappani:

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Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions, please contact me at my email address: Katy.Sanchez@nahc.ca.gov.

Sincerely,

Katy Sanchez

Katy Sanchez
Associate Environmental Planner

Attachment

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(925) 336-5359

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Native American Contacts List
August 30, 2021

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(831) 443-9702

Foothill Yokuts
Mono
Wuksache

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FAX: (408) 779-7236
www.morganhill.ca.gov

August 31, 2022

Chairperson Katherine Erolinda Perez
North Valley Yokuts Tribe
P.O. Box 717
Linden, CA 95236

Subject: Formal Notification for Section 106 Tribal Consultation: Magnolias Affordable Housing Project, Morgan Hill, California

Chairperson Perez,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Magnolias Affordable Housing Project (proposed project), located in the City of Morgan Hill, and to initiate consultation pursuant to Section 106 of Title 24 Code of Federal Regulations (CFR) Part 58. The applicant, First Community Housing, is seeking federal funding for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Morgan Hill is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The 1.5-acre project site is located at 17965 Monterey Road in the City of Morgan Hill. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site is used for vehicle storage and is developed with two storage buildings, a paved parking area, an unpaved storage yard, and landscaped areas. Surrounding existing land uses include a mobile home park community (Hill Haven Mobile Park) to the north; an auto body shop (Rocci's Auto Collision) and self-storage company (Storage Mart) further to the north; a townhome residential community to the northeast, across Monterey Road; the Morgan Hill Community Adult School to the east, across Monterey Road; an auto repair shop (Star Motor Imports), a brake shop (A-1 Muffler & Brake), and multi-family residential apartments (Royal Court Apartments) to the south; and single-family residences to the southwest and west. Monterey Road bounds the site's eastern boundary. The Union Pacific Railroad (UPRR) tracks are located further to the east. The Morgan Hill General Plan designates the site Mixed Use Flex (MU-F) and the site is zoned MU-F.

The proposed project would include demolition of the existing on-site structures and construction of a five-story, multi-family residential building, comprised of 66 units, including 16 studio units, 16 one-bedroom units, 17 two-bedroom units, and 17 three-bedroom units. In total, the building would feature 89,800 square feet (sf) and be constructed at a height of 68 feet. In addition, the project would include 67 parking spaces; long-term and short-term parking for bicycles; ground-floor amenities such as a clubhouse, community room, laundry room, and lobby area; a half-court basketball and recreation area; a playground; and a garden/recreation area. The proposed units would be designated for households

earning 30 to 60 percent of the annual median income (AMI) for Santa Clara County. Ground disturbance would be limited to site grading, trenching for utilities, and building construction.

A site-specific cultural study or field survey has not been conducted for the proposed project. However, in order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) for the project site and vicinity (see Attachment 3). The CHRIS records search included review of archaeological resource records, historic properties records, official records and maps of archaeological sites and surveys in Santa Clara County, the National Register of Historic Places (NRHP), and the California Register of Historical Resources (CRHR). The study concluded that cultural or historical resources have not been recorded within or adjacent to the project site. In addition, base maps do not show recorded buildings or structures within the project site.

However, the NWIC's review determined that the project site is located within the lands of the Matalan tribe and that the tribe may have occupied the Chesbro Reservoir area on Llagas Creek to the west of the City and the Anderson Reservoir area in the hills to the east of the City. As such, the NWIC found that based on an evaluation of the environmental setting and features associated with known sites, the project site is located in an area considered to be moderately to highly sensitive for unknown Native American archaeological resources and moderately sensitive for historic-period archaeological resources. However, considering that the project site is partially developed and such resources have not been identified, any on-site tribal cultural resources and/or historic-period archaeological resources would be located underground and potentially encountered only during ground-disturbing activities associated with the proposed project.

Finally, a search of the NAHC Sacred Lands File for the project area was completed and returned negative results, indicating that known tribal cultural resources do not exist on-site (see Attachment 4).

Based on the findings described above, the discovery of tribal cultural resources is not anticipated to occur during construction of the proposed project. Nonetheless, because the potential exists for unknown subsurface Native American resources to be located within the project site, the City's standard conditions of approval related to the protection of historical and archaeological resources, as well as specific measures that have been required through the California Environmental Quality Act (CEQA) process conducted for the proposed project, will be included in the EA to prevent potential impacts to cultural and tribal cultural resources, should any such resources be encountered during ground-disturbing activities associated with the proposed project.

The City's standard conditions include, but are not limited to, provisions that require a preconstruction meeting with the general contractor and subcontractors for the purposes of cultural sensitivity training; an on-site Tamien Nation Tribal Monitor to monitor all ground-disturbing activities and an on-call archaeologist; the immediate halting of work within 50 feet of a discovery until an archaeologist confirms if the find is a unique archaeological resource and subsequent requirements in cases where the discovery is confirmed as such; treatment of discovered human remains with dignity and respect; and additional requirements to ensure the proper parties are contacted upon the discovery of human remains.

Pursuant to Section 106 of 24 CFR Part 58, if the North Valley Yokuts Tribe would like to be a consulting party on this project, or has any specific information or questions, please feel free to contact

Gina Paolini, Principal Planner at the City of Morgan Hill, by email at gina.paolini@morganhill.ca.gov or by phone at (408) 310-4676. Thank you for your time and attention to this matter.

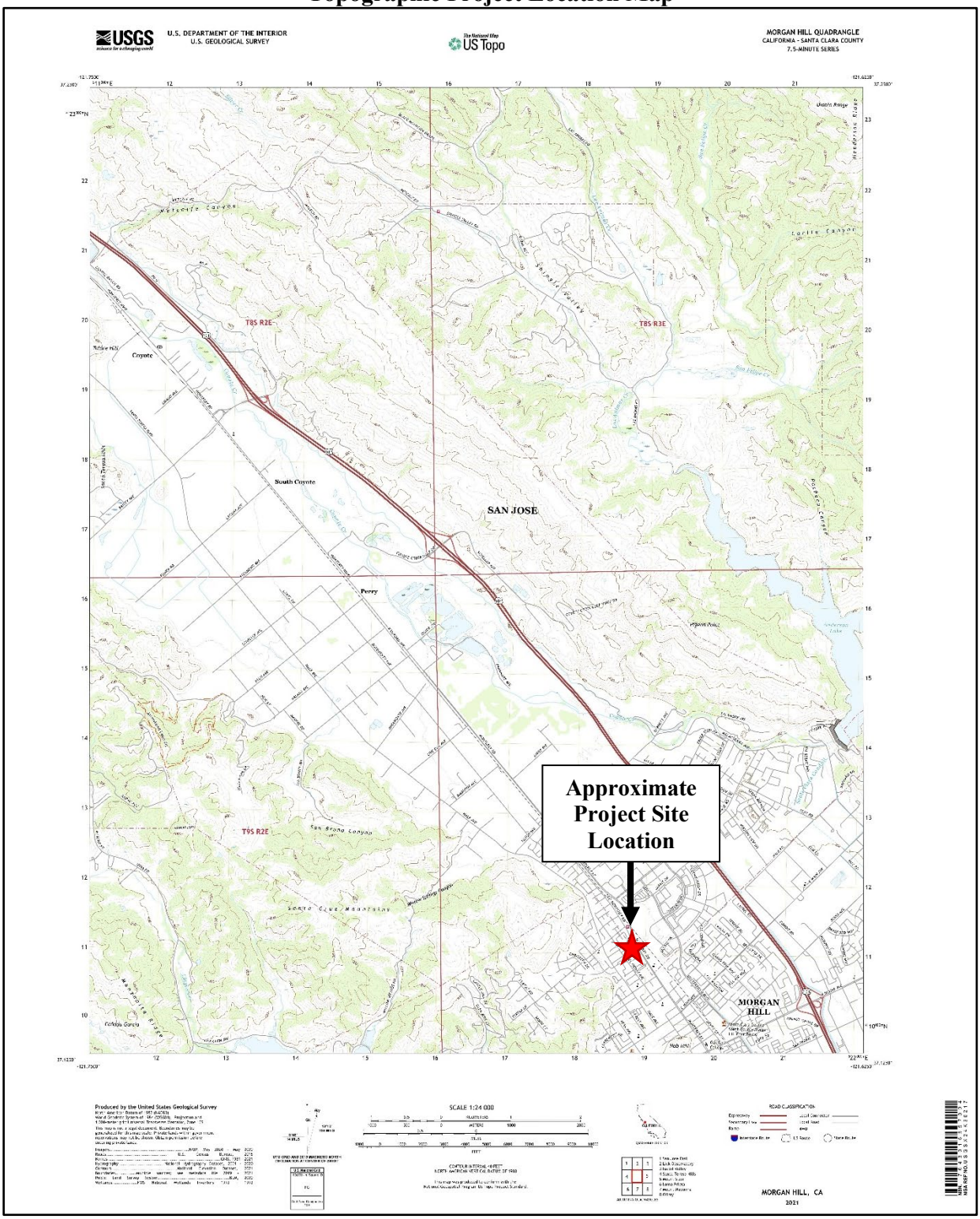
Sincerely,

Gina Paolini
Principal Planner
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

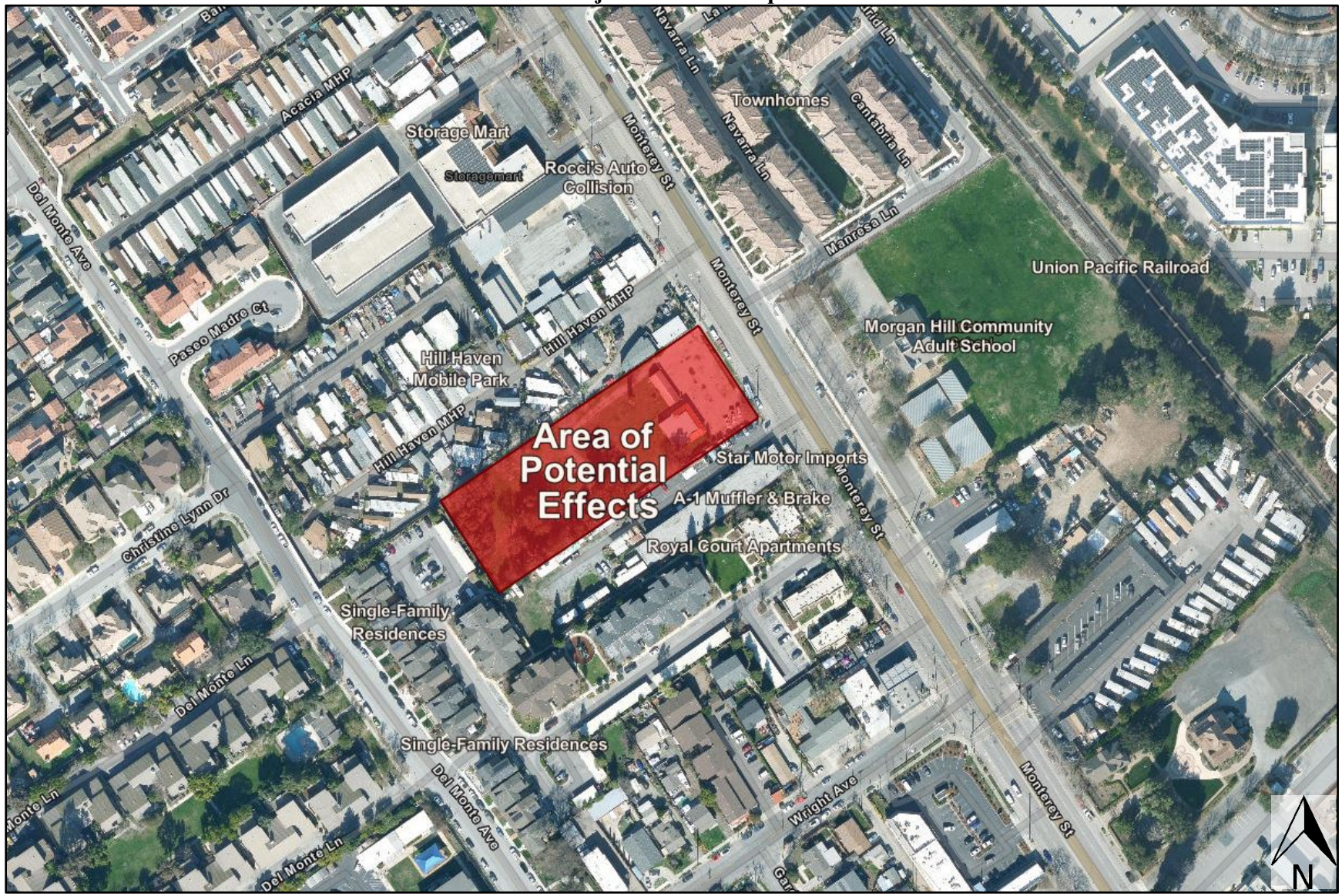
Attachments:

1. Topographic Project Location Map
2. Project Location Map
3. CHRIS Records Search Results
4. Project NAHC Search Results
5. Project NAHC Tribal Consultation List

Attachment 1
Topographic Project Location Map



Attachment 2
Project Location Map



Attachment 3
CHRIS Records Search Results

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

August 11, 2021 NWIC File No.: 21-0165

Nick Pappani
Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834

Re: Record search results for the proposed The Magnolias Affordable Housing Project.

Dear Mr. Nick Pappani:

Per your request received by our office on the 2nd of August, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Santa Clara County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the project site consists of approximately 1.5 acres located at 17965 Monterey Road. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site consists of vehicle storage and two vacant storage buildings. The project site is surrounded by single-family residential development to the north, south and west, Monterey Road and an adult school to the east, and an auto body shop, storage facility and mobile home park further to the north.

The proposed project would include demolition of the existing on-site structures and redevelopment of the site with a five-story, affordable 66-unit housing development, including 16 studios, 16 one-bedroom, 17 two-bedroom, and 17 three-bedroom units. One three-bedroom unit would be reserved for on-site staff. The proposed project would also include a 1,456-sf entry plaza, 11,320-sf garden recreation area, two roof decks, half-court basketball and recreation area, playground, clubhouse, laundry room and bike room. In addition, the project would include 67 ground-level parking stalls. The proposed project would be fabricated through modular construction and, thus, ground disturbance associated with the project would be limited.

Review of this information indicates that there have been no cultural resource studies that cover the Magnolias Affordable Housing project area. This Magnolias Affordable Housing project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Magnolias Affordable Housing project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Magnolias Affordable Housing project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Tamyen language, part of the Coastanoan/Ohlone language family (Levy 1978:485). Using Milliken's study of various mission records, the proposed project area is located within the lands of the Matalan tribe, whose territory was located in the Santa Clara Valley from the town of Coyote south to Morgan Hill. The group may have held the Chesbro Reservoir area on Llagas Creek to the west, and the Anderson Reservoir area in the hills to the east. (Milliken 1995: 248).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Santa Clara County have been found in areas in valleys, near intermittent and perennial watercourses and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Magnolias Affordable Housing project area is located in Santa Clara Valley near the hill to valley interface along the northeast end of the lower reaches of El Toro Mountain in the town of Morgan Hill. The project area is located in valley lands approximately 465 meters north of an unnamed creek. Aerial maps indicate buildings, vehicle storage, several trees and dirt areas. Given the similarity of these environmental factors and the ethnographic sensitivity of the area, there is a moderate to high potential for unrecorded Native American resources to be within the proposed Magnolias Affordable Housing project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Magnolias Affordable Housing project area. Early Santa Clara County Atlas indicated the project area was located within the lands of Dan Murphy (Thompson and West: 56). With this in mind, there is a moderate potential for unrecorded historic-period archaeological resources to be within the proposed Magnolias Affordable Housing project area.

The 1955 photo revised 1980 Morgan Hill USGS 7.5-minute topographic quadrangle fails to depict any buildings or structures within the Magnolias Affordable Housing project area; therefore, there is a low possibility for any buildings or structures 45 years or older to be within the Magnolias Affordable Housing project area.

RECOMMENDATIONS:

1) There is a moderate to high potential of identifying Native American archaeological resources and a moderate potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Santa Clara County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction,** work should be temporarily halted in the vicinity of the discovered materials and workers should avoid

altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

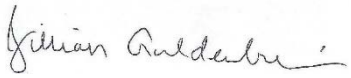
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

General Land Office
1857 Survey Plat for Rancho Ojo De Agua de la Coche.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair
1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Kroeber, A.L.
1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976).

Levy, Richard
1978 Costanoan. In *California*, edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Milliken, Randall
1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Santa Clara County Historical Heritage Commission
1979 Heritage Resource Inventory: Santa Clara County. Santa Clara County Planning Department, San Jose, CA. (Reprint 1999).

State of California Department of Parks and Recreation
1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation **
2020 *Built Environment Resources Directory*. Listing by City (through March 2, 2020). State of California Office of Historic Preservation, Sacramento.

Thompson & West
1876 Historical Atlas Map of Santa Clara County, California. Thompson & West, San Francisco, CA. (Reprint by Smith & McKay Printing Company, San Jose, CA 1973).

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

Attachment 4
Project NAHC Search Results

E

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

NATIVE AMERICAN HERITAGE COMMISSION

August 30, 2021

Nick Pappani
Raney Management

Via Email to: pappani@raneymanagement.com

Re: The Magnolia's Affordable Housing Project, Santa Clara County

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions, please contact me at my email address: Katy.Sanchez@nahc.ca.gov.

Sincerely,

Katy Sanchez

Katy Sanchez
Associate Environmental Planner

Attachment

Attachment 5
Project NAHC Tribal Consultation List

Native American Heritage Commission
Native American Contacts List
August 30, 2021

Amah Mutsun Tribal Band
Valentin Lopez, Chairperson
P.O. Box 5272 Ohlone/Costanoan
Galt ,CA 95632 North Valley Yokuts
vlopez@amahmutsun.org
(916) 743-5833

Amah Mutsun Tribal Band of Mission San Juan Bautista
Irene Zwierlein, Chairperson
3030 Soda Bay Road Ohlone/Costanoan
Lakeport ,CA 95453
amahmutsuntribal@gmail.com
(650) 851-7489 Cell
(650) 332-1526 Fax

Indian Canyon Mutsun Band of Costanoan
Kanyon Sayers-Roods
1615 Pearson Court Ohlone/Costanoan
San Jose ,CA 95122
408-673-0626

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28 Ohlone/Costanoan
Hollister ,CA 95024
(831) 637-4238

Muwekma Ohlone Indian Tribe of the SF Bay Area
Monica Arellano, Vice Chairwoman
20885 Redwood Road, Suite 232 Ohlone / Costanoan
Castro Valley ,CA 94546
marellano@muwekma.org
(408) 205-9714

North Valley Yokuts Tribe
Katherine Erolinda Perez, Chairperson
P.O. Box 717 Ohlone/Costanoan
Linden ,CA 95236 Northern Valley Yokuts
canutes@verizon.net Bay Miwok
(209) 887-3415

North Valley Yokuts Tribe
Timothy Perez, MLD Contact
P.O. Box 717 Ohlone/Costanoan
Linden ,CA 95236 Northern Valley Yokuts
huskanam@gmail.com Bay Miwok
(209) 662-2788

Rumsen Am:a Tur:ataj Ohlone
Dee Dee Manzanares Ybarra, Chairperson
14671 Farmington Street Ohlone/Costanoan
Herperia ,CA 92345
rumsenama@gmail.com
(760) 403-1756

Tamien Nation
Quirina Luna Geary, Chairperson
P.O. Box 8053 Ohlone/Costanoan
San Jose ,CA 95155
qgeary@tamien.org
(707) 295-4011

Tamien Nation
Johnathan Wasaka Costilla, THPO
P.O. Box 866 Ohlone/Costanoan
Clearlake Oaks ,CA 95423
thpo@tamien.org
(925) 336-5359

Native American Heritage Commission
Native American Contacts List
August 30, 2021

The Confederated Villages of Lisjan
Corrina Gould, Chairperson
10926 Edes Avenue
Oakland , CA 94603
cvltribe@gmail.com
(510) 575-8408

Ohlone/Costanoan

The Ohlone Indian Tribe
Andrew Galvan
P.O. Box 3388
Fremont , CA 94539
chochenyo@AOL.com
(510) 882-0527 Cell
(510) 687-9393 Fax

Ohlone
Bay Miwok
Plains Miwok
Patwin

Wuksache Indian Tribe/Eshom Valley Band
Kenneth Woodrow, Chairperson
1179 Rock Haven Ct.
Salinas , CA 93906
kwood8934@aol.com
(831) 443-9702

Foothill Yokuts
Mono
Wuksache

CITY OF MORGAN HILL

17575 Peak Avenue
Morgan Hill, CA 95037-4128
TEL: (408) 778-6480
FAX: (408) 779-7236
www.morganhill.ca.gov

August 31, 2022

MLD Contact Timothy Perez
North Valley Yokuts Tribe
P.O. Box 717
Linden, CA 95236

Subject: Formal Notification for Section 106 Tribal Consultation: Magnolias Affordable Housing Project, Morgan Hill, California

MLD Contact Timothy Perez,

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Pursuant to Section 106 of 24 CFR Part 58, if the North Valley Yokuts Tribe would like to be a consulting party on this project, or has any specific information or questions, please feel free to contact

Gina Paolini, Principal Planner at the City of Morgan Hill, by email at gina.paolini@morganhill.ca.gov or by phone at (408) 310-4676. Thank you for your time and attention to this matter.

Sincerely,

Gina Paolini
Principal Planner
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

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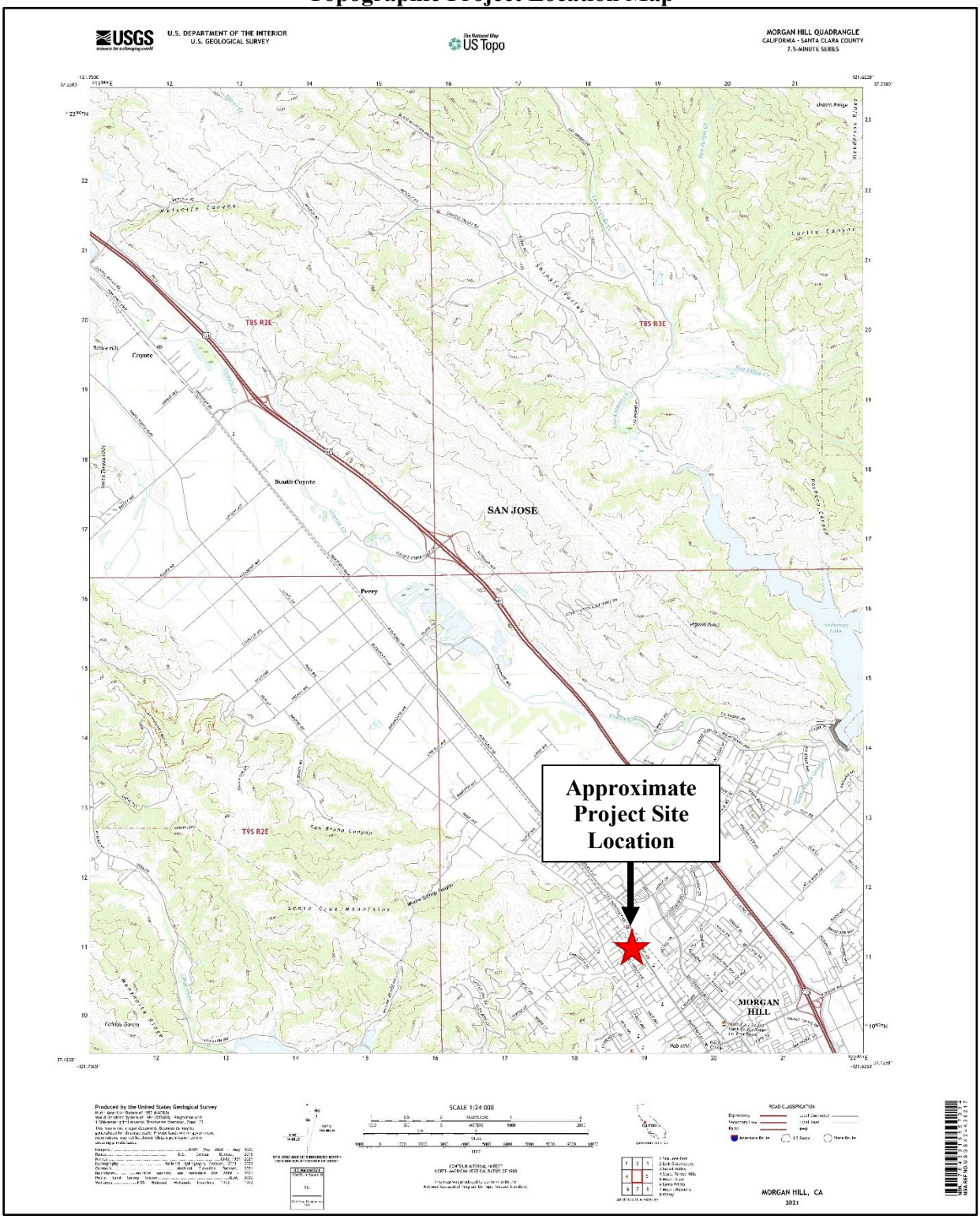

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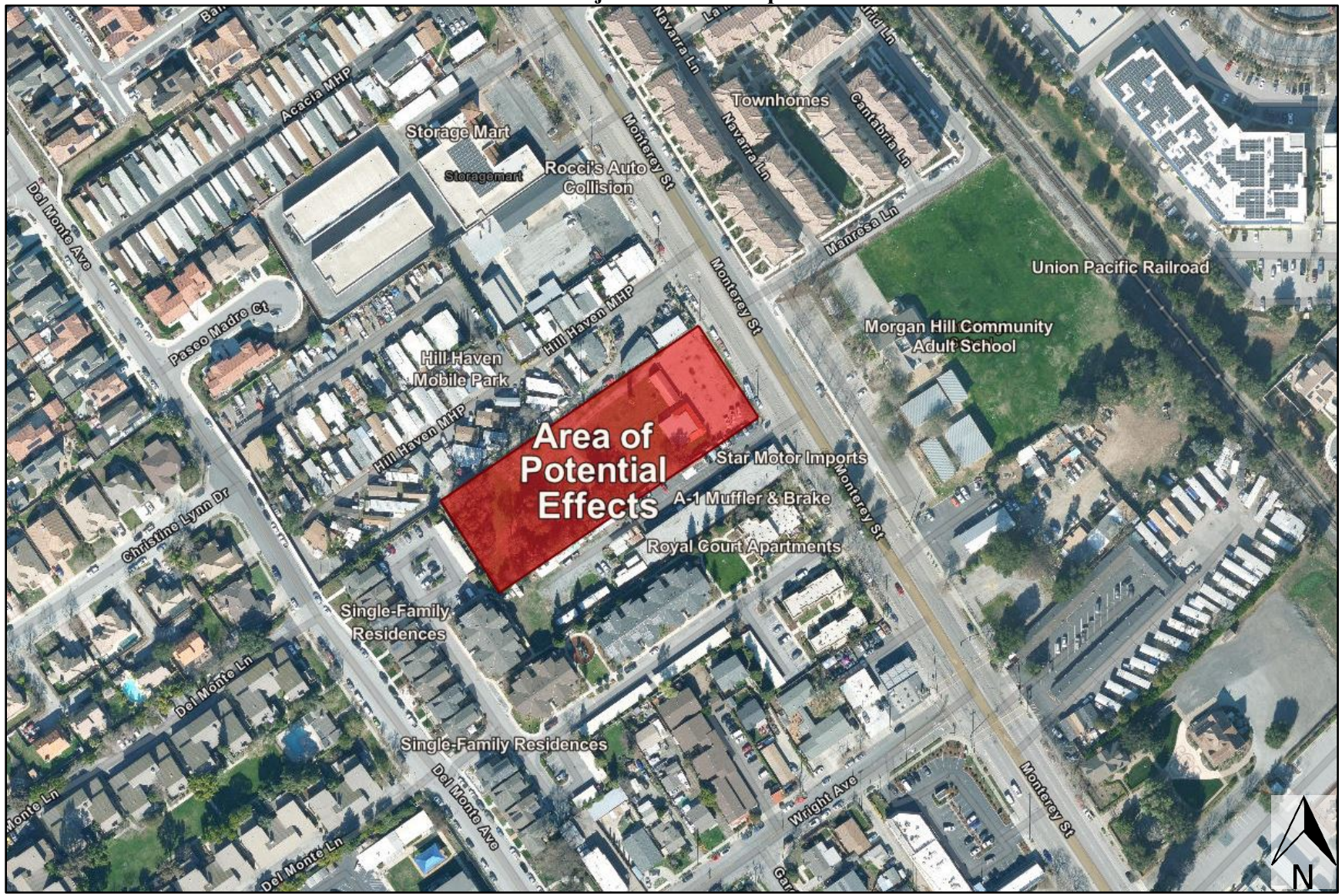
Project Location Map



Attachment 3
CHRIS Records Search Results

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

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Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

August 11, 2021 NWIC File No.: 21-0165

Nick Pappani
Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834

Re: Record search results for the proposed The Magnolias Affordable Housing Project.

Dear Mr. Nick Pappani:

Per your request received by our office on the 2nd of August, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Santa Clara County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the project site consists of approximately 1.5 acres located at 17965 Monterey Road. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site consists of vehicle storage and two vacant storage buildings. The project site is surrounded by single-family residential development to the north, south and west, Monterey Road and an adult school to the east, and an auto body shop, storage facility and mobile home park further to the north.

The proposed project would include demolition of the existing on-site structures and redevelopment of the site with a five-story, affordable 66-unit housing development, including 16 studios, 16 one-bedroom, 17 two-bedroom, and 17 three-bedroom units. One three-bedroom unit would be reserved for on-site staff. The proposed project would also include a 1,456-sf entry plaza, 11,320-sf garden recreation area, two roof decks, half-court basketball and recreation area, playground, clubhouse, laundry room and bike room. In addition, the project would include 67 ground-level parking stalls. The proposed project would be fabricated through modular construction and, thus, ground disturbance associated with the project would be limited.

Review of this information indicates that there have been no cultural resource studies that cover the Magnolias Affordable Housing project area. This Magnolias Affordable Housing project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Magnolias Affordable Housing project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Magnolias Affordable Housing project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Tamyen language, part of the Coastanoan/Ohlone language family (Levy 1978:485). Using Milliken's study of various mission records, the proposed project area is located within the lands of the Matalan tribe, whose territory was located in the Santa Clara Valley from the town of Coyote south to Morgan Hill. The group may have held the Chesbro Reservoir area on Llagas Creek to the west, and the Anderson Reservoir area in the hills to the east. (Milliken 1995: 248).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Santa Clara County have been found in areas in valleys, near intermittent and perennial watercourses and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Magnolias Affordable Housing project area is located in Santa Clara Valley near the hill to valley interface along the northeast end of the lower reaches of El Toro Mountain in the town of Morgan Hill. The project area is located in valley lands approximately 465 meters north of an unnamed creek. Aerial maps indicate buildings, vehicle storage, several trees and dirt areas. Given the similarity of these environmental factors and the ethnographic sensitivity of the area, there is a moderate to high potential for unrecorded Native American resources to be within the proposed Magnolias Affordable Housing project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Magnolias Affordable Housing project area. Early Santa Clara County Atlas indicated the project area was located within the lands of Dan Murphy (Thompson and West: 56). With this in mind, there is a moderate potential for unrecorded historic-period archaeological resources to be within the proposed Magnolias Affordable Housing project area.

The 1955 photo revised 1980 Morgan Hill USGS 7.5-minute topographic quadrangle fails to depict any buildings or structures within the Magnolias Affordable Housing project area; therefore, there is a low possibility for any buildings or structures 45 years or older to be within the Magnolias Affordable Housing project area.

RECOMMENDATIONS:

1) There is a moderate to high potential of identifying Native American archaeological resources and a moderate potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Santa Clara County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction,** work should be temporarily halted in the vicinity of the discovered materials and workers should avoid

altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

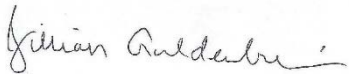
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

General Land Office
1857 Survey Plat for Rancho Ojo De Agua de la Coche.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair
1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Kroeber, A.L.
1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976).

Levy, Richard
1978 Costanoan. In *California*, edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Milliken, Randall
1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Santa Clara County Historical Heritage Commission
1979 Heritage Resource Inventory: Santa Clara County. Santa Clara County Planning Department, San Jose, CA. (Reprint 1999).

State of California Department of Parks and Recreation
1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation **
2020 *Built Environment Resources Directory*. Listing by City (through March 2, 2020). State of California Office of Historic Preservation, Sacramento.

Thompson & West
1876 Historical Atlas Map of Santa Clara County, California. Thompson & West, San Francisco, CA. (Reprint by Smith & McKay Printing Company, San Jose, CA 1973).

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

Attachment 4
Project NAHC Search Results

E

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

NATIVE AMERICAN HERITAGE COMMISSION

August 30, 2021

Nick Pappani
Raney Management

Via Email to: pappani@raneymanagement.com

Re: The Magnolia's Affordable Housing Project, Santa Clara County

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions, please contact me at my email address: Katy.Sanchez@nahc.ca.gov.

Sincerely,

Katy Sanchez

Katy Sanchez
Associate Environmental Planner

Attachment

Attachment 5
Project NAHC Tribal Consultation List

Native American Heritage Commission
Native American Contacts List
August 30, 2021

Amah Mutsun Tribal Band
Valentin Lopez, Chairperson
P.O. Box 5272 Ohlone/Costanoan
Galt ,CA 95632 North Valley Yokuts
vlopez@amahmutsun.org
(916) 743-5833

Amah Mutsun Tribal Band of Mission San Juan Bautista
Irene Zwierlein, Chairperson
3030 Soda Bay Road Ohlone/Costanoan
Lakeport ,CA 95453
amahmutsuntribal@gmail.com
(650) 851-7489 Cell
(650) 332-1526 Fax

Indian Canyon Mutsun Band of Costanoan
Kanyon Sayers-Roods
1615 Pearson Court Ohlone/Costanoan
San Jose ,CA 95122
408-673-0626

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28 Ohlone/Costanoan
Hollister ,CA 95024
(831) 637-4238

Muwekma Ohlone Indian Tribe of the SF Bay Area
Monica Arellano, Vice Chairwoman
20885 Redwood Road, Suite 232 Ohlone / Costanoan
Castro Valley ,CA 94546
marellano@muwekma.org
(408) 205-9714

North Valley Yokuts Tribe
Katherine Erolinda Perez, Chairperson
P.O. Box 717 Ohlone/Costanoan
Linden ,CA 95236 Northern Valley Yokuts
canutes@verizon.net Bay Miwok
(209) 887-3415

North Valley Yokuts Tribe
Timothy Perez, MLD Contact
P.O. Box 717 Ohlone/Costanoan
Linden ,CA 95236 Northern Valley Yokuts
huskanam@gmail.com Bay Miwok
(209) 662-2788

Rumsen Am:a Tur:ataj Ohlone
Dee Dee Manzanares Ybarra, Chairperson
14671 Farmington Street Ohlone/Costanoan
Herperia ,CA 92345
rumsenama@gmail.com
(760) 403-1756

Tamien Nation
Quirina Luna Geary, Chairperson
P.O. Box 8053 Ohlone/Costanoan
San Jose ,CA 95155
qgeary@tamien.org
(707) 295-4011

Tamien Nation
Johnathan Wasaka Costilla, THPO
P.O. Box 866 Ohlone/Costanoan
Clearlake Oaks ,CA 95423
thpo@tamien.org
(925) 336-5359

Native American Heritage Commission
Native American Contacts List
August 30, 2021

The Confederated Villages of Lisjan
Corrina Gould, Chairperson
10926 Edes Avenue
Oakland , CA 94603
cvltribe@gmail.com
(510) 575-8408

Ohlone/Costanoan

The Ohlone Indian Tribe
Andrew Galvan
P.O. Box 3388
Fremont , CA 94539
chochenyo@AOL.com
(510) 882-0527 Cell
(510) 687-9393 Fax

Ohlone
Bay Miwok
Plains Miwok
Patwin

Wuksache Indian Tribe/Eshom Valley Band
Kenneth Woodrow, Chairperson
1179 Rock Haven Ct.
Salinas , CA 93906
kwood8934@aol.com
(831) 443-9702

Foothill Yokuts
Mono
Wuksache

CITY OF MORGAN HILL

17575 Peak Avenue
Morgan Hill, CA 95037-4128
TEL: (408) 778-6480
FAX: (408) 779-7236
www.morganhill.ca.gov

August 31, 2022

Chairperson Dee Dee Manzanares Ybarra
Rumsen Am:a Tur:ataj Ohlone
14671 Farmington Street
Herperia, CA 92345

Subject: Formal Notification for Section 106 Tribal Consultation: Magnolias Affordable Housing Project, Morgan Hill, California

Chairperson Manzanares Ybarra,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Magnolias Affordable Housing Project (proposed project), located in the City of Morgan Hill, and to initiate consultation pursuant to Section 106 of Title 24 Code of Federal Regulations (CFR) Part 58. The applicant, First Community Housing, is seeking federal funding for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Morgan Hill is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The 1.5-acre project site is located at 17965 Monterey Road in the City of Morgan Hill. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site is used for vehicle storage and is developed with two storage buildings, a paved parking area, an unpaved storage yard, and landscaped areas. Surrounding existing land uses include a mobile home park community (Hill Haven Mobile Park) to the north; an auto body shop (Rocci's Auto Collision) and self-storage company (Storage Mart) further to the north; a townhome residential community to the northeast, across Monterey Road; the Morgan Hill Community Adult School to the east, across Monterey Road; an auto repair shop (Star Motor Imports), a brake shop (A-1 Muffler & Brake), and multi-family residential apartments (Royal Court Apartments) to the south; and single-family residences to the southwest and west. Monterey Road bounds the site's eastern boundary. The Union Pacific Railroad (UPRR) tracks are located further to the east. The Morgan Hill General Plan designates the site Mixed Use Flex (MU-F) and the site is zoned MU-F.

The proposed project would include demolition of the existing on-site structures and construction of a five-story, multi-family residential building, comprised of 66 units, including 16 studio units, 16 one-bedroom units, 17 two-bedroom units, and 17 three-bedroom units. In total, the building would feature 89,800 square feet (sf) and be constructed at a height of 68 feet. In addition, the project would include 67 parking spaces; long-term and short-term parking for bicycles; ground-floor amenities such as a clubhouse, community room, laundry room, and lobby area; a half-court basketball and recreation area; a playground; and a garden/recreation area. The proposed units would be designated for households

earning 30 to 60 percent of the annual median income (AMI) for Santa Clara County. Ground disturbance would be limited to site grading, trenching for utilities, and building construction.

A site-specific cultural study or field survey has not been conducted for the proposed project. However, in order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) for the project site and vicinity (see Attachment 3). The CHRIS records search included review of archaeological resource records, historic properties records, official records and maps of archaeological sites and surveys in Santa Clara County, the National Register of Historic Places (NRHP), and the California Register of Historical Resources (CRHR). The study concluded that cultural or historical resources have not been recorded within or adjacent to the project site. In addition, base maps do not show recorded buildings or structures within the project site.

However, the NWIC's review determined that the project site is located within the lands of the Matalan tribe and that the tribe may have occupied the Chesbro Reservoir area on Llagas Creek to the west of the City and the Anderson Reservoir area in the hills to the east of the City. As such, the NWIC found that based on an evaluation of the environmental setting and features associated with known sites, the project site is located in an area considered to be moderately to highly sensitive for unknown Native American archaeological resources and moderately sensitive for historic-period archaeological resources. However, considering that the project site is partially developed and such resources have not been identified, any on-site tribal cultural resources and/or historic-period archaeological resources would be located underground and potentially encountered only during ground-disturbing activities associated with the proposed project.

Finally, a search of the NAHC Sacred Lands File for the project area was completed and returned negative results, indicating that known tribal cultural resources do not exist on-site (see Attachment 4).

Based on the findings described above, the discovery of tribal cultural resources is not anticipated to occur during construction of the proposed project. Nonetheless, because the potential exists for unknown subsurface Native American resources to be located within the project site, the City's standard conditions of approval related to the protection of historical and archaeological resources, as well as specific measures that have been required through the California Environmental Quality Act (CEQA) process conducted for the proposed project, will be included in the EA to prevent potential impacts to cultural and tribal cultural resources, should any such resources be encountered during ground-disturbing activities associated with the proposed project.

The City's standard conditions include, but are not limited to, provisions that require a preconstruction meeting with the general contractor and subcontractors for the purposes of cultural sensitivity training; an on-site Tamien Nation Tribal Monitor to monitor all ground-disturbing activities and an on-call archaeologist; the immediate halting of work within 50 feet of a discovery until an archaeologist confirms if the find is a unique archaeological resource and subsequent requirements in cases where the discovery is confirmed as such; treatment of discovered human remains with dignity and respect; and additional requirements to ensure the proper parties are contacted upon the discovery of human remains.

Pursuant to Section 106 of 24 CFR Part 58, if the Rumsen Am:a Tur:ataj Ohlone would like to be a consulting party on this project, or has any specific information or questions, please feel free to contact

Gina Paolini, Principal Planner at the City of Morgan Hill, by email at gina.paolini@morganhill.ca.gov or by phone at (408) 310-4676. Thank you for your time and attention to this matter.

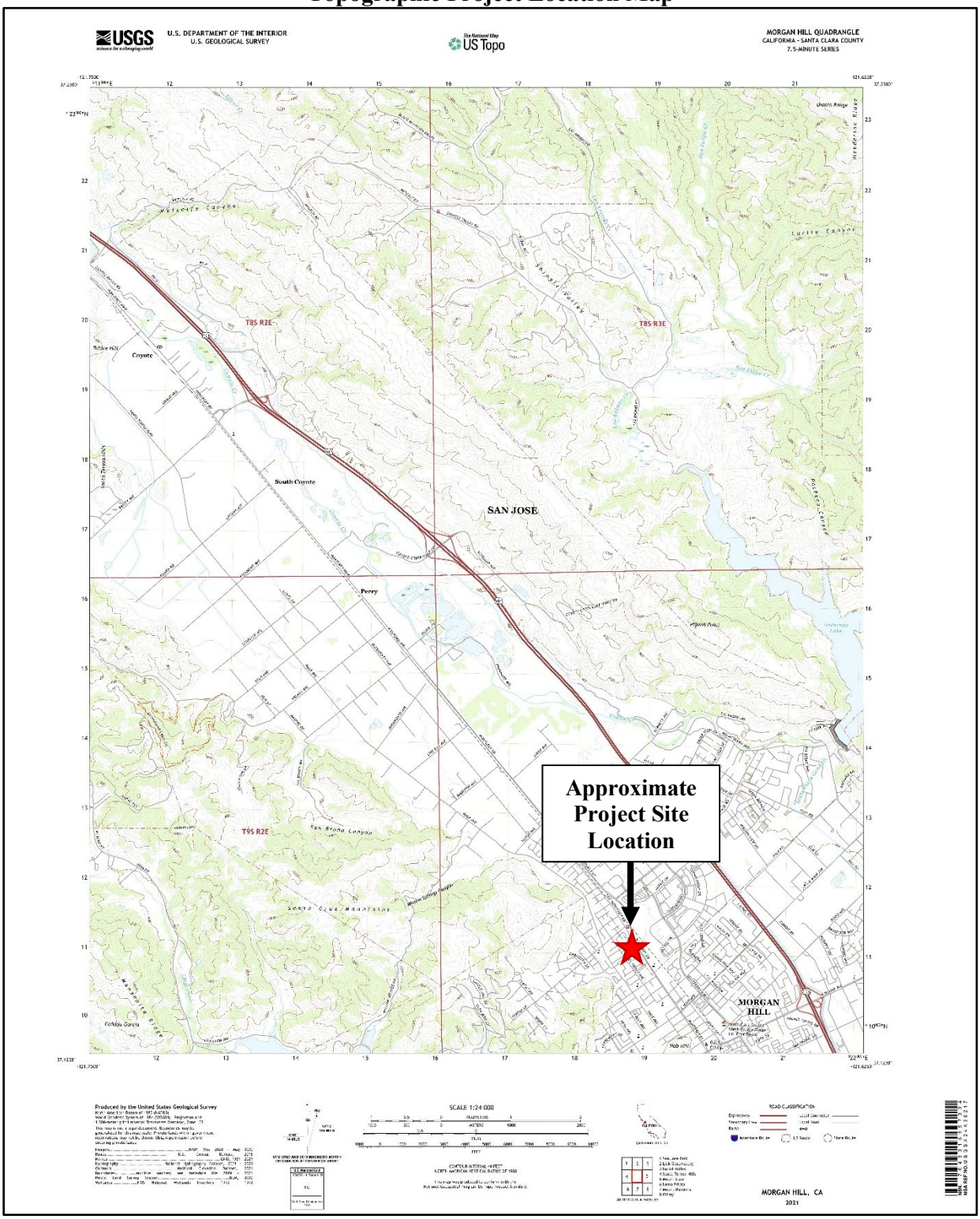
Sincerely,

Gina Paolini
Principal Planner
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

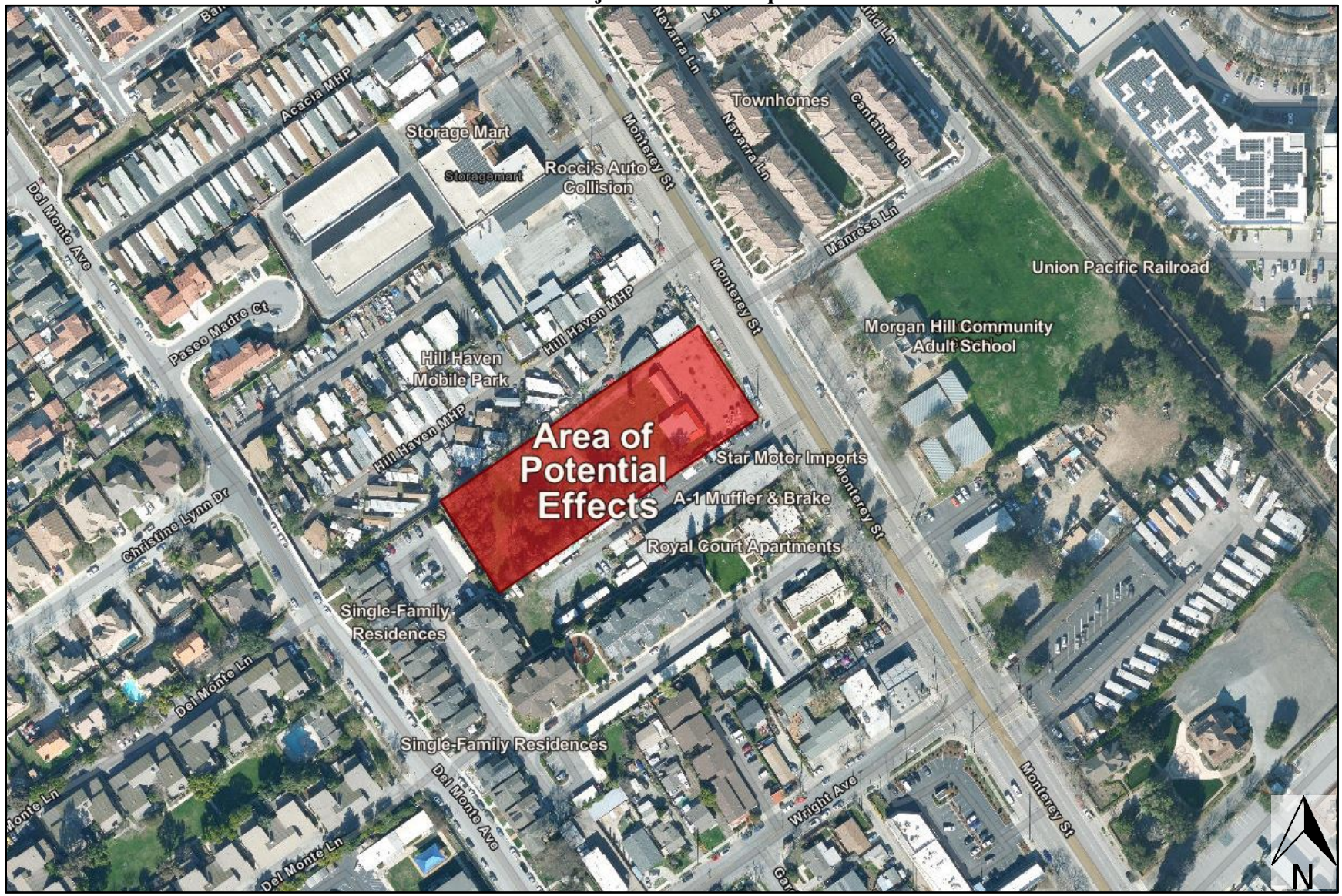
Attachments:

1. Topographic Project Location Map
2. Project Location Map
3. CHRIS Records Search Results
4. Project NAHC Search Results
5. Project NAHC Tribal Consultation List

Attachment 1
Topographic Project Location Map



Attachment 2
Project Location Map



Attachment 3
CHRIS Records Search Results

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

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RECOMMENDATIONS:

1) There is a moderate to high potential of identifying Native American archaeological resources and a moderate potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

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Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

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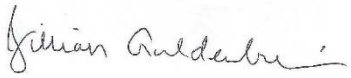

Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

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Milliken, Randall
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**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

Attachment 4
Project NAHC Search Results

E

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

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NATIVE AMERICAN HERITAGE COMMISSION

August 30, 2021

Nick Pappani
Raney Management

Via Email to: pappani@raneymanagement.com

Re: The Magnolia's Affordable Housing Project, Santa Clara County

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions, please contact me at my email address: Katy.Sanchez@nahc.ca.gov.

Sincerely,

Katy Sanchez

Katy Sanchez
Associate Environmental Planner

Attachment

Attachment 5
Project NAHC Tribal Consultation List

Native American Heritage Commission
Native American Contacts List
August 30, 2021

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Valentin Lopez, Chairperson
P.O. Box 5272 Ohlone/Costanoan
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Plains Miwok
Patwin

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Foothill Yokuts
Mono
Wuksache

CITY OF MORGAN HILL

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FAX: (408) 779-7236
www.morganhill.ca.gov

August 31, 2022

Chairperson Quirina Luna Geary
Tamien Nation
P.O. Box 8053
San Jose, CA 95155

Subject: Formal Notification for Section 106 Tribal Consultation: Magnolias Affordable Housing Project, Morgan Hill, California

Chairperson Geary,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Magnolias Affordable Housing Project (proposed project), located in the City of Morgan Hill, and to initiate consultation pursuant to Section 106 of Title 24 Code of Federal Regulations (CFR) Part 58. The applicant, First Community Housing, is seeking federal funding for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Morgan Hill is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The 1.5-acre project site is located at 17965 Monterey Road in the City of Morgan Hill. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site is used for vehicle storage and is developed with two storage buildings, a paved parking area, an unpaved storage yard, and landscaped areas. Surrounding existing land uses include a mobile home park community (Hill Haven Mobile Park) to the north; an auto body shop (Rocci's Auto Collision) and self-storage company (Storage Mart) further to the north; a townhome residential community to the northeast, across Monterey Road; the Morgan Hill Community Adult School to the east, across Monterey Road; an auto repair shop (Star Motor Imports), a brake shop (A-1 Muffler & Brake), and multi-family residential apartments (Royal Court Apartments) to the south; and single-family residences to the southwest and west. Monterey Road bounds the site's eastern boundary. The Union Pacific Railroad (UPRR) tracks are located further to the east. The Morgan Hill General Plan designates the site Mixed Use Flex (MU-F) and the site is zoned MU-F.

The proposed project would include demolition of the existing on-site structures and construction of a five-story, multi-family residential building, comprised of 66 units, including 16 studio units, 16 one-bedroom units, 17 two-bedroom units, and 17 three-bedroom units. In total, the building would feature 89,800 square feet (sf) and be constructed at a height of 68 feet. In addition, the project would include 67 parking spaces; long-term and short-term parking for bicycles; ground-floor amenities such as a clubhouse, community room, laundry room, and lobby area; a half-court basketball and recreation area; a playground; and a garden/recreation area. The proposed units would be designated for households

earning 30 to 60 percent of the annual median income (AMI) for Santa Clara County. Ground disturbance would be limited to site grading, trenching for utilities, and building construction.

A site-specific cultural study or field survey has not been conducted for the proposed project. However, in order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) for the project site and vicinity (see Attachment 3). The CHRIS records search included review of archaeological resource records, historic properties records, official records and maps of archaeological sites and surveys in Santa Clara County, the National Register of Historic Places (NRHP), and the California Register of Historical Resources (CRHR). The study concluded that cultural or historical resources have not been recorded within or adjacent to the project site. In addition, base maps do not show recorded buildings or structures within the project site.

However, the NWIC's review determined that the project site is located within the lands of the Matalan tribe and that the tribe may have occupied the Chesbro Reservoir area on Llagas Creek to the west of the City and the Anderson Reservoir area in the hills to the east of the City. As such, the NWIC found that based on an evaluation of the environmental setting and features associated with known sites, the project site is located in an area considered to be moderately to highly sensitive for unknown Native American archaeological resources and moderately sensitive for historic-period archaeological resources. However, considering that the project site is partially developed and such resources have not been identified, any on-site tribal cultural resources and/or historic-period archaeological resources would be located underground and potentially encountered only during ground-disturbing activities associated with the proposed project.

Finally, a search of the NAHC Sacred Lands File for the project area was completed and returned negative results, indicating that known tribal cultural resources do not exist on-site (see Attachment 4).

Based on the findings described above, the discovery of tribal cultural resources is not anticipated to occur during construction of the proposed project. Nonetheless, because the potential exists for unknown subsurface Native American resources to be located within the project site, the City's standard conditions of approval related to the protection of historical and archaeological resources, as well as specific measures that have been required through the California Environmental Quality Act (CEQA) process conducted for the proposed project, will be included in the EA to prevent potential impacts to cultural and tribal cultural resources, should any such resources be encountered during ground-disturbing activities associated with the proposed project.

The City's standard conditions include, but are not limited to, provisions that require a preconstruction meeting with the general contractor and subcontractors for the purposes of cultural sensitivity training; an on-site Tamien Nation Tribal Monitor to monitor all ground-disturbing activities and an on-call archaeologist; the immediate halting of work within 50 feet of a discovery until an archaeologist confirms if the find is a unique archaeological resource and subsequent requirements in cases where the discovery is confirmed as such; treatment of discovered human remains with dignity and respect; and additional requirements to ensure the proper parties are contacted upon the discovery of human remains.

Pursuant to Section 106 of 24 CFR Part 58, if the Tamien Nation would like to be a consulting party on this project, or has any specific information or questions, please feel free to contact Gina Paolini,

Principal Planner at the City of Morgan Hill, by email at gina.paolini@morganhill.ca.gov or by phone at (408) 310-4676. Thank you for your time and attention to this matter.

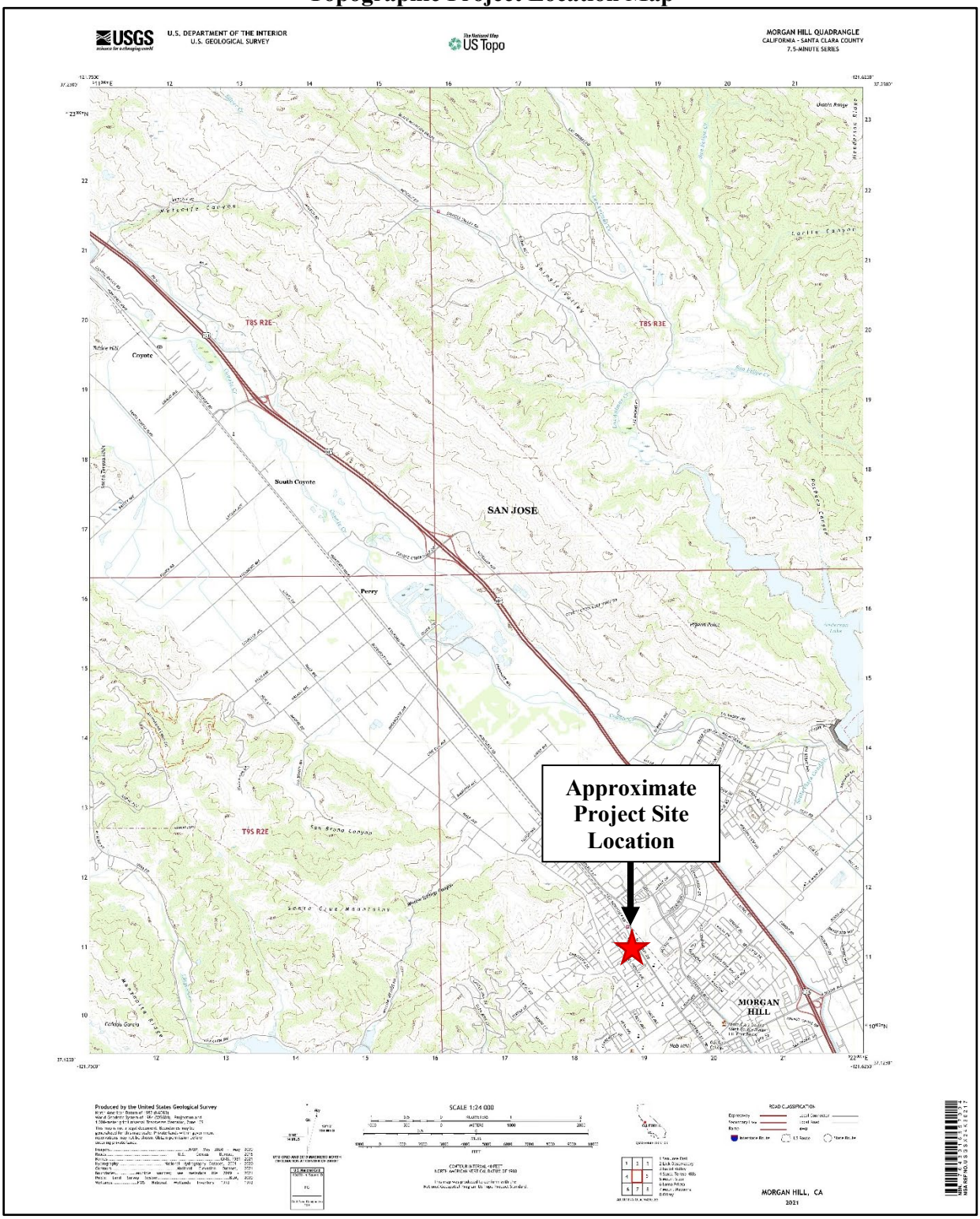
Sincerely,

Gina Paolini
Principal Planner
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

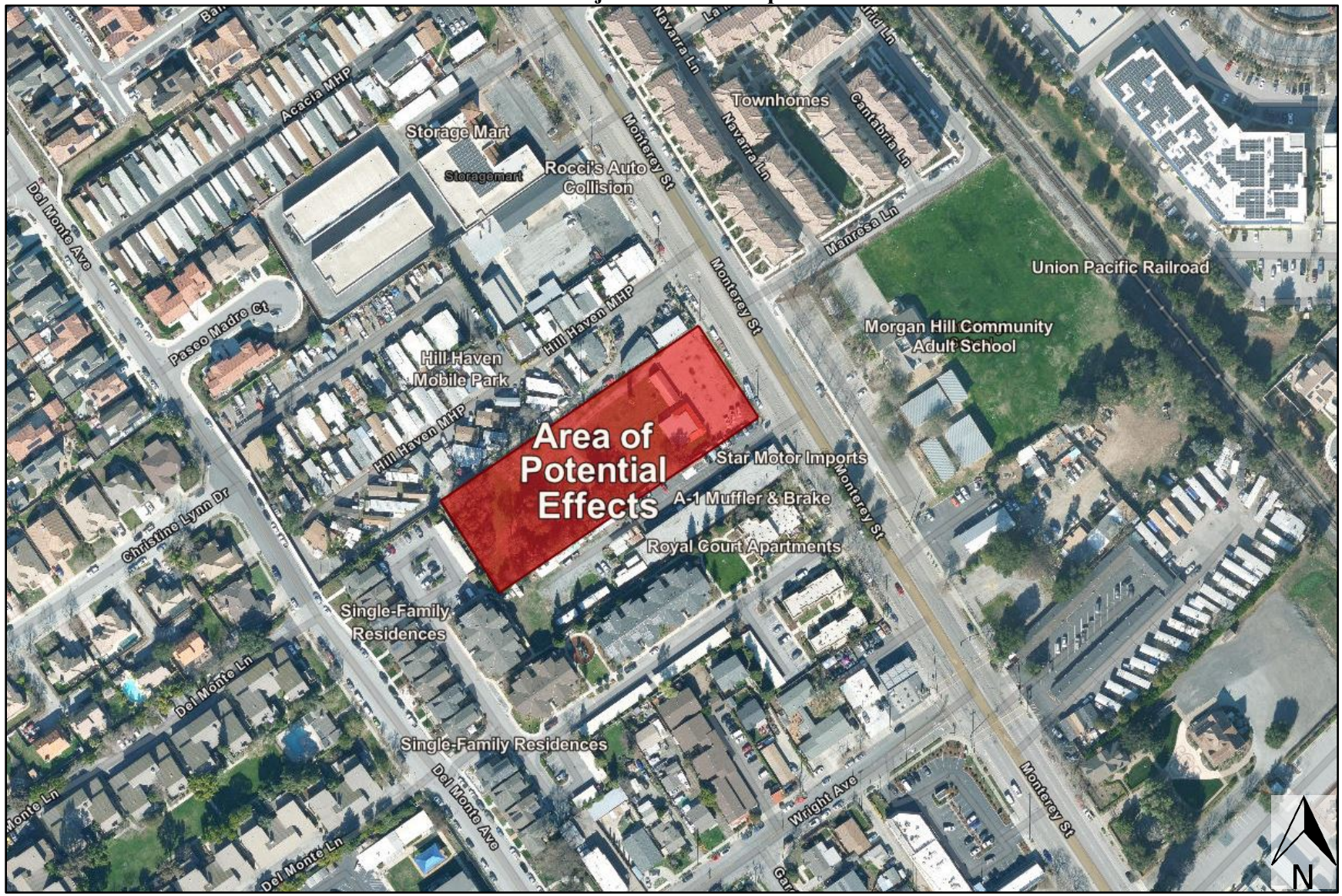
Attachments:

1. Topographic Project Location Map
2. Project Location Map
3. CHRIS Records Search Results
4. Project NAHC Search Results
5. Project NAHC Tribal Consultation List

Attachment 1
Topographic Project Location Map



Attachment 2
Project Location Map



Attachment 3
CHRIS Records Search Results

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

August 11, 2021 NWIC File No.: 21-0165

Nick Pappani
Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834

Re: Record search results for the proposed The Magnolias Affordable Housing Project.

Dear Mr. Nick Pappani:

Per your request received by our office on the 2nd of August, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Santa Clara County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the project site consists of approximately 1.5 acres located at 17965 Monterey Road. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site consists of vehicle storage and two vacant storage buildings. The project site is surrounded by single-family residential development to the north, south and west, Monterey Road and an adult school to the east, and an auto body shop, storage facility and mobile home park further to the north.

The proposed project would include demolition of the existing on-site structures and redevelopment of the site with a five-story, affordable 66-unit housing development, including 16 studios, 16 one-bedroom, 17 two-bedroom, and 17 three-bedroom units. One three-bedroom unit would be reserved for on-site staff. The proposed project would also include a 1,456-sf entry plaza, 11,320-sf garden recreation area, two roof decks, half-court basketball and recreation area, playground, clubhouse, laundry room and bike room. In addition, the project would include 67 ground-level parking stalls. The proposed project would be fabricated through modular construction and, thus, ground disturbance associated with the project would be limited.

Review of this information indicates that there have been no cultural resource studies that cover the Magnolias Affordable Housing project area. This Magnolias Affordable Housing project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Magnolias Affordable Housing project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Magnolias Affordable Housing project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Tamyen language, part of the Coastanoan/Ohlone language family (Levy 1978:485). Using Milliken's study of various mission records, the proposed project area is located within the lands of the Matalan tribe, whose territory was located in the Santa Clara Valley from the town of Coyote south to Morgan Hill. The group may have held the Chesbro Reservoir area on Llagas Creek to the west, and the Anderson Reservoir area in the hills to the east. (Milliken 1995: 248).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Santa Clara County have been found in areas in valleys, near intermittent and perennial watercourses and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Magnolias Affordable Housing project area is located in Santa Clara Valley near the hill to valley interface along the northeast end of the lower reaches of El Toro Mountain in the town of Morgan Hill. The project area is located in valley lands approximately 465 meters north of an unnamed creek. Aerial maps indicate buildings, vehicle storage, several trees and dirt areas. Given the similarity of these environmental factors and the ethnographic sensitivity of the area, there is a moderate to high potential for unrecorded Native American resources to be within the proposed Magnolias Affordable Housing project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Magnolias Affordable Housing project area. Early Santa Clara County Atlas indicated the project area was located within the lands of Dan Murphy (Thompson and West: 56). With this in mind, there is a moderate potential for unrecorded historic-period archaeological resources to be within the proposed Magnolias Affordable Housing project area.

The 1955 photo revised 1980 Morgan Hill USGS 7.5-minute topographic quadrangle fails to depict any buildings or structures within the Magnolias Affordable Housing project area; therefore, there is a low possibility for any buildings or structures 45 years or older to be within the Magnolias Affordable Housing project area.

RECOMMENDATIONS:

1) There is a moderate to high potential of identifying Native American archaeological resources and a moderate potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Santa Clara County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction,** work should be temporarily halted in the vicinity of the discovered materials and workers should avoid

altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

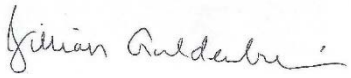
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

General Land Office
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Pomo

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NATIVE AMERICAN HERITAGE COMMISSION

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Raney Management

Via Email to: pappani@raneymanagement.com

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If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions, please contact me at my email address: Katy.Sanchez@nahc.ca.gov.

Sincerely,

Katy Sanchez

Katy Sanchez
Associate Environmental Planner

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Ohlone
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Kenneth Woodrow, Chairperson
1179 Rock Haven Ct.
Salinas , CA 93906
kwood8934@aol.com
(831) 443-9702

Foothill Yokuts
Mono
Wuksache

CITY OF MORGAN HILL

17575 Peak Avenue
Morgan Hill, CA 95037-4128
TEL: (408) 778-6480
FAX: (408) 779-7236
www.morganhill.ca.gov

August 31, 2022

THPO Johnathan Wasaka Costilla
Tamien Nation
P.O. Box 866
Clearlake Oaks, CA 95423

Subject: Formal Notification for Section 106 Tribal Consultation: Magnolias Affordable Housing Project, Morgan Hill, California

THPO Wasaka Costilla,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Magnolias Affordable Housing Project (proposed project), located in the City of Morgan Hill, and to initiate consultation pursuant to Section 106 of Title 24 Code of Federal Regulations (CFR) Part 58. The applicant, First Community Housing, is seeking federal funding for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Morgan Hill is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The 1.5-acre project site is located at 17965 Monterey Road in the City of Morgan Hill. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site is used for vehicle storage and is developed with two storage buildings, a paved parking area, an unpaved storage yard, and landscaped areas. Surrounding existing land uses include a mobile home park community (Hill Haven Mobile Park) to the north; an auto body shop (Rocci's Auto Collision) and self-storage company (Storage Mart) further to the north; a townhome residential community to the northeast, across Monterey Road; the Morgan Hill Community Adult School to the east, across Monterey Road; an auto repair shop (Star Motor Imports), a brake shop (A-1 Muffler & Brake), and multi-family residential apartments (Royal Court Apartments) to the south; and single-family residences to the southwest and west. Monterey Road bounds the site's eastern boundary. The Union Pacific Railroad (UPRR) tracks are located further to the east. The Morgan Hill General Plan designates the site Mixed Use Flex (MU-F) and the site is zoned MU-F.

The proposed project would include demolition of the existing on-site structures and construction of a five-story, multi-family residential building, comprised of 66 units, including 16 studio units, 16 one-bedroom units, 17 two-bedroom units, and 17 three-bedroom units. In total, the building would feature 89,800 square feet (sf) and be constructed at a height of 68 feet. In addition, the project would include 67 parking spaces; long-term and short-term parking for bicycles; ground-floor amenities such as a clubhouse, community room, laundry room, and lobby area; a half-court basketball and recreation area; a playground; and a garden/recreation area. The proposed units would be designated for households

earning 30 to 60 percent of the annual median income (AMI) for Santa Clara County. Ground disturbance would be limited to site grading, trenching for utilities, and building construction.

A site-specific cultural study or field survey has not been conducted for the proposed project. However, in order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) for the project site and vicinity (see Attachment 3). The CHRIS records search included review of archaeological resource records, historic properties records, official records and maps of archaeological sites and surveys in Santa Clara County, the National Register of Historic Places (NRHP), and the California Register of Historical Resources (CRHR). The study concluded that cultural or historical resources have not been recorded within or adjacent to the project site. In addition, base maps do not show recorded buildings or structures within the project site.

However, the NWIC's review determined that the project site is located within the lands of the Matalan tribe and that the tribe may have occupied the Chesbro Reservoir area on Llagas Creek to the west of the City and the Anderson Reservoir area in the hills to the east of the City. As such, the NWIC found that based on an evaluation of the environmental setting and features associated with known sites, the project site is located in an area considered to be moderately to highly sensitive for unknown Native American archaeological resources and moderately sensitive for historic-period archaeological resources. However, considering that the project site is partially developed and such resources have not been identified, any on-site tribal cultural resources and/or historic-period archaeological resources would be located underground and potentially encountered only during ground-disturbing activities associated with the proposed project.

Finally, a search of the NAHC Sacred Lands File for the project area was completed and returned negative results, indicating that known tribal cultural resources do not exist on-site (see Attachment 4).

Based on the findings described above, the discovery of tribal cultural resources is not anticipated to occur during construction of the proposed project. Nonetheless, because the potential exists for unknown subsurface Native American resources to be located within the project site, the City's standard conditions of approval related to the protection of historical and archaeological resources, as well as specific measures that have been required through the California Environmental Quality Act (CEQA) process conducted for the proposed project, will be included in the EA to prevent potential impacts to cultural and tribal cultural resources, should any such resources be encountered during ground-disturbing activities associated with the proposed project.

The City's standard conditions include, but are not limited to, provisions that require a preconstruction meeting with the general contractor and subcontractors for the purposes of cultural sensitivity training; an on-site Tamien Nation Tribal Monitor to monitor all ground-disturbing activities and an on-call archaeologist; the immediate halting of work within 50 feet of a discovery until an archaeologist confirms if the find is a unique archaeological resource and subsequent requirements in cases where the discovery is confirmed as such; treatment of discovered human remains with dignity and respect; and additional requirements to ensure the proper parties are contacted upon the discovery of human remains.

Pursuant to Section 106 of 24 CFR Part 58, if the Tamien Nation would like to be a consulting party on this project, or has any specific information or questions, please feel free to contact Gina Paolini,

Principal Planner at the City of Morgan Hill, by email at gina.paolini@morganhill.ca.gov or by phone at (408) 310-4676. Thank you for your time and attention to this matter.

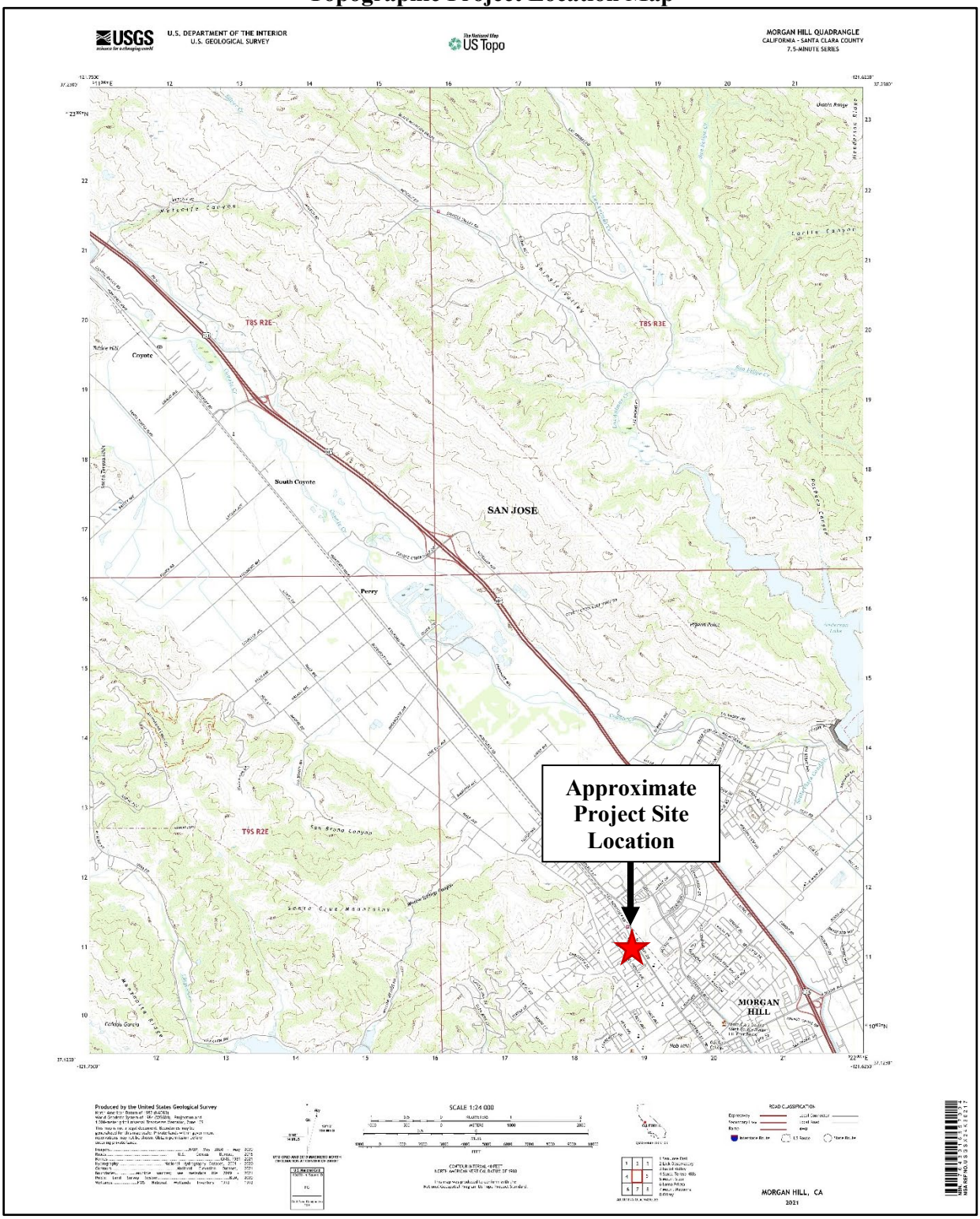
Sincerely,

Gina Paolini
Principal Planner
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

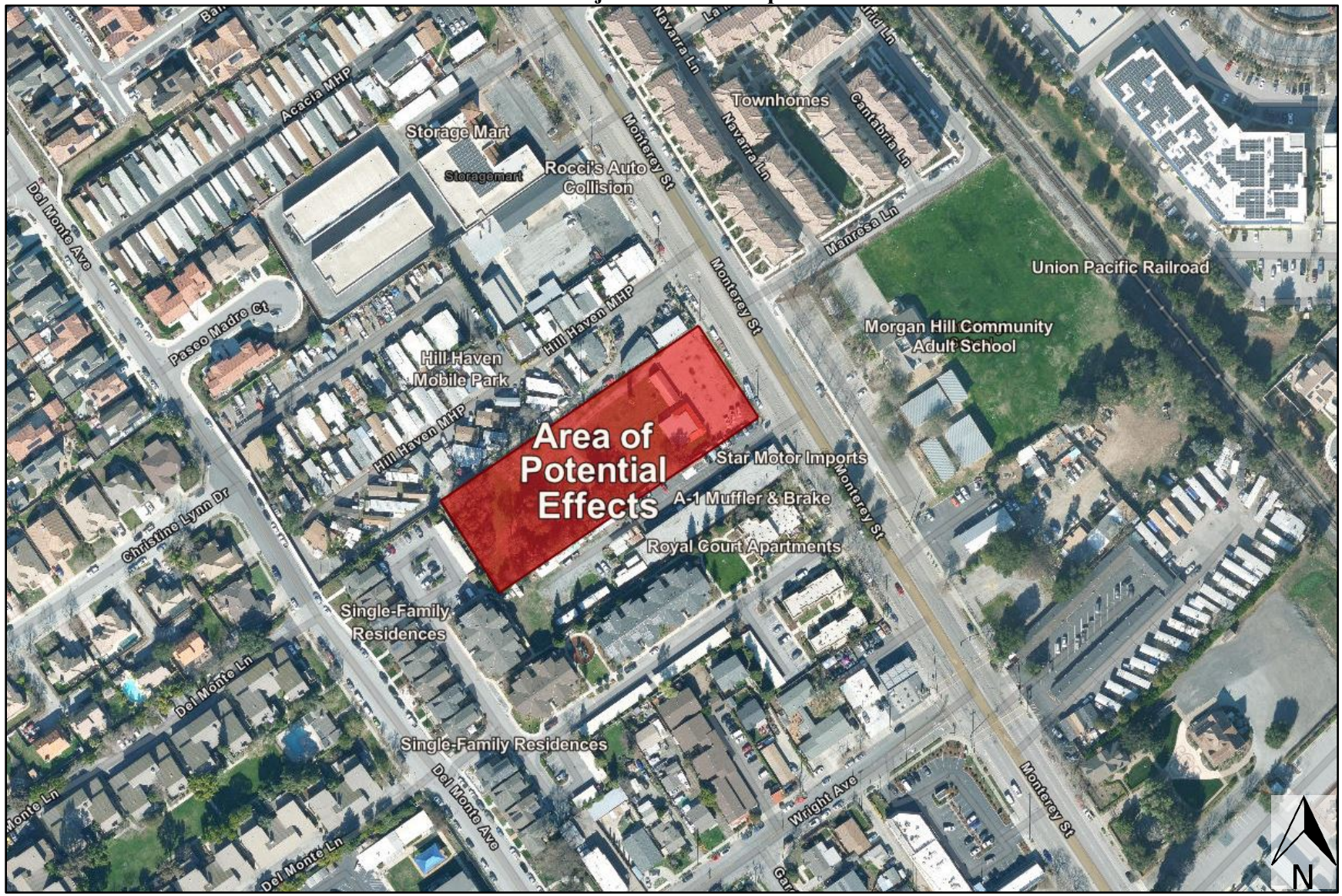
Attachments:

1. Topographic Project Location Map
2. Project Location Map
3. CHRIS Records Search Results
4. Project NAHC Search Results
5. Project NAHC Tribal Consultation List

Attachment 1
Topographic Project Location Map



Attachment 2
Project Location Map



Attachment 3
CHRIS Records Search Results

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

August 11, 2021 NWIC File No.: 21-0165

Nick Pappani
Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834

Re: Record search results for the proposed The Magnolias Affordable Housing Project.

Dear Mr. Nick Pappani:

Per your request received by our office on the 2nd of August, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Santa Clara County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the project site consists of approximately 1.5 acres located at 17965 Monterey Road. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site consists of vehicle storage and two vacant storage buildings. The project site is surrounded by single-family residential development to the north, south and west, Monterey Road and an adult school to the east, and an auto body shop, storage facility and mobile home park further to the north.

The proposed project would include demolition of the existing on-site structures and redevelopment of the site with a five-story, affordable 66-unit housing development, including 16 studios, 16 one-bedroom, 17 two-bedroom, and 17 three-bedroom units. One three-bedroom unit would be reserved for on-site staff. The proposed project would also include a 1,456-sf entry plaza, 11,320-sf garden recreation area, two roof decks, half-court basketball and recreation area, playground, clubhouse, laundry room and bike room. In addition, the project would include 67 ground-level parking stalls. The proposed project would be fabricated through modular construction and, thus, ground disturbance associated with the project would be limited.

Review of this information indicates that there have been no cultural resource studies that cover the Magnolias Affordable Housing project area. This Magnolias Affordable Housing project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Magnolias Affordable Housing project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Magnolias Affordable Housing project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Tamyen language, part of the Coastanoan/Ohlone language family (Levy 1978:485). Using Milliken's study of various mission records, the proposed project area is located within the lands of the Matalan tribe, whose territory was located in the Santa Clara Valley from the town of Coyote south to Morgan Hill. The group may have held the Chesbro Reservoir area on Llagas Creek to the west, and the Anderson Reservoir area in the hills to the east. (Milliken 1995: 248).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Santa Clara County have been found in areas in valleys, near intermittent and perennial watercourses and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Magnolias Affordable Housing project area is located in Santa Clara Valley near the hill to valley interface along the northeast end of the lower reaches of El Toro Mountain in the town of Morgan Hill. The project area is located in valley lands approximately 465 meters north of an unnamed creek. Aerial maps indicate buildings, vehicle storage, several trees and dirt areas. Given the similarity of these environmental factors and the ethnographic sensitivity of the area, there is a moderate to high potential for unrecorded Native American resources to be within the proposed Magnolias Affordable Housing project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Magnolias Affordable Housing project area. Early Santa Clara County Atlas indicated the project area was located within the lands of Dan Murphy (Thompson and West: 56). With this in mind, there is a moderate potential for unrecorded historic-period archaeological resources to be within the proposed Magnolias Affordable Housing project area.

The 1955 photo revised 1980 Morgan Hill USGS 7.5-minute topographic quadrangle fails to depict any buildings or structures within the Magnolias Affordable Housing project area; therefore, there is a low possibility for any buildings or structures 45 years or older to be within the Magnolias Affordable Housing project area.

RECOMMENDATIONS:

1) There is a moderate to high potential of identifying Native American archaeological resources and a moderate potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Santa Clara County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction,** work should be temporarily halted in the vicinity of the discovered materials and workers should avoid

altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

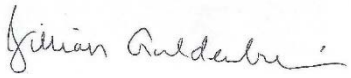
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

General Land Office
1857 Survey Plat for Rancho Ojo De Agua de la Coche.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair
1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Kroeber, A.L.
1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976).

Levy, Richard
1978 Costanoan. In *California*, edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Milliken, Randall
1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Santa Clara County Historical Heritage Commission
1979 Heritage Resource Inventory: Santa Clara County. Santa Clara County Planning Department, San Jose, CA. (Reprint 1999).

State of California Department of Parks and Recreation
1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation **
2020 *Built Environment Resources Directory*. Listing by City (through March 2, 2020). State of California Office of Historic Preservation, Sacramento.

Thompson & West
1876 Historical Atlas Map of Santa Clara County, California. Thompson & West, San Francisco, CA. (Reprint by Smith & McKay Printing Company, San Jose, CA 1973).

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

Attachment 4
Project NAHC Search Results

E

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

NATIVE AMERICAN HERITAGE COMMISSION

August 30, 2021

Nick Pappani
Raney Management

Via Email to: pappani@raneymanagement.com

Re: The Magnolia's Affordable Housing Project, Santa Clara County

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions, please contact me at my email address: Katy.Sanchez@nahc.ca.gov.

Sincerely,

Katy Sanchez

Katy Sanchez
Associate Environmental Planner

Attachment

Attachment 5
Project NAHC Tribal Consultation List

Native American Heritage Commission
Native American Contacts List
August 30, 2021

Amah Mutsun Tribal Band
Valentin Lopez, Chairperson
P.O. Box 5272 Ohlone/Costanoan
Galt ,CA 95632 North Valley Yokuts
vlopez@amahmutsun.org
(916) 743-5833

Amah Mutsun Tribal Band of Mission San Juan Bautista
Irene Zwierlein, Chairperson
3030 Soda Bay Road Ohlone/Costanoan
Lakeport ,CA 95453
amahmutsuntribal@gmail.com
(650) 851-7489 Cell
(650) 332-1526 Fax

Indian Canyon Mutsun Band of Costanoan
Kanyon Sayers-Roods
1615 Pearson Court Ohlone/Costanoan
San Jose ,CA 95122
408-673-0626

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28 Ohlone/Costanoan
Hollister ,CA 95024
(831) 637-4238

Muwekma Ohlone Indian Tribe of the SF Bay Area
Monica Arellano, Vice Chairwoman
20885 Redwood Road, Suite 232 Ohlone / Costanoan
Castro Valley ,CA 94546
marellano@muwekma.org
(408) 205-9714

North Valley Yokuts Tribe
Katherine Erolinda Perez, Chairperson
P.O. Box 717 Ohlone/Costanoan
Linden ,CA 95236 Northern Valley Yokuts
canutes@verizon.net Bay Miwok
(209) 887-3415

North Valley Yokuts Tribe
Timothy Perez, MLD Contact
P.O. Box 717 Ohlone/Costanoan
Linden ,CA 95236 Northern Valley Yokuts
huskanam@gmail.com Bay Miwok
(209) 662-2788

Rumsen Am:a Tur:ataj Ohlone
Dee Dee Manzanares Ybarra, Chairperson
14671 Farmington Street Ohlone/Costanoan
Herperia ,CA 92345
rumsenama@gmail.com
(760) 403-1756

Tamien Nation
Quirina Luna Geary, Chairperson
P.O. Box 8053 Ohlone/Costanoan
San Jose ,CA 95155
qgeary@tamien.org
(707) 295-4011

Tamien Nation
Johnathan Wasaka Costilla, THPO
P.O. Box 866 Ohlone/Costanoan
Clearlake Oaks ,CA 95423
thpo@tamien.org
(925) 336-5359

Native American Heritage Commission
Native American Contacts List
August 30, 2021

The Confederated Villages of Lisjan
Corrina Gould, Chairperson
10926 Edes Avenue
Oakland , CA 94603
cvltribe@gmail.com
(510) 575-8408

Ohlone/Costanoan

The Ohlone Indian Tribe
Andrew Galvan
P.O. Box 3388
Fremont , CA 94539
chochenyo@AOL.com
(510) 882-0527 Cell
(510) 687-9393 Fax

Ohlone
Bay Miwok
Plains Miwok
Patwin

Wuksache Indian Tribe/Eshom Valley Band
Kenneth Woodrow, Chairperson
1179 Rock Haven Ct.
Salinas , CA 93906
kwood8934@aol.com
(831) 443-9702

Foothill Yokuts
Mono
Wuksache

CITY OF MORGAN HILL

17575 Peak Avenue
Morgan Hill, CA 95037-4128
TEL: (408) 778-6480
FAX: (408) 779-7236
www.morganhill.ca.gov

August 31, 2022

Chairperson Corrina Gould
The Confederated Villages of Lisjan
10926 Edes Avenue
Oakland, CA 94603

Subject: Formal Notification for Section 106 Tribal Consultation: Magnolias Affordable Housing Project, Morgan Hill, California

Chairperson Gould,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Magnolias Affordable Housing Project (proposed project), located in the City of Morgan Hill, and to initiate consultation pursuant to Section 106 of Title 24 Code of Federal Regulations (CFR) Part 58. The applicant, First Community Housing, is seeking federal funding for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Morgan Hill is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

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A site-specific cultural study or field survey has not been conducted for the proposed project. However, in order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) for the project site and vicinity (see Attachment 3). The CHRIS records search included review of archaeological resource records, historic properties records, official records and maps of archaeological sites and surveys in Santa Clara County, the National Register of Historic Places (NRHP), and the California Register of Historical Resources (CRHR). The study concluded that cultural or historical resources have not been recorded within or adjacent to the project site. In addition, base maps do not show recorded buildings or structures within the project site.

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The City's standard conditions include, but are not limited to, provisions that require a preconstruction meeting with the general contractor and subcontractors for the purposes of cultural sensitivity training; an on-site Tamien Nation Tribal Monitor to monitor all ground-disturbing activities and an on-call archaeologist; the immediate halting of work within 50 feet of a discovery until an archaeologist confirms if the find is a unique archaeological resource and subsequent requirements in cases where the discovery is confirmed as such; treatment of discovered human remains with dignity and respect; and additional requirements to ensure the proper parties are contacted upon the discovery of human remains.

Pursuant to Section 106 of 24 CFR Part 58, if The Confederated Villages of Lisjan would like to be a consulting party on this project, or has any specific information or questions, please feel free to contact

Gina Paolini, Principal Planner at the City of Morgan Hill, by email at gina.paolini@morganhill.ca.gov or by phone at (408) 310-4676. Thank you for your time and attention to this matter.

Sincerely,

Gina Paolini
Principal Planner
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

Attachments:

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Attachment 1
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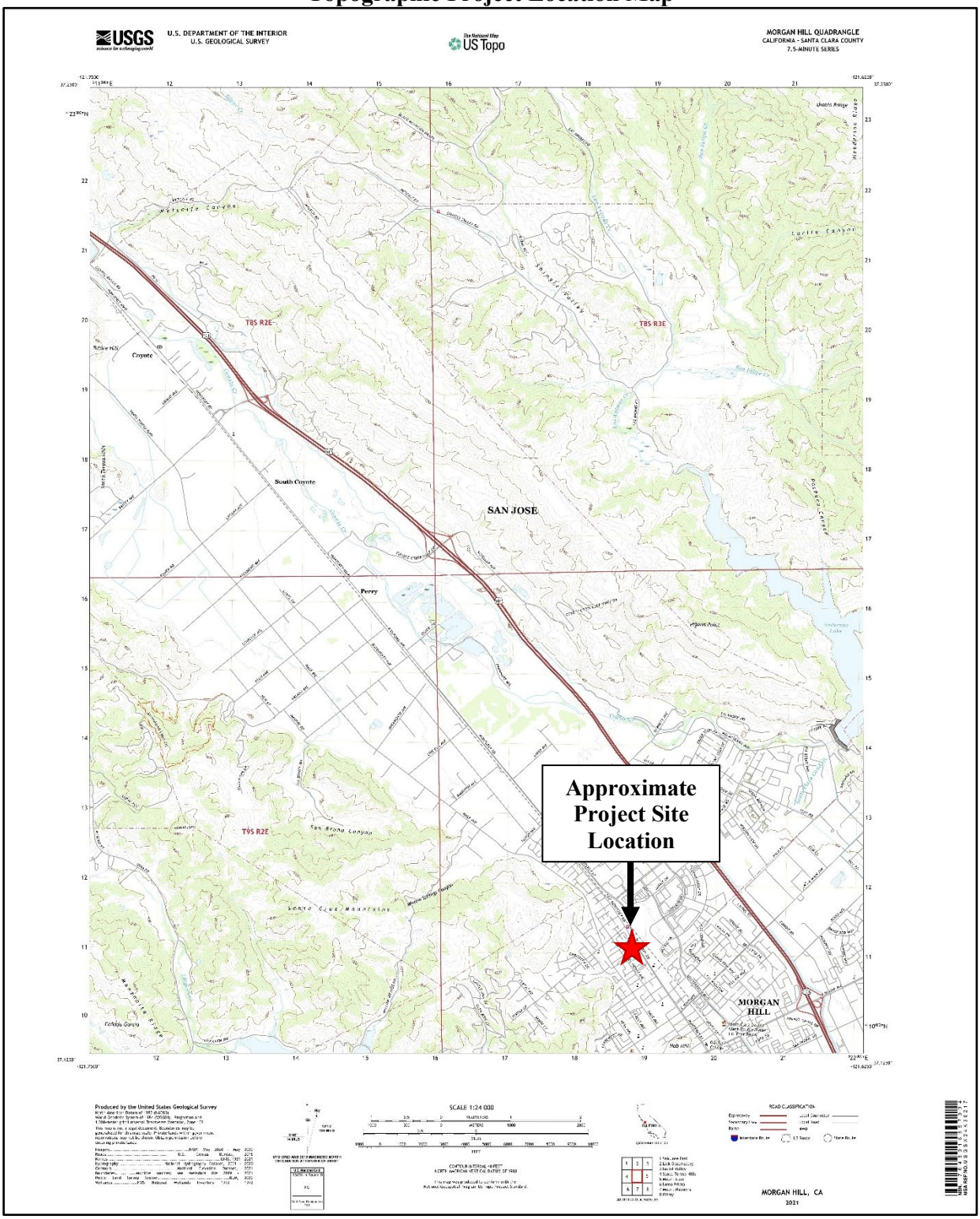
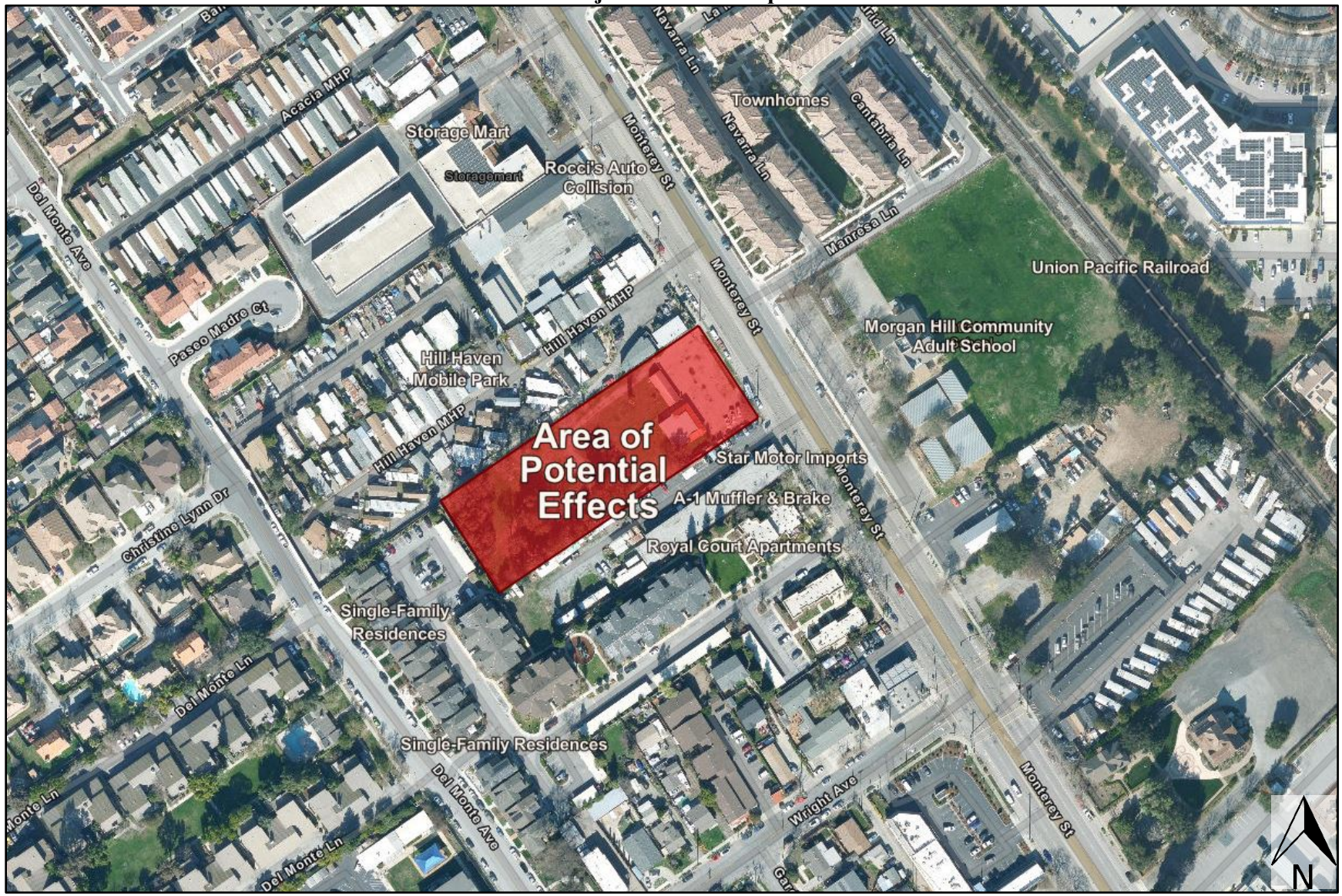


Attachment 2
Project Location Map



Attachment 3
CHRIS Records Search Results

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
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DEL NORTE
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MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

August 11, 2021 NWIC File No.: 21-0165

Nick Pappani
Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834

Re: Record search results for the proposed The Magnolias Affordable Housing Project.

Dear Mr. Nick Pappani:

Per your request received by our office on the 2nd of August, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Santa Clara County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the project site consists of approximately 1.5 acres located at 17965 Monterey Road. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site consists of vehicle storage and two vacant storage buildings. The project site is surrounded by single-family residential development to the north, south and west, Monterey Road and an adult school to the east, and an auto body shop, storage facility and mobile home park further to the north.

The proposed project would include demolition of the existing on-site structures and redevelopment of the site with a five-story, affordable 66-unit housing development, including 16 studios, 16 one-bedroom, 17 two-bedroom, and 17 three-bedroom units. One three-bedroom unit would be reserved for on-site staff. The proposed project would also include a 1,456-sf entry plaza, 11,320-sf garden recreation area, two roof decks, half-court basketball and recreation area, playground, clubhouse, laundry room and bike room. In addition, the project would include 67 ground-level parking stalls. The proposed project would be fabricated through modular construction and, thus, ground disturbance associated with the project would be limited.

Review of this information indicates that there have been no cultural resource studies that cover the Magnolias Affordable Housing project area. This Magnolias Affordable Housing project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Magnolias Affordable Housing project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Magnolias Affordable Housing project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Tamyen language, part of the Coastanoan/Ohlone language family (Levy 1978:485). Using Milliken's study of various mission records, the proposed project area is located within the lands of the Matalan tribe, whose territory was located in the Santa Clara Valley from the town of Coyote south to Morgan Hill. The group may have held the Chesbro Reservoir area on Llagas Creek to the west, and the Anderson Reservoir area in the hills to the east. (Milliken 1995: 248).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Santa Clara County have been found in areas in valleys, near intermittent and perennial watercourses and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Magnolias Affordable Housing project area is located in Santa Clara Valley near the hill to valley interface along the northeast end of the lower reaches of El Toro Mountain in the town of Morgan Hill. The project area is located in valley lands approximately 465 meters north of an unnamed creek. Aerial maps indicate buildings, vehicle storage, several trees and dirt areas. Given the similarity of these environmental factors and the ethnographic sensitivity of the area, there is a moderate to high potential for unrecorded Native American resources to be within the proposed Magnolias Affordable Housing project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Magnolias Affordable Housing project area. Early Santa Clara County Atlas indicated the project area was located within the lands of Dan Murphy (Thompson and West: 56). With this in mind, there is a moderate potential for unrecorded historic-period archaeological resources to be within the proposed Magnolias Affordable Housing project area.

The 1955 photo revised 1980 Morgan Hill USGS 7.5-minute topographic quadrangle fails to depict any buildings or structures within the Magnolias Affordable Housing project area; therefore, there is a low possibility for any buildings or structures 45 years or older to be within the Magnolias Affordable Housing project area.

RECOMMENDATIONS:

1) There is a moderate to high potential of identifying Native American archaeological resources and a moderate potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Santa Clara County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction,** work should be temporarily halted in the vicinity of the discovered materials and workers should avoid

altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

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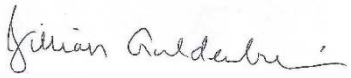
Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

General Land Office
1857 Survey Plat for Rancho Ojo De Agua de la Coche.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair
1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Kroeber, A.L.
1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976).

Levy, Richard
1978 Costanoan. In *California*, edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Milliken, Randall
1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Santa Clara County Historical Heritage Commission
1979 Heritage Resource Inventory: Santa Clara County. Santa Clara County Planning Department, San Jose, CA. (Reprint 1999).

State of California Department of Parks and Recreation
1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation **
2020 *Built Environment Resources Directory*. Listing by City (through March 2, 2020). State of California Office of Historic Preservation, Sacramento.

Thompson & West
1876 Historical Atlas Map of Santa Clara County, California. Thompson & West, San Francisco, CA. (Reprint by Smith & McKay Printing Company, San Jose, CA 1973).

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

Attachment 4
Project NAHC Search Results

E

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

NATIVE AMERICAN HERITAGE COMMISSION

August 30, 2021

Nick Pappani
Raney Management

Via Email to: pappani@raneymanagement.com

Re: The Magnolia's Affordable Housing Project, Santa Clara County

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions, please contact me at my email address: Katy.Sanchez@nahc.ca.gov.

Sincerely,

Katy Sanchez

Katy Sanchez
Associate Environmental Planner

Attachment

Attachment 5
Project NAHC Tribal Consultation List

Native American Heritage Commission
Native American Contacts List
August 30, 2021

Amah Mutsun Tribal Band
Valentin Lopez, Chairperson
P.O. Box 5272 Ohlone/Costanoan
Galt ,CA 95632 North Valley Yokuts
vlopez@amahmutsun.org
(916) 743-5833

Amah Mutsun Tribal Band of Mission San Juan Bautista
Irene Zwierlein, Chairperson
3030 Soda Bay Road Ohlone/Costanoan
Lakeport ,CA 95453
amahmutsuntribal@gmail.com
(650) 851-7489 Cell
(650) 332-1526 Fax

Indian Canyon Mutsun Band of Costanoan
Kanyon Sayers-Roods
1615 Pearson Court Ohlone/Costanoan
San Jose ,CA 95122
408-673-0626

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28 Ohlone/Costanoan
Hollister ,CA 95024
(831) 637-4238

Muwekma Ohlone Indian Tribe of the SF Bay Area
Monica Arellano, Vice Chairwoman
20885 Redwood Road, Suite 232 Ohlone / Costanoan
Castro Valley ,CA 94546
marellano@muwekma.org
(408) 205-9714

North Valley Yokuts Tribe
Katherine Erolinda Perez, Chairperson
P.O. Box 717 Ohlone/Costanoan
Linden ,CA 95236 Northern Valley Yokuts
canutes@verizon.net Bay Miwok
(209) 887-3415

North Valley Yokuts Tribe
Timothy Perez, MLD Contact
P.O. Box 717 Ohlone/Costanoan
Linden ,CA 95236 Northern Valley Yokuts
huskanam@gmail.com Bay Miwok
(209) 662-2788

Rumsen Am:a Tur:ataj Ohlone
Dee Dee Manzanares Ybarra, Chairperson
14671 Farmington Street Ohlone/Costanoan
Herperia ,CA 92345
rumsenama@gmail.com
(760) 403-1756

Tamien Nation
Quirina Luna Geary, Chairperson
P.O. Box 8053 Ohlone/Costanoan
San Jose ,CA 95155
qgeary@tamien.org
(707) 295-4011

Tamien Nation
Johnathan Wasaka Costilla, THPO
P.O. Box 866 Ohlone/Costanoan
Clearlake Oaks ,CA 95423
thpo@tamien.org
(925) 336-5359

Native American Heritage Commission
Native American Contacts List
August 30, 2021

The Confederated Villages of Lisjan
Corrina Gould, Chairperson
10926 Edes Avenue
Oakland , CA 94603
cvltribe@gmail.com
(510) 575-8408

Ohlone/Costanoan

The Ohlone Indian Tribe
Andrew Galvan
P.O. Box 3388
Fremont , CA 94539
chochenyo@AOL.com
(510) 882-0527 Cell
(510) 687-9393 Fax

Ohlone
Bay Miwok
Plains Miwok
Patwin

Wuksache Indian Tribe/Eshom Valley Band
Kenneth Woodrow, Chairperson
1179 Rock Haven Ct.
Salinas , CA 93906
kwood8934@aol.com
(831) 443-9702

Foothill Yokuts
Mono
Wuksache

CITY OF MORGAN HILL

17575 Peak Avenue
Morgan Hill, CA 95037-4128
TEL: (408) 778-6480
FAX: (408) 779-7236
www.morganhill.ca.gov

August 31, 2022

Andrew Galvan
The Ohlone Indian Tribe
P.O. Box 3388
Fremont, CA 94539

Subject: Formal Notification for Section 106 Tribal Consultation: Magnolias Affordable Housing Project, Morgan Hill, California

Andrew Galvan,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Magnolias Affordable Housing Project (proposed project), located in the City of Morgan Hill, and to initiate consultation pursuant to Section 106 of Title 24 Code of Federal Regulations (CFR) Part 58. The applicant, First Community Housing, is seeking federal funding for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Morgan Hill is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The 1.5-acre project site is located at 17965 Monterey Road in the City of Morgan Hill. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site is used for vehicle storage and is developed with two storage buildings, a paved parking area, an unpaved storage yard, and landscaped areas. Surrounding existing land uses include a mobile home park community (Hill Haven Mobile Park) to the north; an auto body shop (Rocci's Auto Collision) and self-storage company (Storage Mart) further to the north; a townhome residential community to the northeast, across Monterey Road; the Morgan Hill Community Adult School to the east, across Monterey Road; an auto repair shop (Star Motor Imports), a brake shop (A-1 Muffler & Brake), and multi-family residential apartments (Royal Court Apartments) to the south; and single-family residences to the southwest and west. Monterey Road bounds the site's eastern boundary. The Union Pacific Railroad (UPRR) tracks are located further to the east. The Morgan Hill General Plan designates the site Mixed Use Flex (MU-F) and the site is zoned MU-F.

The proposed project would include demolition of the existing on-site structures and construction of a five-story, multi-family residential building, comprised of 66 units, including 16 studio units, 16 one-bedroom units, 17 two-bedroom units, and 17 three-bedroom units. In total, the building would feature 89,800 square feet (sf) and be constructed at a height of 68 feet. In addition, the project would include 67 parking spaces; long-term and short-term parking for bicycles; ground-floor amenities such as a clubhouse, community room, laundry room, and lobby area; a half-court basketball and recreation area; a playground; and a garden/recreation area. The proposed units would be designated for households

earning 30 to 60 percent of the annual median income (AMI) for Santa Clara County. Ground disturbance would be limited to site grading, trenching for utilities, and building construction.

A site-specific cultural study or field survey has not been conducted for the proposed project. However, in order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) for the project site and vicinity (see Attachment 3). The CHRIS records search included review of archaeological resource records, historic properties records, official records and maps of archaeological sites and surveys in Santa Clara County, the National Register of Historic Places (NRHP), and the California Register of Historical Resources (CRHR). The study concluded that cultural or historical resources have not been recorded within or adjacent to the project site. In addition, base maps do not show recorded buildings or structures within the project site.

However, the NWIC's review determined that the project site is located within the lands of the Matalan tribe and that the tribe may have occupied the Chesbro Reservoir area on Llagas Creek to the west of the City and the Anderson Reservoir area in the hills to the east of the City. As such, the NWIC found that based on an evaluation of the environmental setting and features associated with known sites, the project site is located in an area considered to be moderately to highly sensitive for unknown Native American archaeological resources and moderately sensitive for historic-period archaeological resources. However, considering that the project site is partially developed and such resources have not been identified, any on-site tribal cultural resources and/or historic-period archaeological resources would be located underground and potentially encountered only during ground-disturbing activities associated with the proposed project.

Finally, a search of the NAHC Sacred Lands File for the project area was completed and returned negative results, indicating that known tribal cultural resources do not exist on-site (see Attachment 4).

Based on the findings described above, the discovery of tribal cultural resources is not anticipated to occur during construction of the proposed project. Nonetheless, because the potential exists for unknown subsurface Native American resources to be located within the project site, the City's standard conditions of approval related to the protection of historical and archaeological resources, as well as specific measures that have been required through the California Environmental Quality Act (CEQA) process conducted for the proposed project, will be included in the EA to prevent potential impacts to cultural and tribal cultural resources, should any such resources be encountered during ground-disturbing activities associated with the proposed project.

The City's standard conditions include, but are not limited to, provisions that require a preconstruction meeting with the general contractor and subcontractors for the purposes of cultural sensitivity training; an on-site Tamien Nation Tribal Monitor to monitor all ground-disturbing activities and an on-call archaeologist; the immediate halting of work within 50 feet of a discovery until an archaeologist confirms if the find is a unique archaeological resource and subsequent requirements in cases where the discovery is confirmed as such; treatment of discovered human remains with dignity and respect; and additional requirements to ensure the proper parties are contacted upon the discovery of human remains.

Pursuant to Section 106 of 24 CFR Part 58, if The Ohlone Indian Tribe would like to be a consulting party on this project, or has any specific information or questions, please feel free to contact Gina

Paolini, Principal Planner at the City of Morgan Hill, by email at gina.paolini@morganhill.ca.gov or by phone at (408) 310-4676. Thank you for your time and attention to this matter.

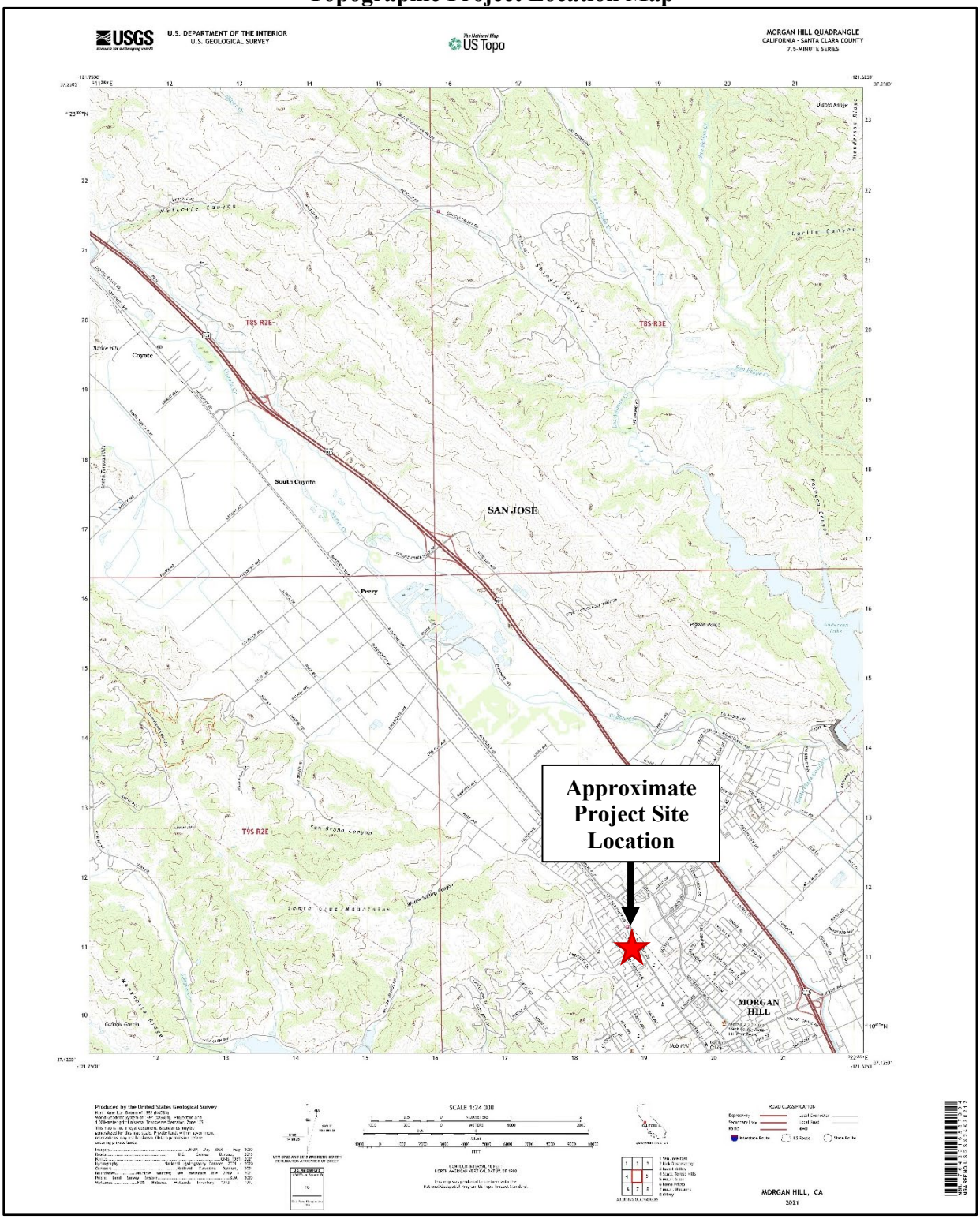
Sincerely,

Gina Paolini
Principal Planner
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

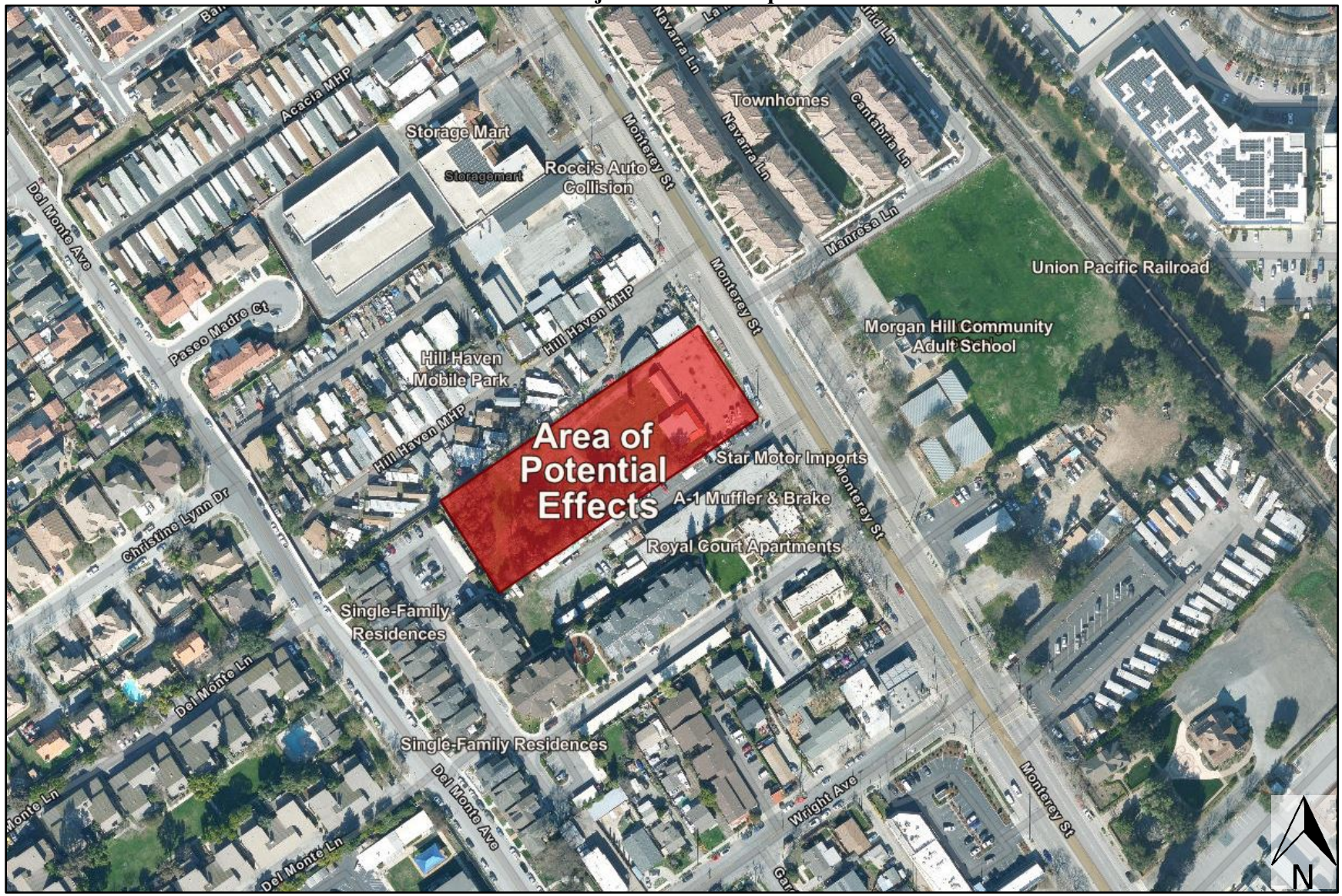
Attachments:

1. Topographic Project Location Map
2. Project Location Map
3. CHRIS Records Search Results
4. Project NAHC Search Results
5. Project NAHC Tribal Consultation List

Attachment 1
Topographic Project Location Map



Attachment 2
Project Location Map



Attachment 3
CHRIS Records Search Results

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

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RECOMMENDATIONS:

1) There is a moderate to high potential of identifying Native American archaeological resources and a moderate potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

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Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

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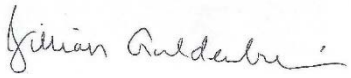
Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

General Land Office
1857 Survey Plat for Rancho Ojo De Agua de la Coche.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair
1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Kroeber, A.L.
1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976).

Levy, Richard
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**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

Attachment 4
Project NAHC Search Results

E

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
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Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[**Vacant**]

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NATIVE AMERICAN HERITAGE COMMISSION

August 30, 2021

Nick Pappani
Raney Management

Via Email to: pappani@raneymanagement.com

Re: The Magnolia's Affordable Housing Project, Santa Clara County

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions, please contact me at my email address: Katy.Sanchez@nahc.ca.gov.

Sincerely,

Katy Sanchez

Katy Sanchez
Associate Environmental Planner

Attachment

Attachment 5
Project NAHC Tribal Consultation List

Native American Heritage Commission
Native American Contacts List
August 30, 2021

Amah Mutsun Tribal Band
Valentin Lopez, Chairperson
P.O. Box 5272 Ohlone/Costanoan
Galt ,CA 95632 North Valley Yokuts
vlopez@amahmutsun.org
(916) 743-5833

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Indian Canyon Mutsun Band of Costanoan
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(831) 637-4238

Muwekma Ohlone Indian Tribe of the SF Bay Area
Monica Arellano, Vice Chairwoman
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Castro Valley ,CA 94546
marellano@muwekma.org
(408) 205-9714

North Valley Yokuts Tribe
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canutes@verizon.net Bay Miwok
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Tamien Nation
Johnathan Wasaka Costilla, THPO
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thpo@tamien.org
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Native American Heritage Commission
Native American Contacts List
August 30, 2021

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Ohlone/Costanoan

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(510) 687-9393 Fax

Ohlone
Bay Miwok
Plains Miwok
Patwin

Wuksache Indian Tribe/Eshom Valley Band
Kenneth Woodrow, Chairperson
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Salinas , CA 93906
kwood8934@aol.com
(831) 443-9702

Foothill Yokuts
Mono
Wuksache

CITY OF MORGAN HILL

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Morgan Hill, CA 95037-4128
TEL: (408) 778-6480
FAX: (408) 779-7236
www.morganhill.ca.gov

August 31, 2022

Chairperson Kenneth Woodrow
Wuksache Indian Tribe/Eshom Valley Band
1179 Rock Haven Ct.
Salinas, CA 93906

Subject: Formal Notification for Section 106 Tribal Consultation: Magnolias Affordable Housing Project, Morgan Hill, California

Chairperson Woodrow,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Magnolias Affordable Housing Project (proposed project), located in the City of Morgan Hill, and to initiate consultation pursuant to Section 106 of Title 24 Code of Federal Regulations (CFR) Part 58. The applicant, First Community Housing, is seeking federal funding for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Morgan Hill is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The 1.5-acre project site is located at 17965 Monterey Road in the City of Morgan Hill. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site is used for vehicle storage and is developed with two storage buildings, a paved parking area, an unpaved storage yard, and landscaped areas. Surrounding existing land uses include a mobile home park community (Hill Haven Mobile Park) to the north; an auto body shop (Rocci's Auto Collision) and self-storage company (Storage Mart) further to the north; a townhome residential community to the northeast, across Monterey Road; the Morgan Hill Community Adult School to the east, across Monterey Road; an auto repair shop (Star Motor Imports), a brake shop (A-1 Muffler & Brake), and multi-family residential apartments (Royal Court Apartments) to the south; and single-family residences to the southwest and west. Monterey Road bounds the site's eastern boundary. The Union Pacific Railroad (UPRR) tracks are located further to the east. The Morgan Hill General Plan designates the site Mixed Use Flex (MU-F) and the site is zoned MU-F.

The proposed project would include demolition of the existing on-site structures and construction of a five-story, multi-family residential building, comprised of 66 units, including 16 studio units, 16 one-bedroom units, 17 two-bedroom units, and 17 three-bedroom units. In total, the building would feature 89,800 square feet (sf) and be constructed at a height of 68 feet. In addition, the project would include 67 parking spaces; long-term and short-term parking for bicycles; ground-floor amenities such as a clubhouse, community room, laundry room, and lobby area; a half-court basketball and recreation area; a playground; and a garden/recreation area. The proposed units would be designated for households

earning 30 to 60 percent of the annual median income (AMI) for Santa Clara County. Ground disturbance would be limited to site grading, trenching for utilities, and building construction.

A site-specific cultural study or field survey has not been conducted for the proposed project. However, in order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) for the project site and vicinity (see Attachment 3). The CHRIS records search included review of archaeological resource records, historic properties records, official records and maps of archaeological sites and surveys in Santa Clara County, the National Register of Historic Places (NRHP), and the California Register of Historical Resources (CRHR). The study concluded that cultural or historical resources have not been recorded within or adjacent to the project site. In addition, base maps do not show recorded buildings or structures within the project site.

However, the NWIC's review determined that the project site is located within the lands of the Matalan tribe and that the tribe may have occupied the Chesbro Reservoir area on Llagas Creek to the west of the City and the Anderson Reservoir area in the hills to the east of the City. As such, the NWIC found that based on an evaluation of the environmental setting and features associated with known sites, the project site is located in an area considered to be moderately to highly sensitive for unknown Native American archaeological resources and moderately sensitive for historic-period archaeological resources. However, considering that the project site is partially developed and such resources have not been identified, any on-site tribal cultural resources and/or historic-period archaeological resources would be located underground and potentially encountered only during ground-disturbing activities associated with the proposed project.

Finally, a search of the NAHC Sacred Lands File for the project area was completed and returned negative results, indicating that known tribal cultural resources do not exist on-site (see Attachment 4).

Based on the findings described above, the discovery of tribal cultural resources is not anticipated to occur during construction of the proposed project. Nonetheless, because the potential exists for unknown subsurface Native American resources to be located within the project site, the City's standard conditions of approval related to the protection of historical and archaeological resources, as well as specific measures that have been required through the California Environmental Quality Act (CEQA) process conducted for the proposed project, will be included in the EA to prevent potential impacts to cultural and tribal cultural resources, should any such resources be encountered during ground-disturbing activities associated with the proposed project.

The City's standard conditions include, but are not limited to, provisions that require a preconstruction meeting with the general contractor and subcontractors for the purposes of cultural sensitivity training; an on-site Tamien Nation Tribal Monitor to monitor all ground-disturbing activities and an on-call archaeologist; the immediate halting of work within 50 feet of a discovery until an archaeologist confirms if the find is a unique archaeological resource and subsequent requirements in cases where the discovery is confirmed as such; treatment of discovered human remains with dignity and respect; and additional requirements to ensure the proper parties are contacted upon the discovery of human remains.

Pursuant to Section 106 of 24 CFR Part 58, if the Wuksache Indian Tribe/Eshom Valley Band would like to be a consulting party on this project, or has any specific information or questions, please feel free to contact Gina Paolini, Principal Planner at the City of Morgan Hill, by email at

gina.paolini@morganhill.ca.gov or by phone at (408) 310-4676. Thank you for your time and attention to this matter.

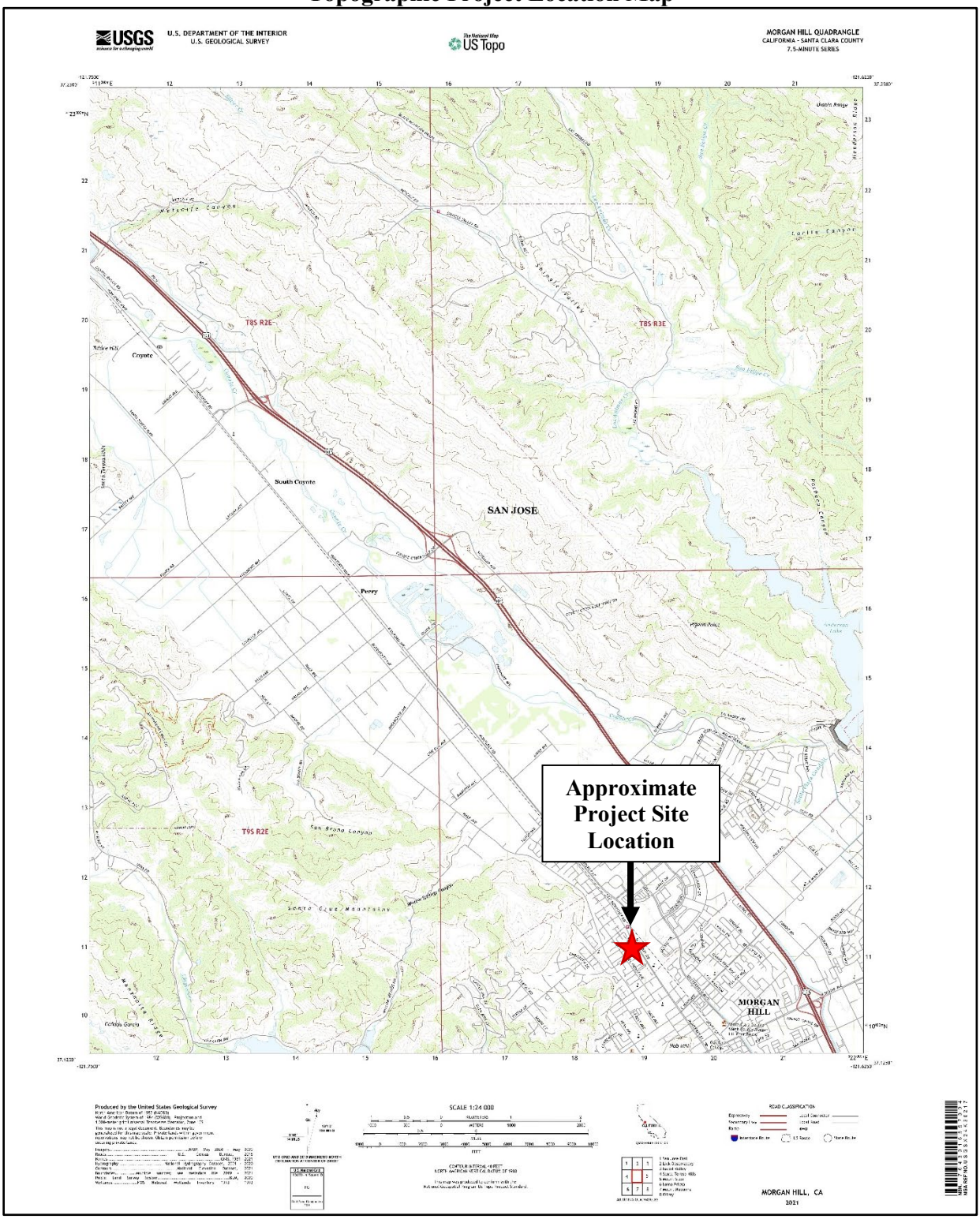
Sincerely,

Gina Paolini
Principal Planner
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

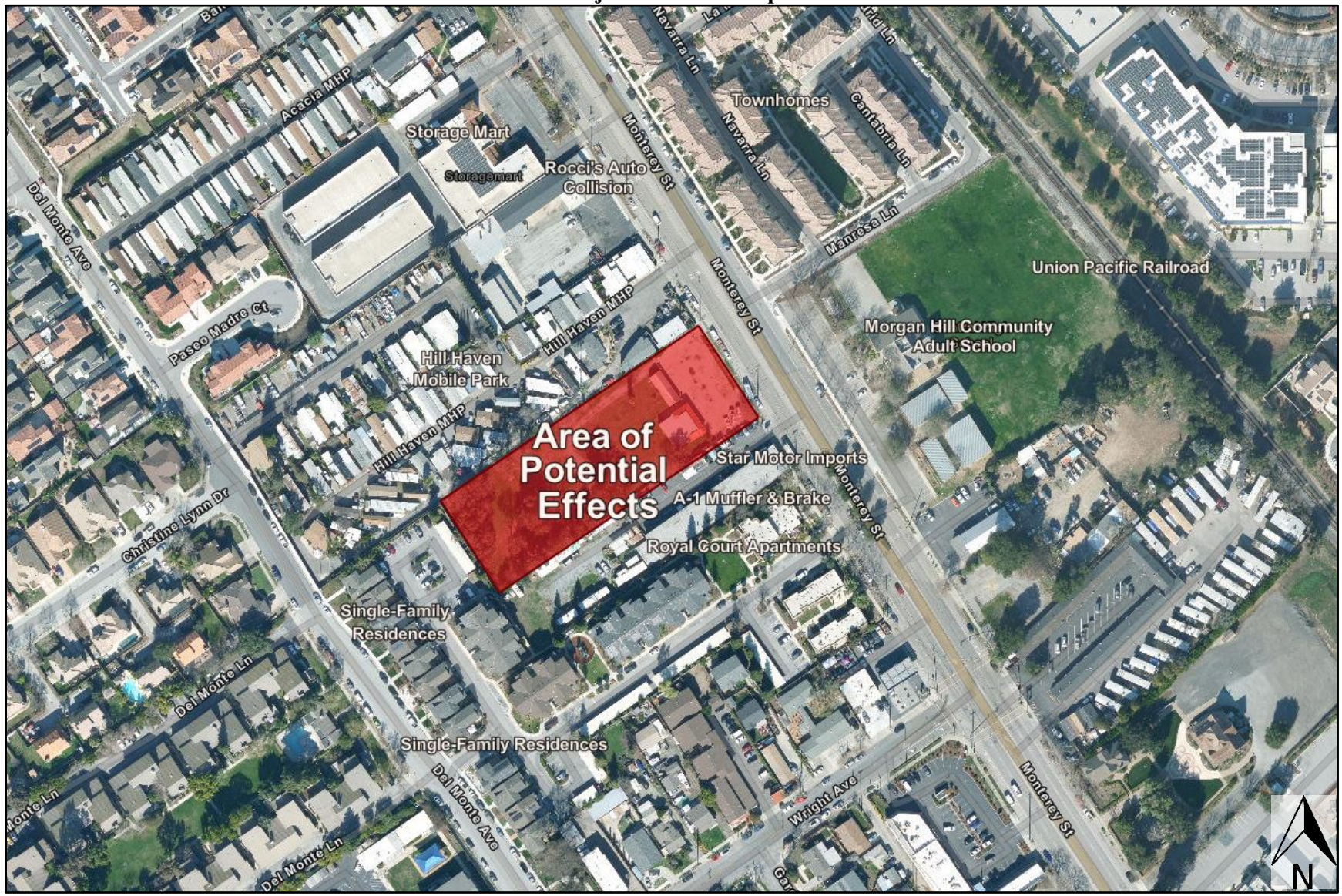
Attachments:

1. Topographic Project Location Map
2. Project Location Map
3. CHRIS Records Search Results
4. Project NAHC Search Results
5. Project NAHC Tribal Consultation List

Attachment 1
Topographic Project Location Map



Attachment 2
Project Location Map



Attachment 3
CHRIS Records Search Results

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

August 11, 2021 NWIC File No.: 21-0165

Nick Pappani
Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834

Re: Record search results for the proposed The Magnolias Affordable Housing Project.

Dear Mr. Nick Pappani:

Per your request received by our office on the 2nd of August, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Santa Clara County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the project site consists of approximately 1.5 acres located at 17965 Monterey Road. The site is identified by Assessor's Parcel Number (APN) 764-12-006. Currently, the site consists of vehicle storage and two vacant storage buildings. The project site is surrounded by single-family residential development to the north, south and west, Monterey Road and an adult school to the east, and an auto body shop, storage facility and mobile home park further to the north.

The proposed project would include demolition of the existing on-site structures and redevelopment of the site with a five-story, affordable 66-unit housing development, including 16 studios, 16 one-bedroom, 17 two-bedroom, and 17 three-bedroom units. One three-bedroom unit would be reserved for on-site staff. The proposed project would also include a 1,456-sf entry plaza, 11,320-sf garden recreation area, two roof decks, half-court basketball and recreation area, playground, clubhouse, laundry room and bike room. In addition, the project would include 67 ground-level parking stalls. The proposed project would be fabricated through modular construction and, thus, ground disturbance associated with the project would be limited.

Review of this information indicates that there have been no cultural resource studies that cover the Magnolias Affordable Housing project area. This Magnolias Affordable Housing project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Magnolias Affordable Housing project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Magnolias Affordable Housing project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Tamyen language, part of the Coastanoan/Ohlone language family (Levy 1978:485). Using Milliken's study of various mission records, the proposed project area is located within the lands of the Matalan tribe, whose territory was located in the Santa Clara Valley from the town of Coyote south to Morgan Hill. The group may have held the Chesbro Reservoir area on Llagas Creek to the west, and the Anderson Reservoir area in the hills to the east. (Milliken 1995: 248).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Santa Clara County have been found in areas in valleys, near intermittent and perennial watercourses and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Magnolias Affordable Housing project area is located in Santa Clara Valley near the hill to valley interface along the northeast end of the lower reaches of El Toro Mountain in the town of Morgan Hill. The project area is located in valley lands approximately 465 meters north of an unnamed creek. Aerial maps indicate buildings, vehicle storage, several trees and dirt areas. Given the similarity of these environmental factors and the ethnographic sensitivity of the area, there is a moderate to high potential for unrecorded Native American resources to be within the proposed Magnolias Affordable Housing project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Magnolias Affordable Housing project area. Early Santa Clara County Atlas indicated the project area was located within the lands of Dan Murphy (Thompson and West: 56). With this in mind, there is a moderate potential for unrecorded historic-period archaeological resources to be within the proposed Magnolias Affordable Housing project area.

The 1955 photo revised 1980 Morgan Hill USGS 7.5-minute topographic quadrangle fails to depict any buildings or structures within the Magnolias Affordable Housing project area; therefore, there is a low possibility for any buildings or structures 45 years or older to be within the Magnolias Affordable Housing project area.

RECOMMENDATIONS:

1) There is a moderate to high potential of identifying Native American archaeological resources and a moderate potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Santa Clara County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction,** work should be temporarily halted in the vicinity of the discovered materials and workers should avoid

altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

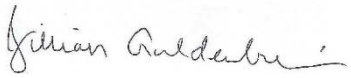
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Jillian Guldenbrein
Researcher

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EXECUTIVE SECRETARY
Christina Snider
Pomo

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NATIVE AMERICAN HERITAGE COMMISSION

August 30, 2021

Nick Pappani
Raney Management

Via Email to: pappani@raneymanagement.com

Re: The Magnolia's Affordable Housing Project, Santa Clara County

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If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions, please contact me at my email address: Katy.Sanchez@nahc.ca.gov.

Sincerely,

Katy Sanchez

Katy Sanchez
Associate Environmental Planner

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August 30, 2021

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Native American Heritage Commission
Native American Contacts List
August 30, 2021

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chochenyo@AOL.com
(510) 882-0527 Cell
(510) 687-9393 Fax

Ohlone
Bay Miwok
Plains Miwok
Patwin

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APPENDIX G

ENVIRONMENTAL NOISE & VIBRATION ASSESSMENT

Environmental Noise & Vibration Assessment

Magnolias Apartments

Morgan Hill, California

BAC Job # 2021-123

Prepared For:

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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

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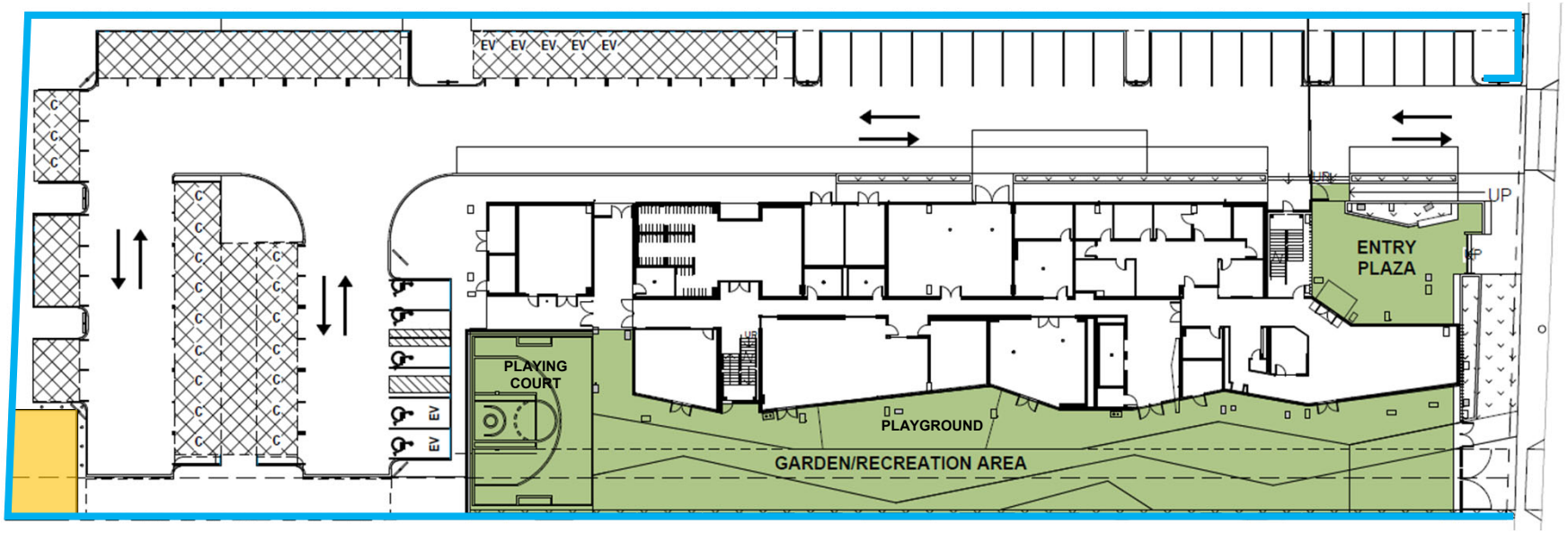


Legend

- Proposed Continuous CMU Wall (Various Heights – Minimum 6-Feet)
- Proposed Common Outdoor Areas
- Proposed Emergency Generator Area

N

Scale (Feet)

0 25 50

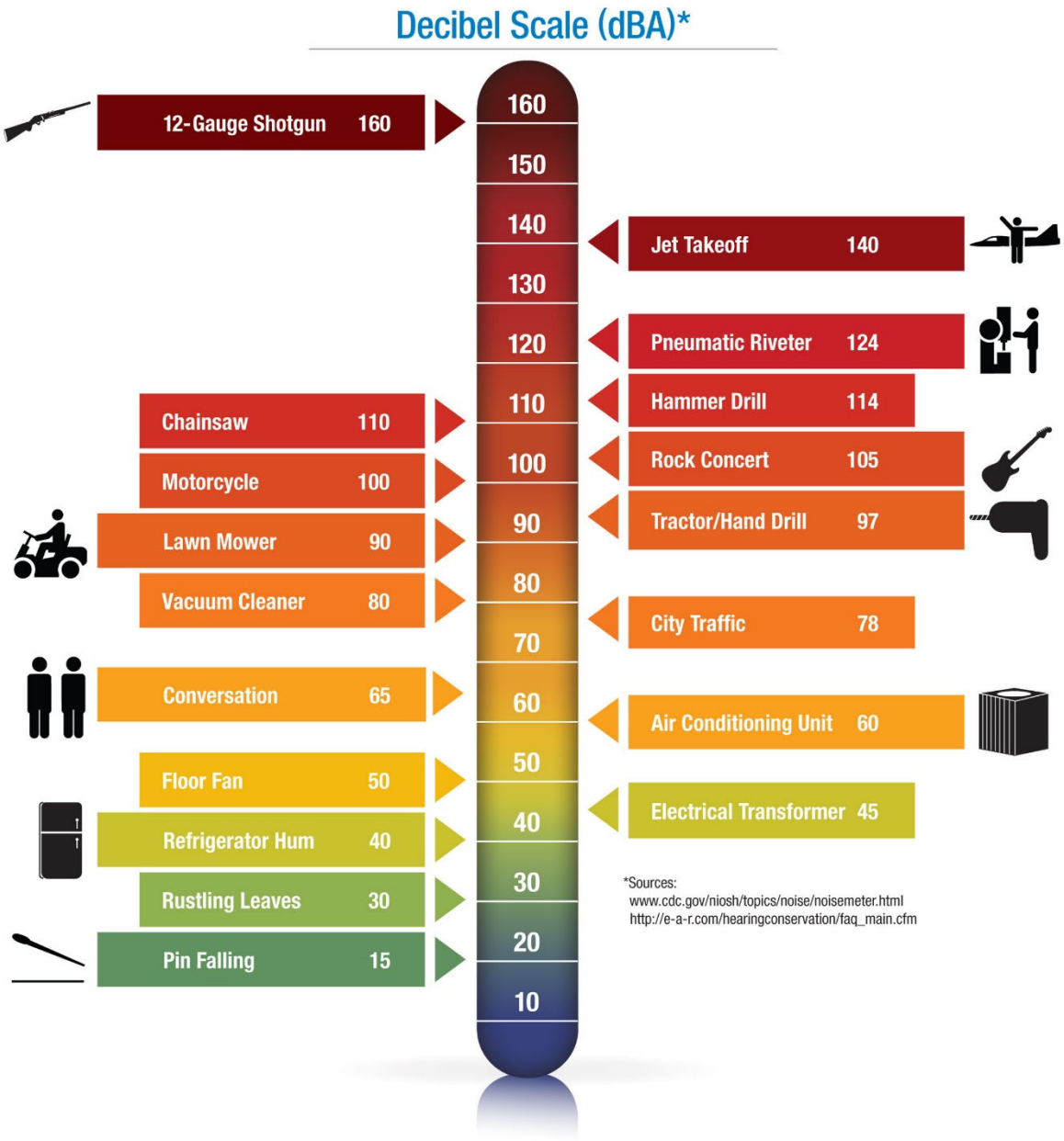
Magnolias Apartments
Morgan Hill, California

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.

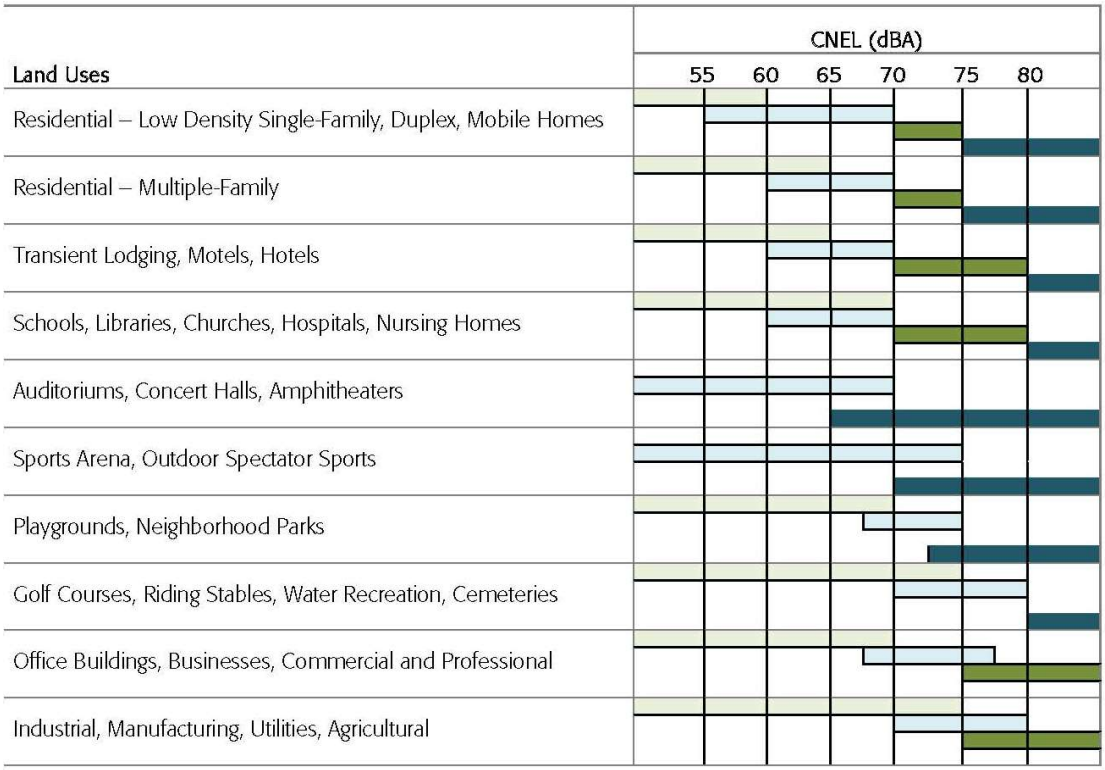
SSI-9.2 **Noise Barrier Dimensions.** If noise barriers are deemed the only effective mitigation for development along major transportation corridors, require an acoustical analysis to determine necessary dimensions.

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

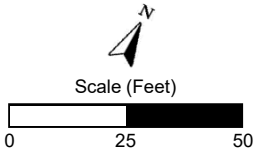
5th Floor

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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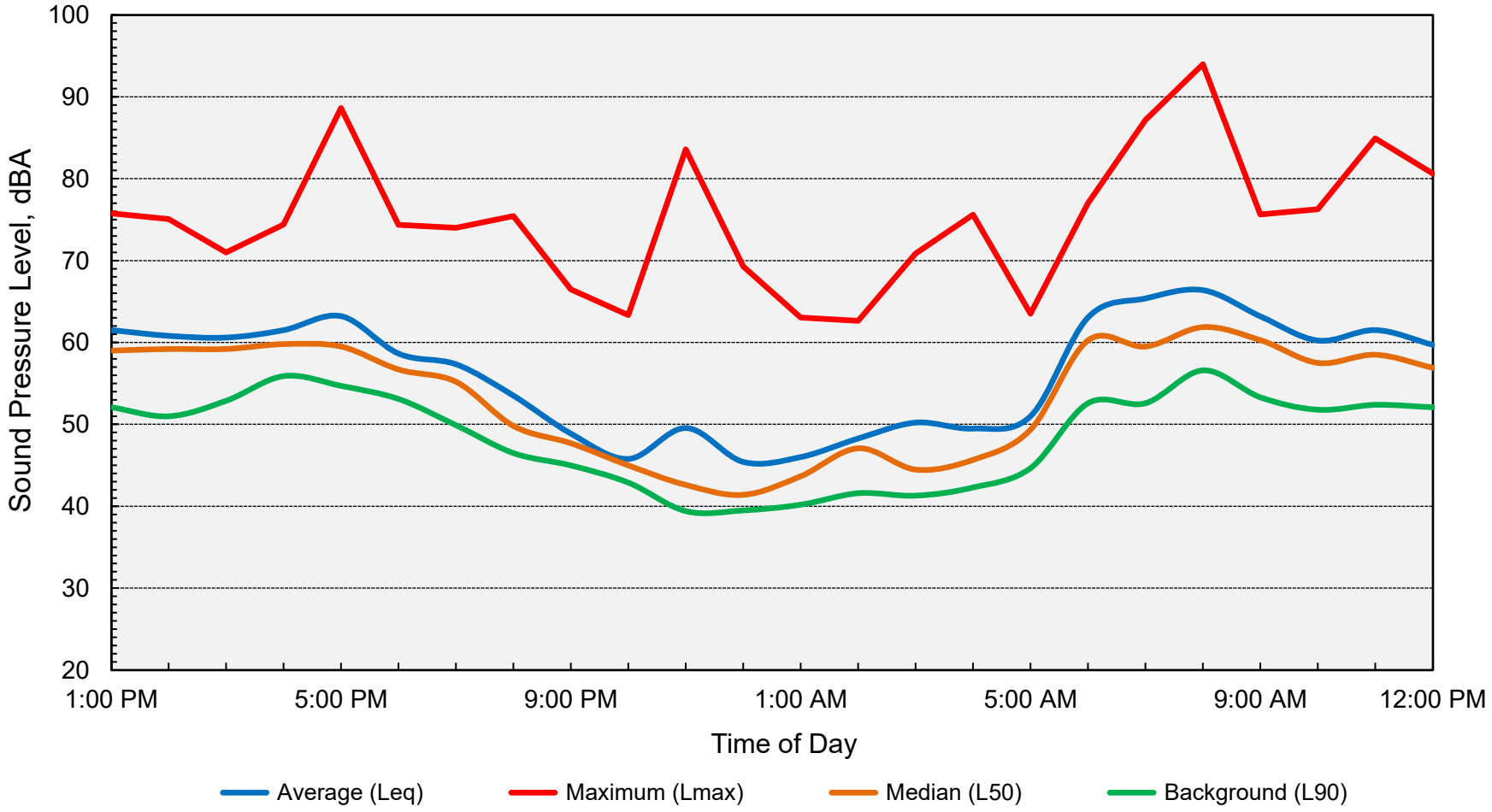
Appendix F-1
Ambient Noise Monitoring Results - Site LT-1
Magnolias Apartments - Morgan Hill, California
7/15/2021 - 7/16/2021



Computed DNL = 63 dB

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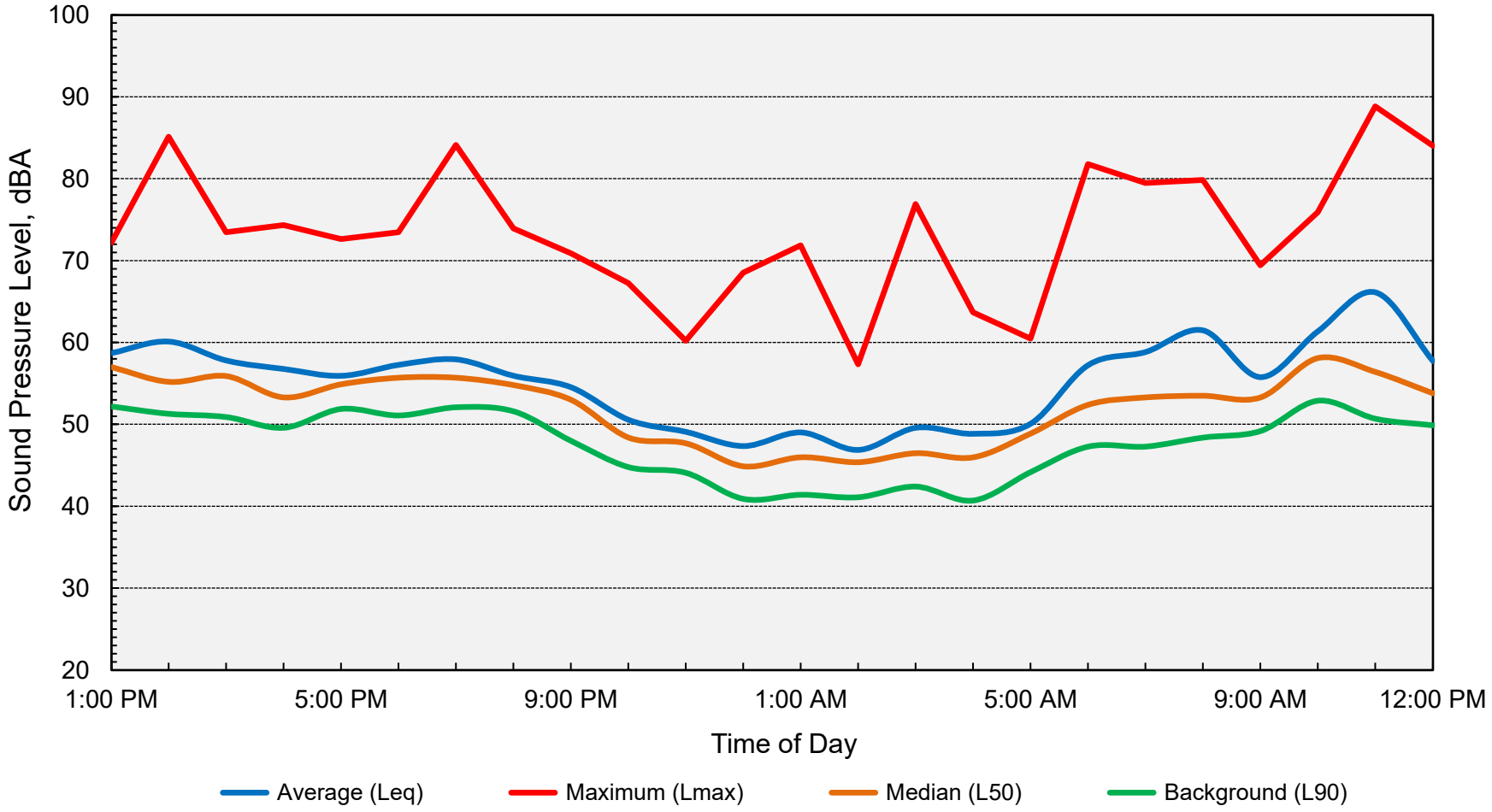
Appendix F-2
Ambient Noise Monitoring Results - Site LT-1
Magnolias Apartments - Morgan Hill, California
7/16/2021 - 7/17/2021



Computed DNL = 60 dB

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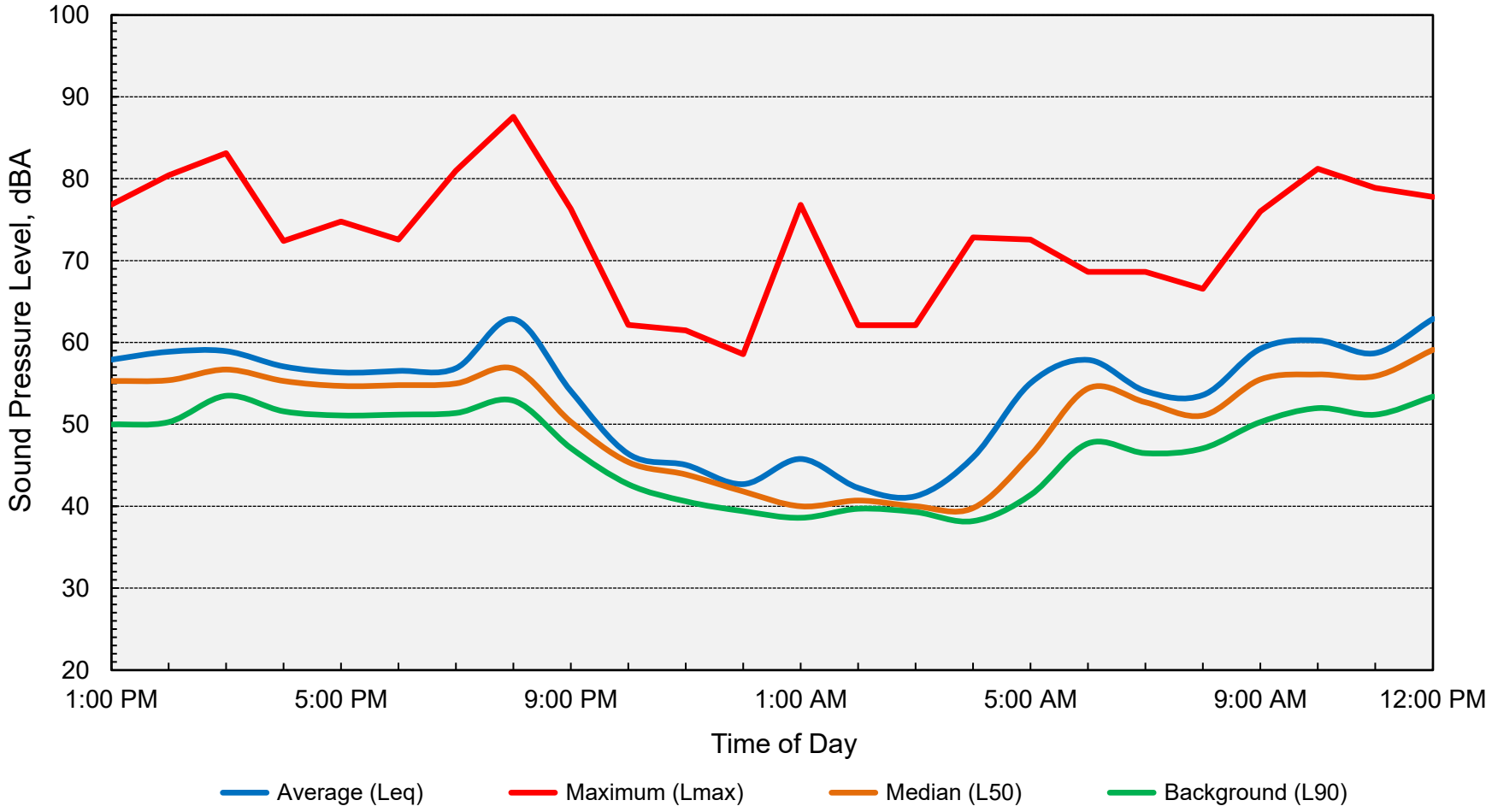
Appendix F-3
Ambient Noise Monitoring Results - Site LT-1
Magnolias Apartments - Morgan Hill, California
7/17/2021 - 7/18/2021



Computed DNL = 60 dB

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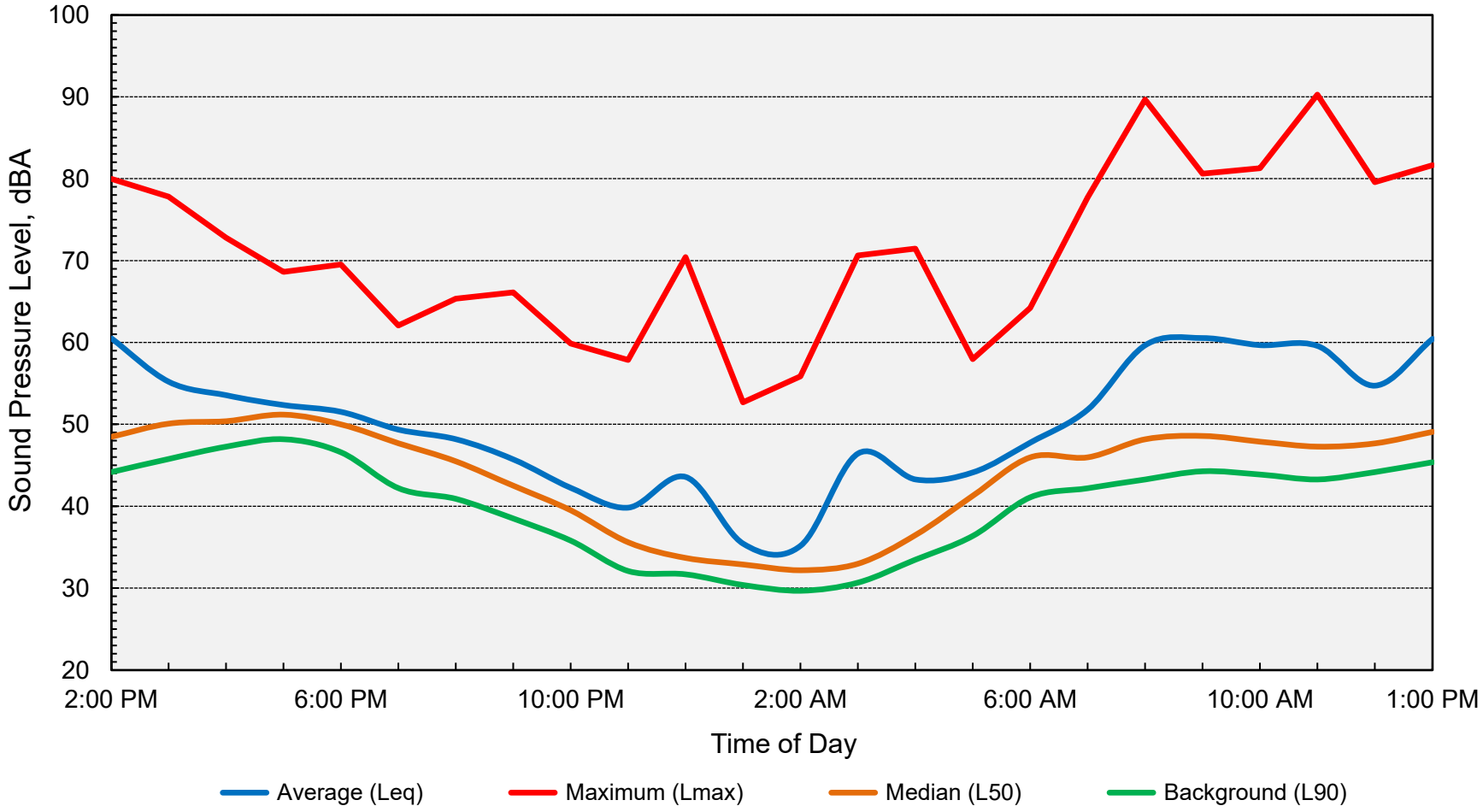
Appendix F-4
Ambient Noise Monitoring Results - Site LT-2
Magnolias Apartments - Morgan Hill, California
7/15/2021 - 7/16/2021



Computed DNL = 56 dB

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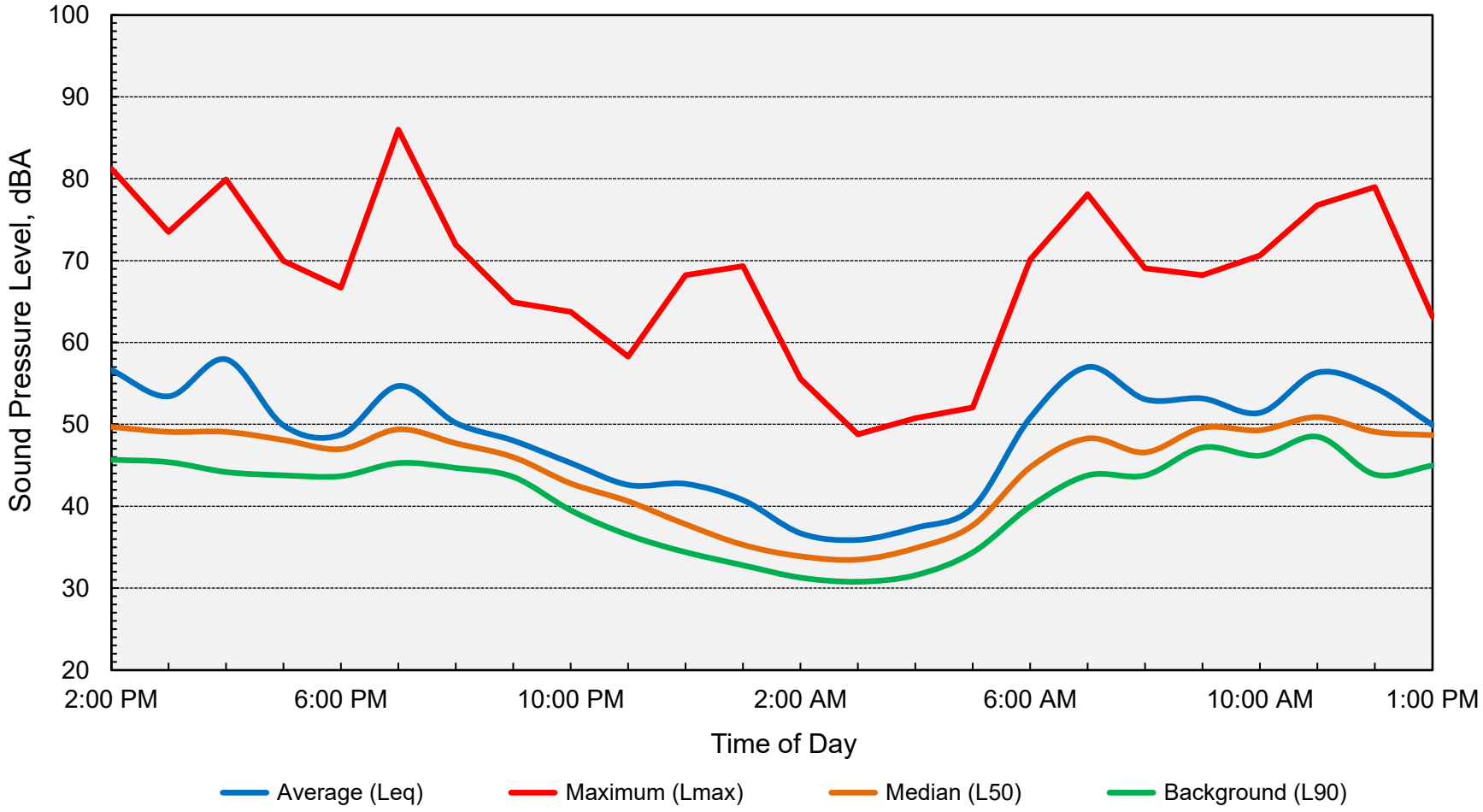
Appendix F-5
Ambient Noise Monitoring Results - Site LT-2
Magnolias Apartments - Morgan Hill, California
7/16/2021 - 7/17/2021



Computed DNL = 54 dB

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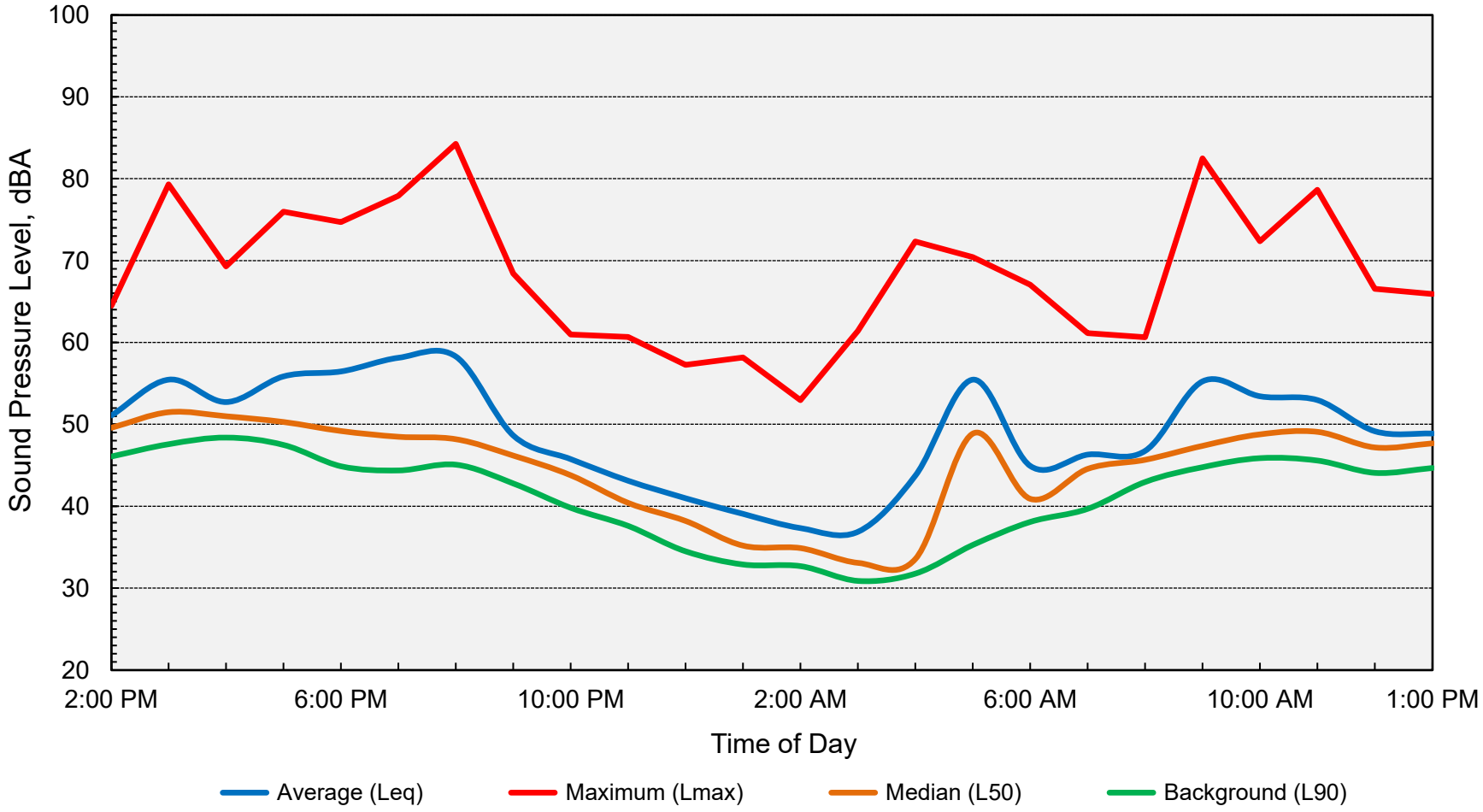
Appendix F-6
Ambient Noise Monitoring Results - Site LT-2
Magnolias Apartments - Morgan Hill, California
7/17/2021 - 7/18/2021



Computed DNL = 56 dB

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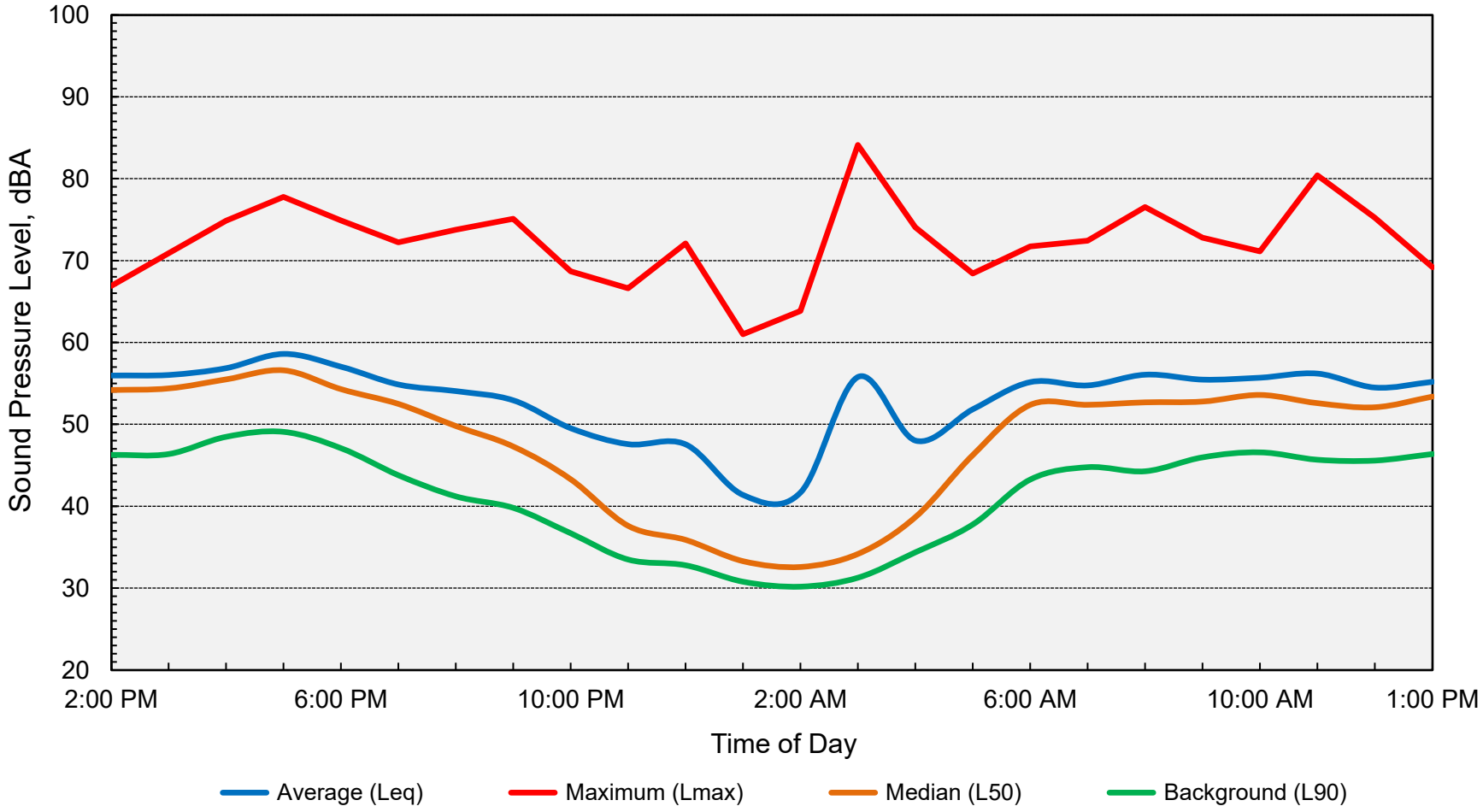
Appendix F-7
Ambient Noise Monitoring Results - Site LT-3
Magnolias Apartments - Morgan Hill, California
7/15/2021 - 7/16/2021



Computed DNL = 59 dB

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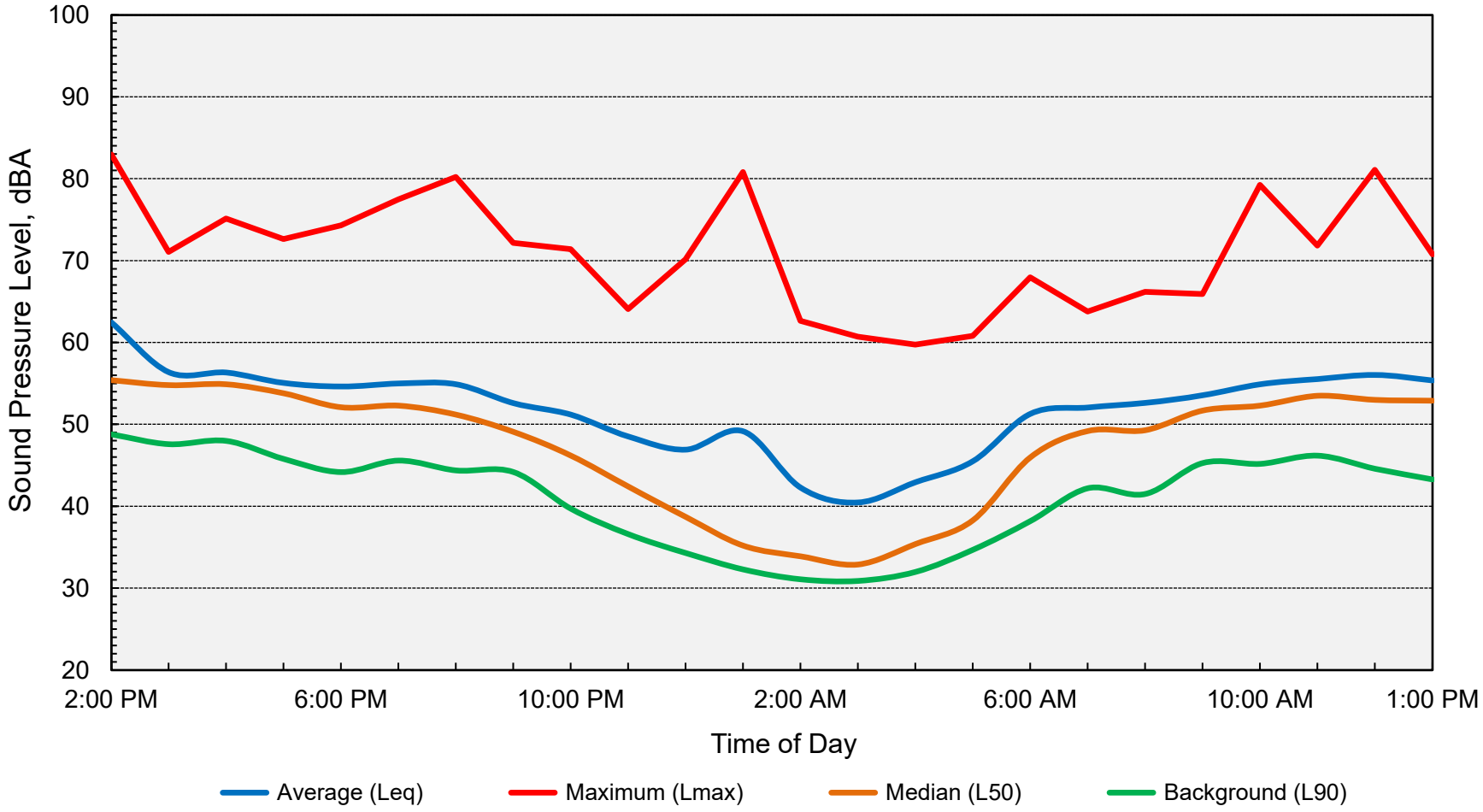
Appendix F-8
Ambient Noise Monitoring Results - Site LT-3
Magnolias Apartments - Morgan Hill, California
7/16/2021 - 7/17/2021



Computed DNL = 57 dB

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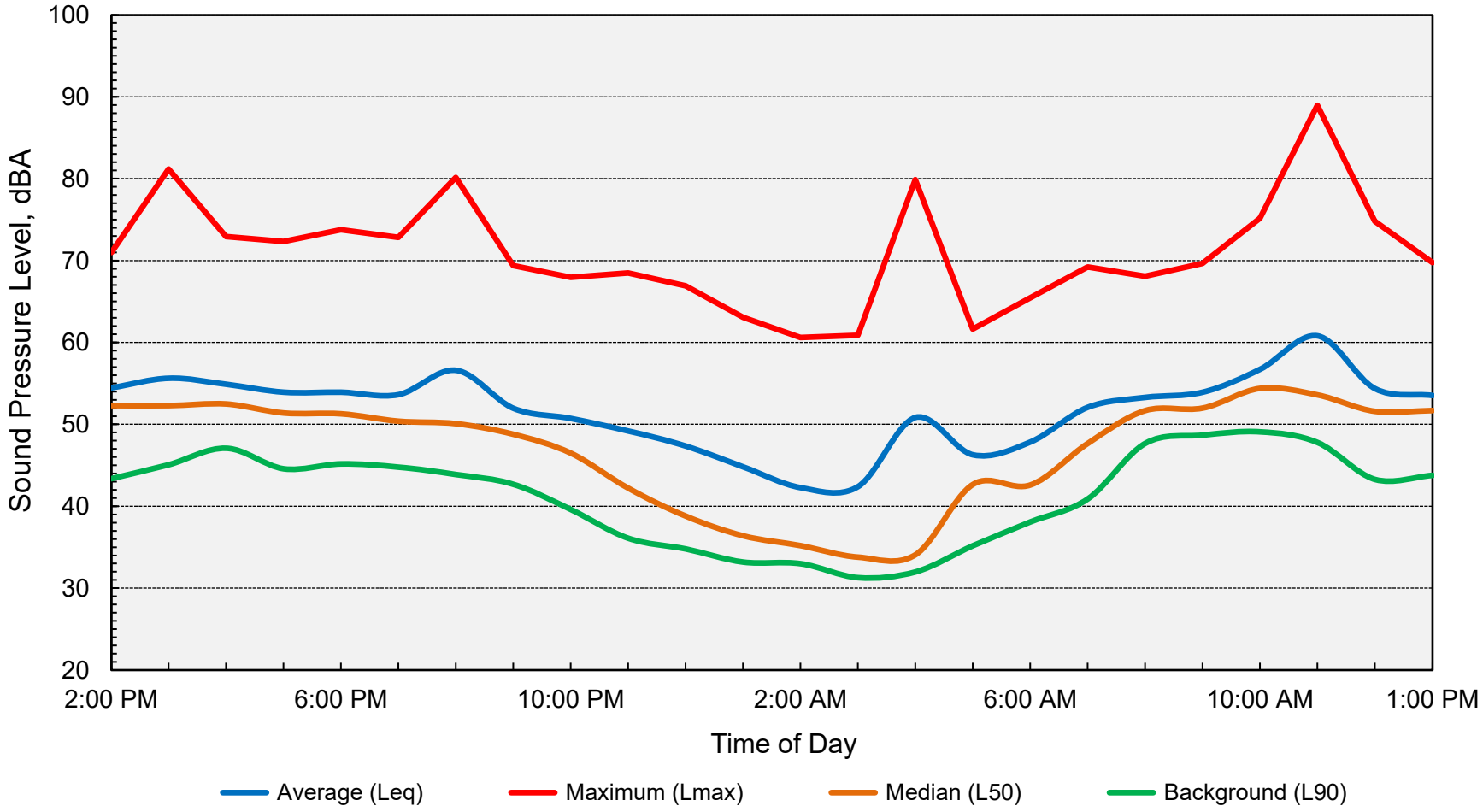
Appendix F-9
Ambient Noise Monitoring Results - Site LT-3
Magnolias Apartments - Morgan Hill, California
7/17/2021 - 7/18/2021



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.

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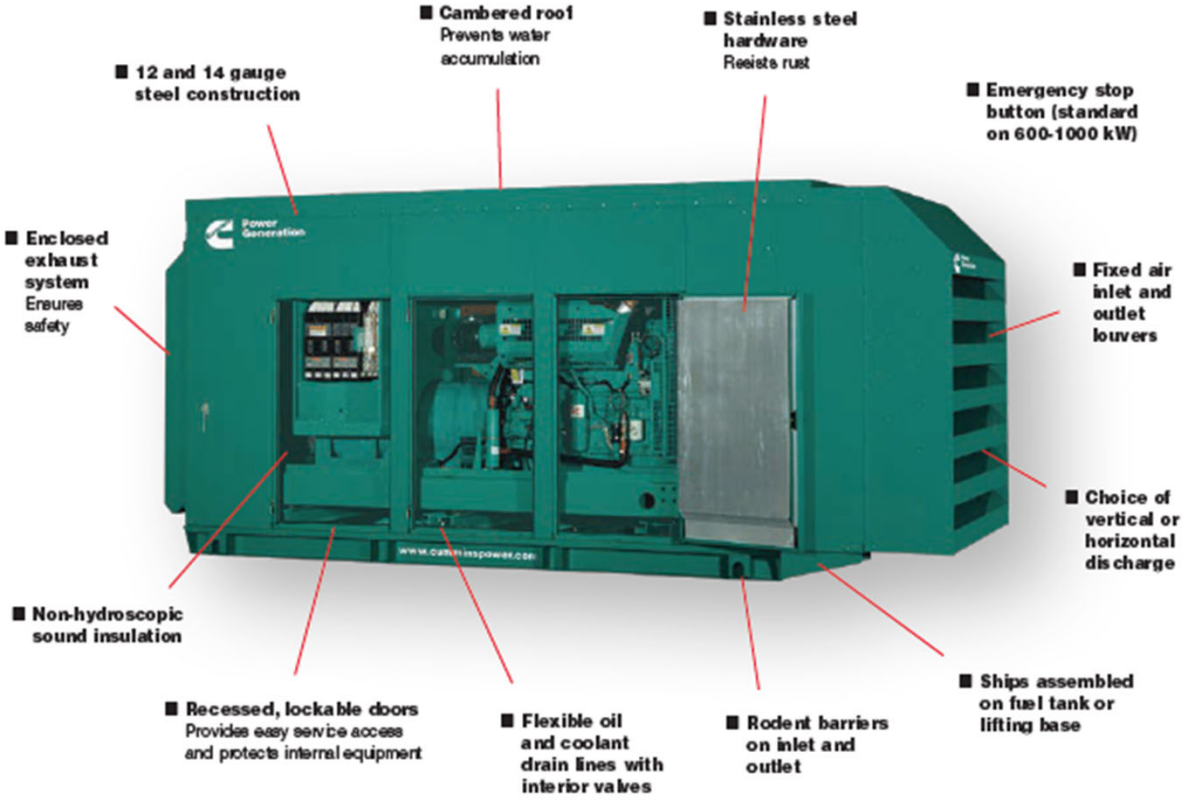
Appendix H-2

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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Bulletin 5410886

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 H

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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APPENDIX B — LABORATORY PROGRAM
APPENDIX C — SITE SPECIFIC GROUND MOTION HAZARD ANALYSIS

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

American Concrete Institute, 2008, *Building Code Requirements for Structural Concrete (ACI 318-08) and Commentary*, An ACI Standard, first printing, January.

ASCE (American Society of Civil Engineers), 2016, *Minimum Design Loads and Associated Criteria for Buildings and Other Structures*, ASCE/SEI Standard 7-16.

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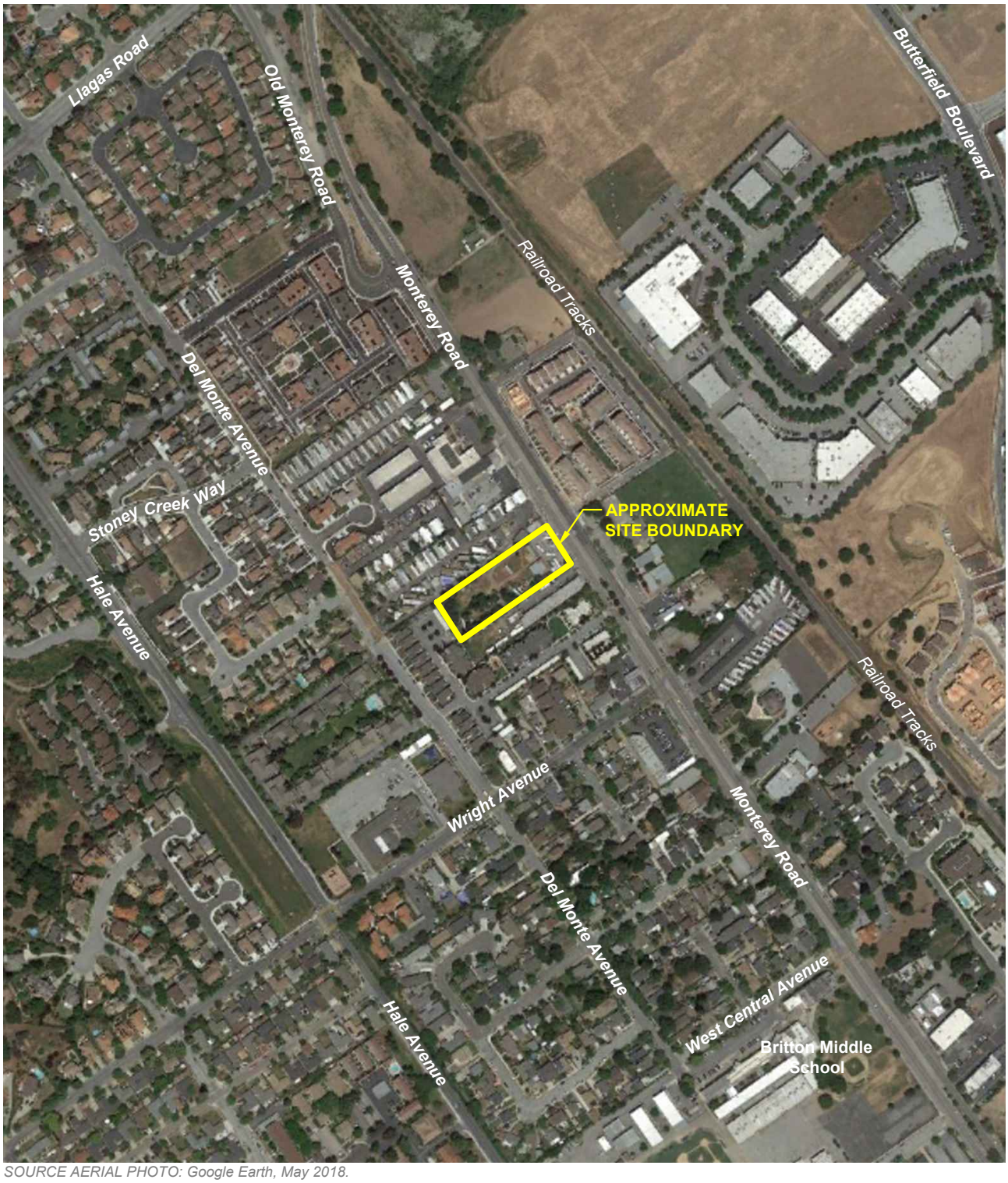


SOURCE AERIAL PHOTO: Google Earth, May 2018.

N

APPROXIMATE SCALE (FEET)

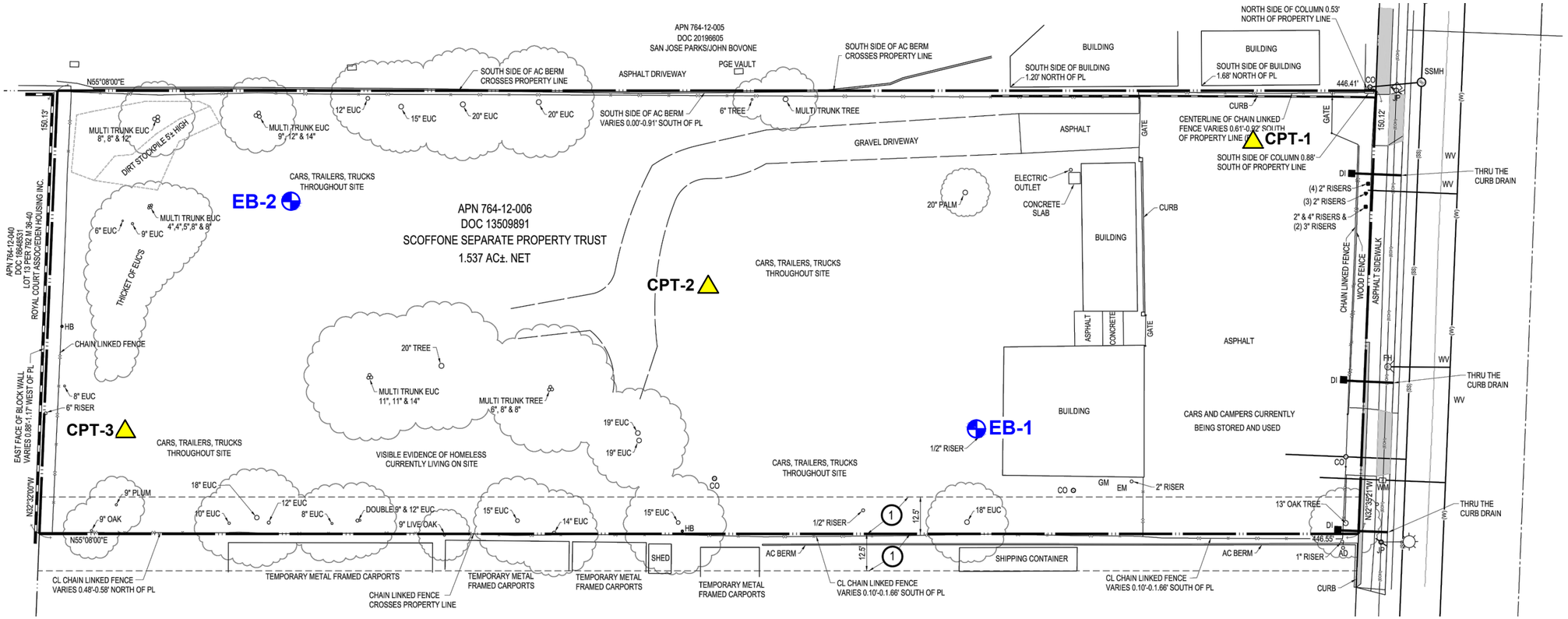
0 500 1,000

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.

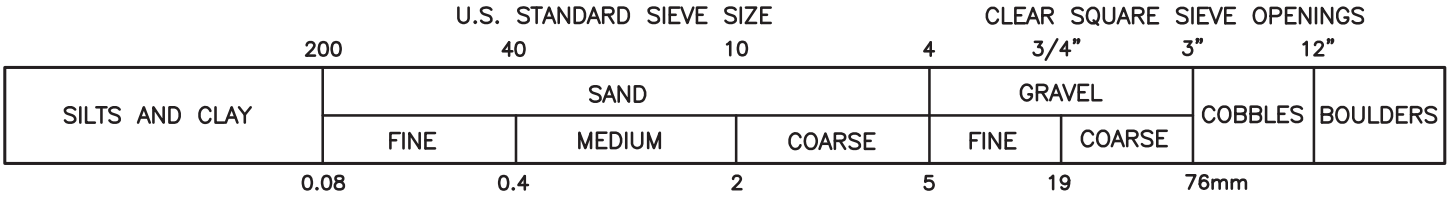
Representative soil samples were obtained from the borings at selected depths. All samples were returned to our laboratory for evaluation and appropriate testing. Penetration resistance blow counts were obtained by dropping a 140-pound hammer 30 inches. Modified California 3.0-inch outside diameter (O.D.) 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								

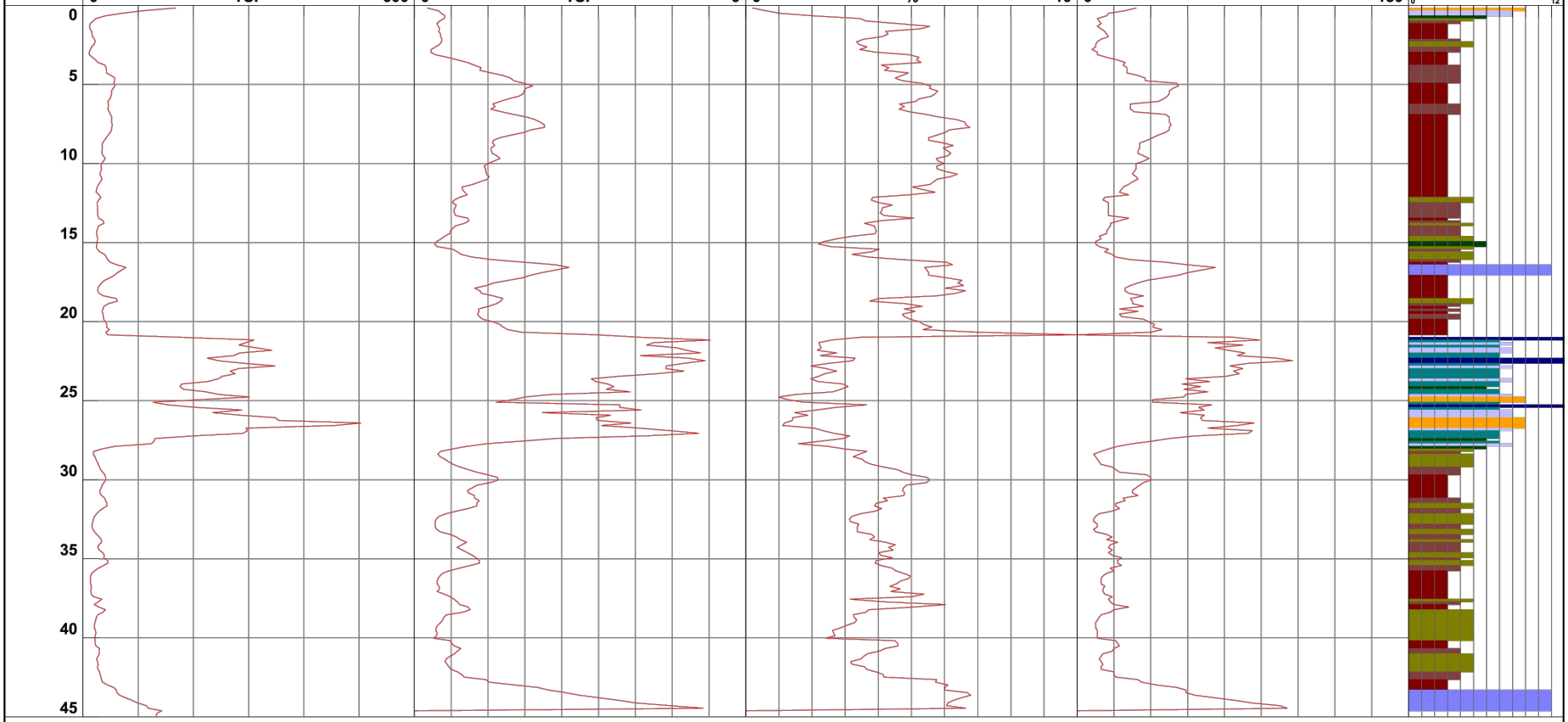
Undrained Shear Strength (ksf)
○ Pocket Penetrometer
△ Torvane
● Unconfined Compression
▲ U-U Triaxial Compression
1.0 2.0 3.0 4.0

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**

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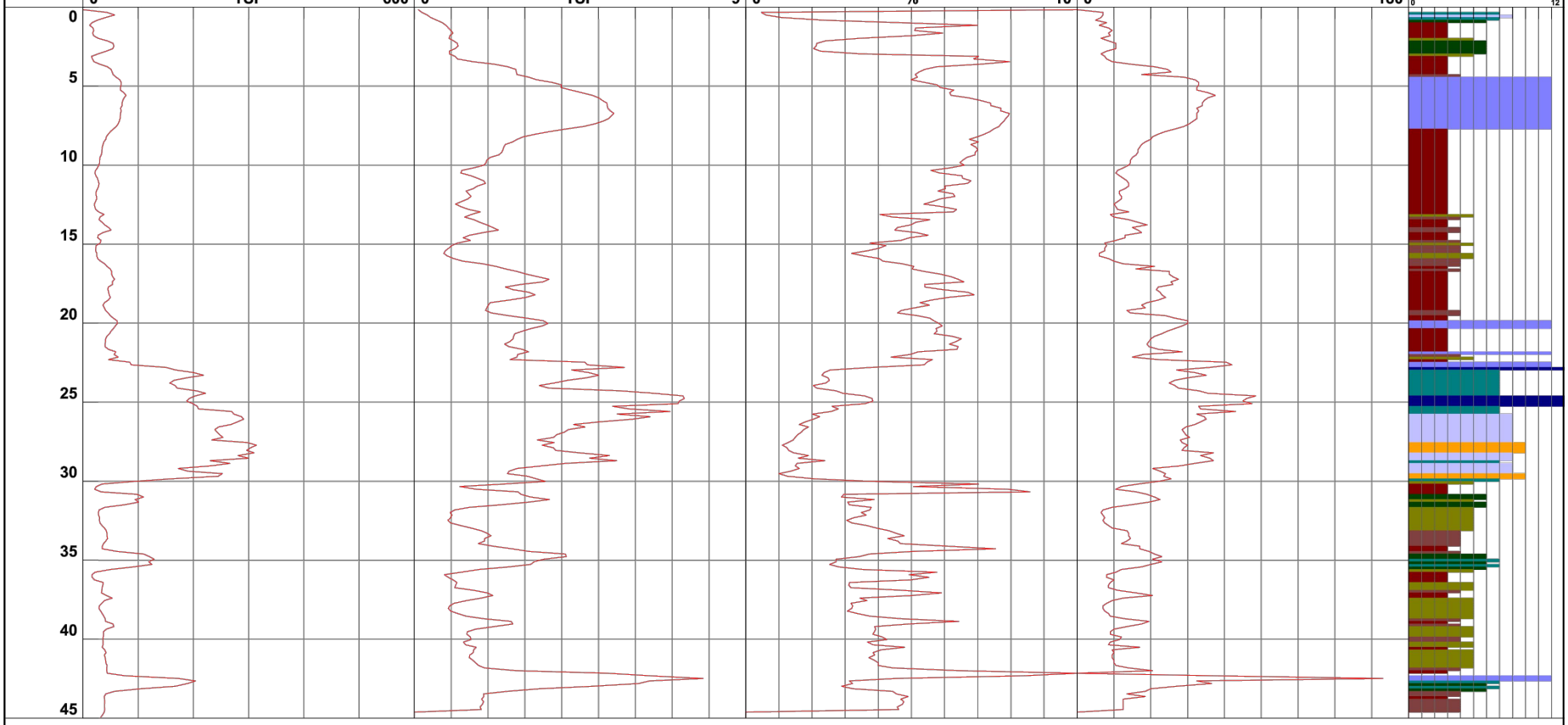
Net Area Ratio .8

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**

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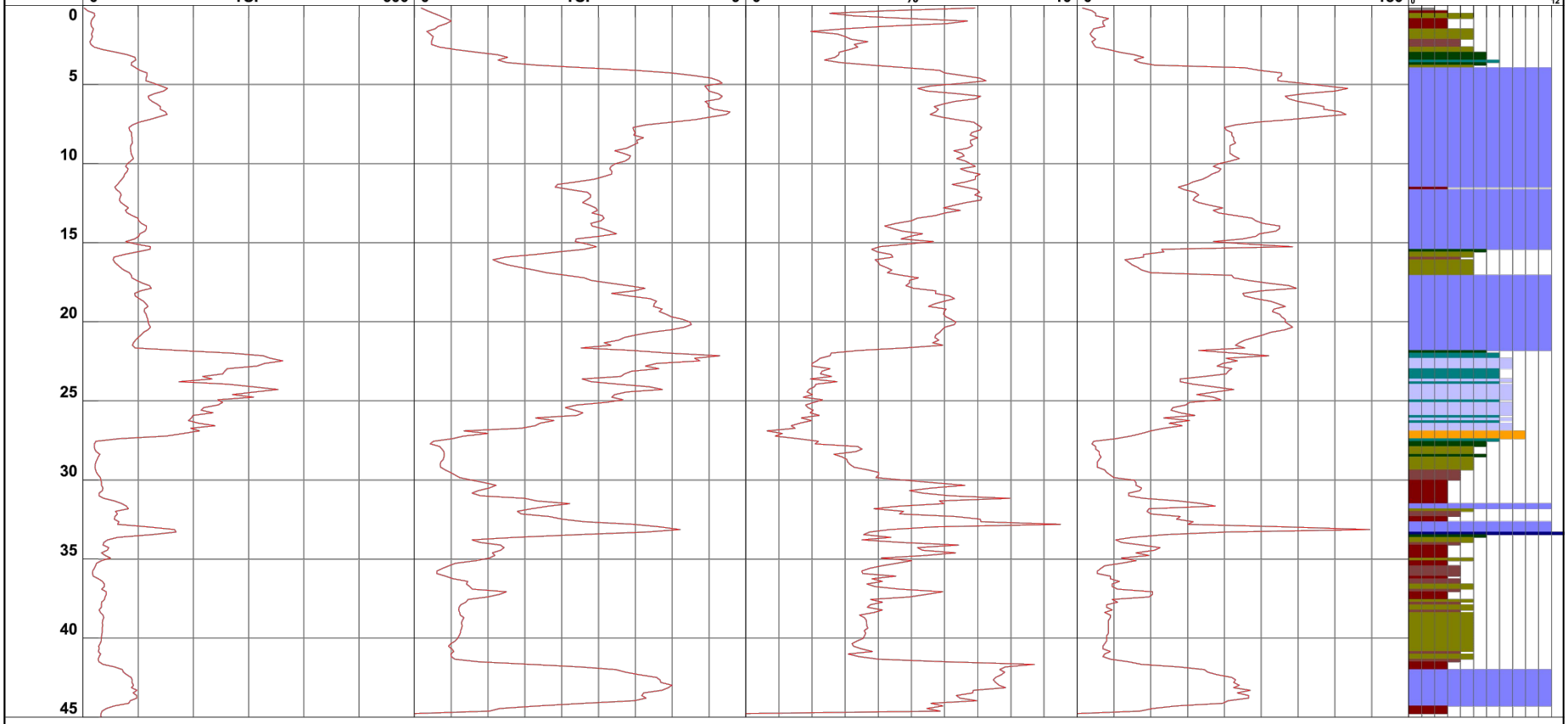
Net Area Ratio .8

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

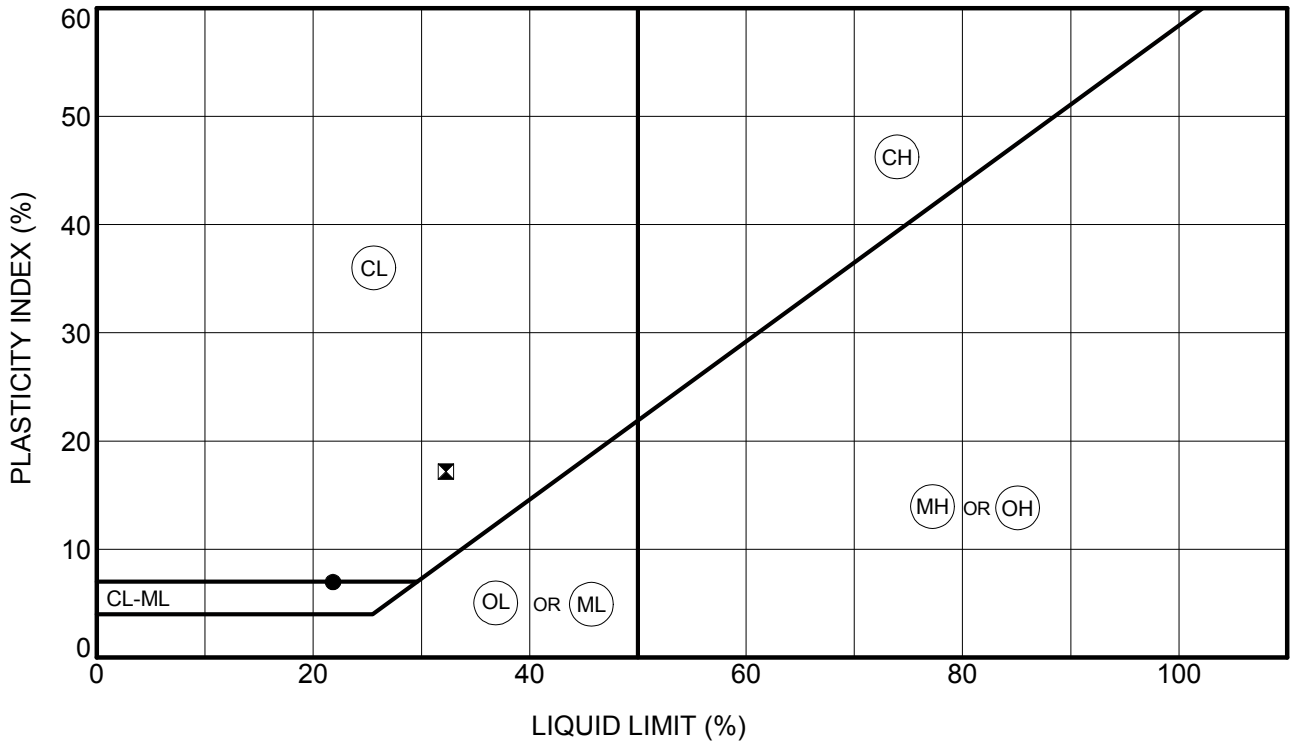
The laboratory testing program was directed toward a quantitative and qualitative evaluation of the physical and mechanical properties of the soils underlying the site and to aid in verifying soil classification.

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.

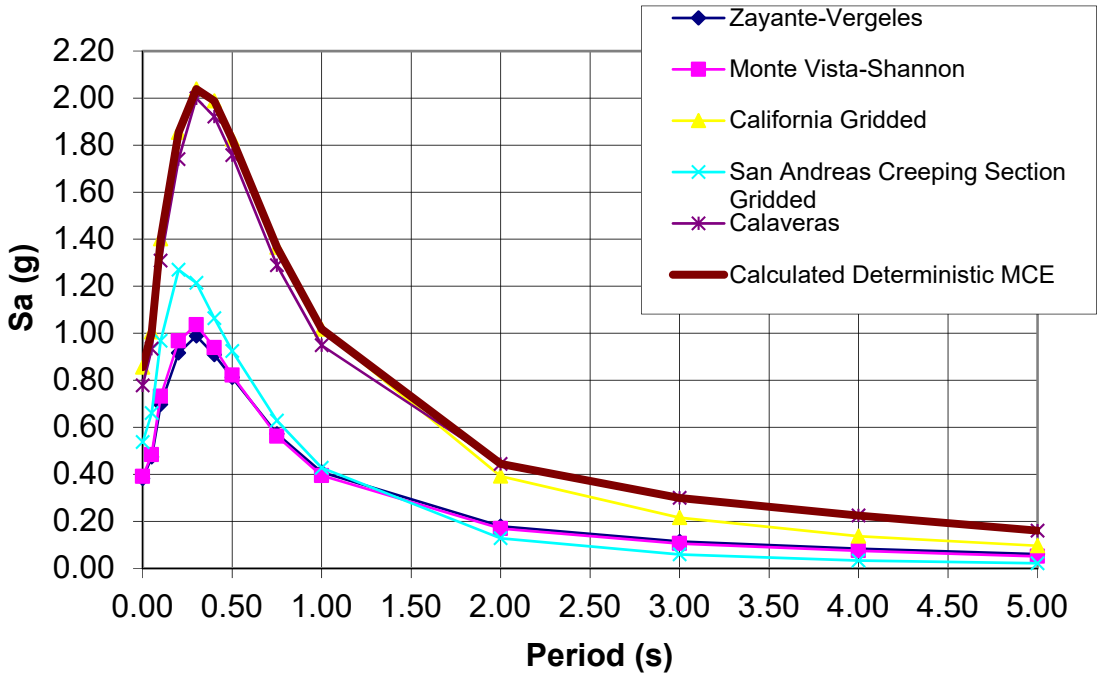
Calculation Parameters

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.

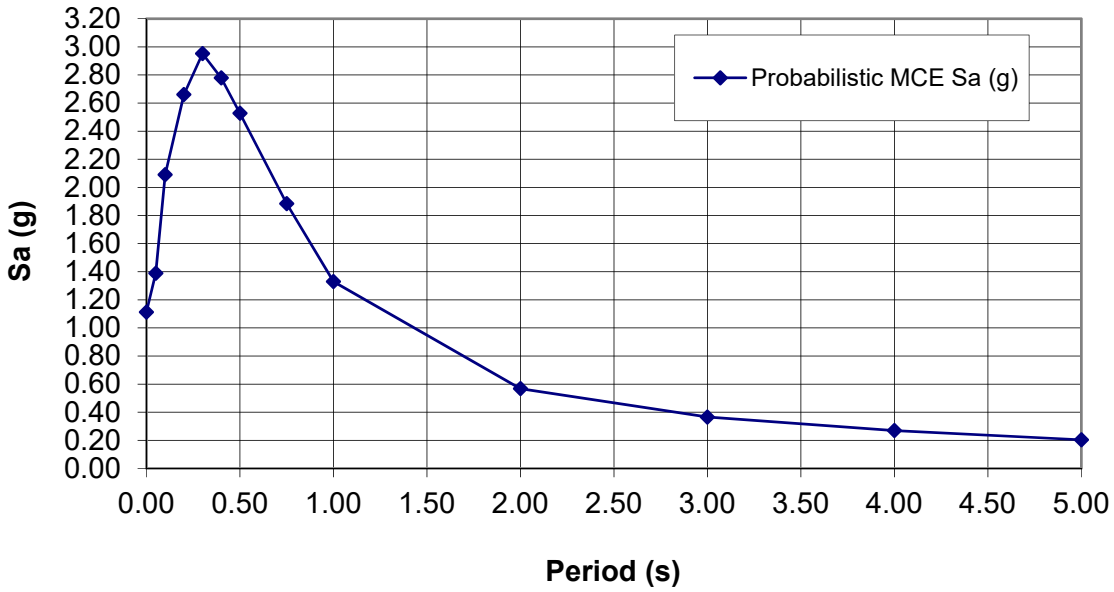
Figure 1. Deterministic MCE for Selected Faults 5% Damping



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

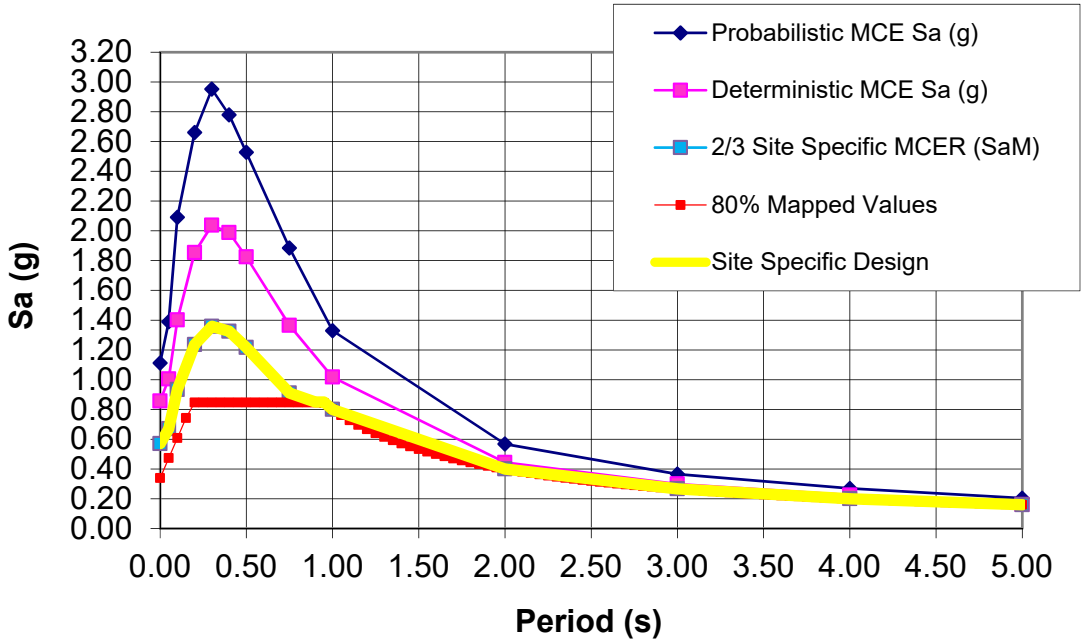


Table 1 below summarizes the details of our calculations including the calculated deterministic response spectrum, the calculated probabilistic response spectrum having a 2 percent chance of exceedance in 50 years, the site-specific MCE_R spectral response accelerations, and the recommended site-specific 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]"

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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]"

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APPENDIX I

STORMWATER CONTROL PLAN

Stormwater Cotrol Plan
and Operation & Maintenance
For
The Magnolias, First Community Housing
a California nonprofit mutual benefit corporation.
17965 Monterey Road, Morgan Hill CA

April 18, 2021

The Magnolias, First Community Housing
a California nonprofit mutual benefit corporation.
17965 Monterey Road, Morgan Hill CA
Tel: 503-445-7308
walterc@seradesign.com

Prepared by: Arman Nazemi, PE, LS
MH engineering Company
16075 Vineyard Boulevard, Morgan Hill CA 95037

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Drainage Report

DMA map

Storm Water Control Plans

Geotechnical report and percolation tests

Performance Requirement Checklist

City Maintenance Agreement

Contract with RCE for Storm water inspections

Storm water treatment control

BMP Ram form protocols

Treatment Control operation & inspections

City Municipal code

I. Project Data

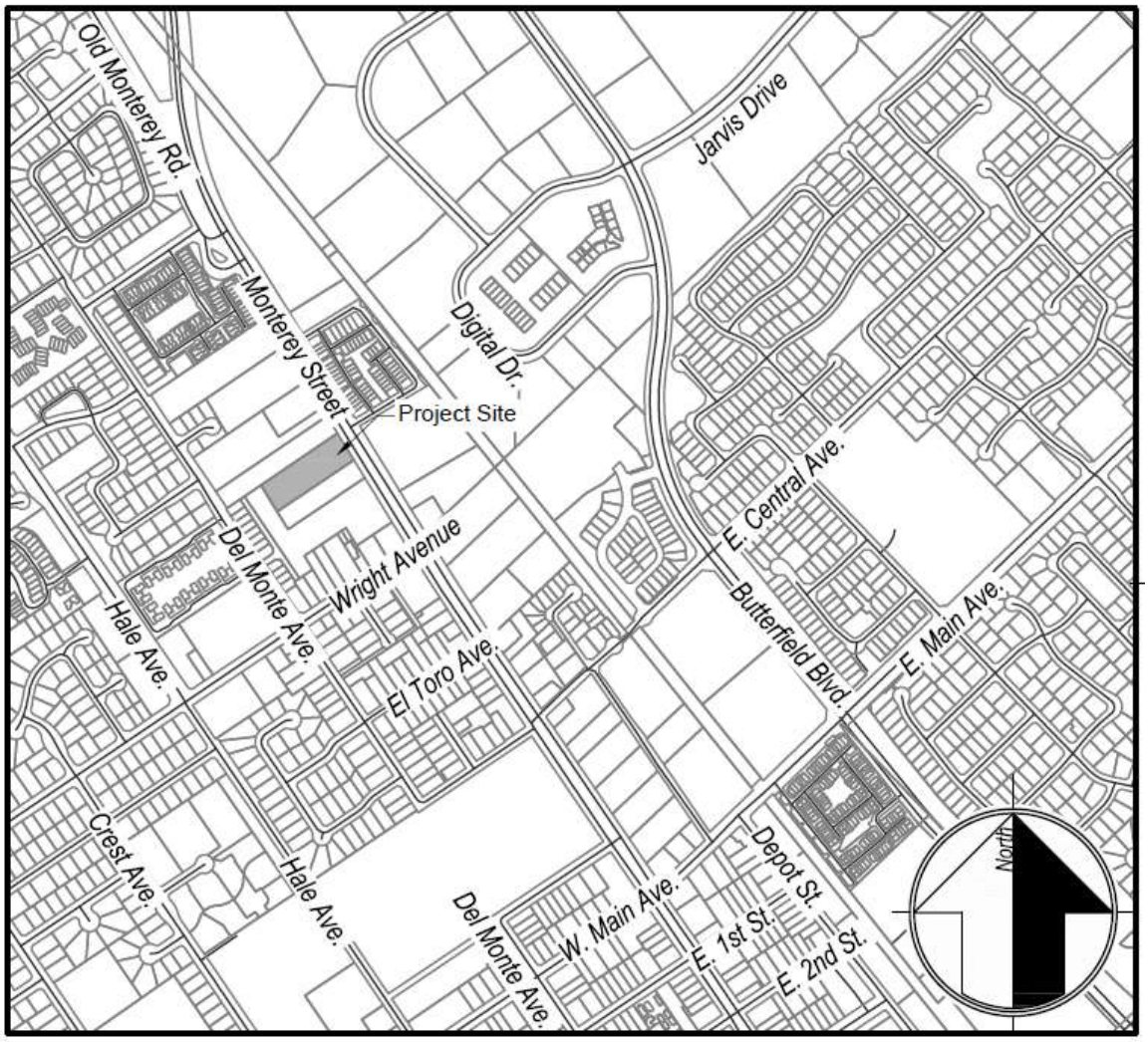
Table 1: Project Data

Project Name/Number	The Magnolias/ Project No. 218141.1
Application Submittal Date	2021
Project Location	17965 Monterey Road, Morgan Hill CA APN 726-12-006
Project Phase No.	Not applicable
Project Type and Description	Community Housing Project (Public / Non-profit)
Total Project Site Area (acres)	1.53 Acres (66,843 sf)
Total New Impervious Surface Area	0.54 Acres (23,706 sf)
Total Replaced Impervious Surface Area	0.34 Acre (14,840 sf)
Total Pre-Project Impervious Surface Area	0.34 Acre (14,840 sf)
Total Post-Project Impervious Surface Area	0.88 Acres (38,546 sf)
Net Impervious Area (Exhibit shall be provided to justify net impervious area results)	0.88 Acres (38,546 sf)
Watershed Management Zone(s)	WMZ #1
Design Storm Frequency and Depth	95% LID at 1.8" rainfall depth
Drainage Report Name	Monterey Watershed Area in Region 3 Central Coast

II. Setting

II.A. Project Location and Description

The project site is located on the west side of Monterey Road and approximately 600 feet north of Wright Avenue and is assessor's parcel number 764 –12 –006. The property is 1.53 acres in size and is currently zoned for commercial and residential mixed use development. The property is located in an AE flood zone designation and is within the West Little Llagas Creek watershed.The property slopes down from north to south at approximately at 0.2% grade. This neighborhood has recently been revised for floodplain elevation by FEMA (December 14, 2015 effective date). Based on the revised floodplain map, this parcel is mostly in the 100 year flood zone. Only the eastern portion lies outside the flood plain boundaries per flood insurance rate map (FIRM). The proposed project is a four story residential building with on-site parking.



II.B. Existing Drainage Features:

The Storm water is controlled through the use of Underground 24" diameter perforated pipe at invert elevation of 349.43 located along the southerly project boundary. All runoff generated from the roof, parking areas and drivewaya are treated through green roof construction, permeable pavers at parking stalls and bio-swales will be treated prior to entering the underground storage. The retention component is sized to capture the entire runoff from the 95th percentile event with no release and limiting the outflow to less than pre-development level for events up to the 100 year storm. The site utilizes 24" perforated pipe as underground storage structure wrapped with one foot of 1"-2" Ø clean drainrock to retain and detain the increased runoff from the proposed development. The system is designed to fill until the water surface elevation reaches the invert elevation of 352.50 of the 12" diameter storm drain pipe that drains into the catch basin along Monterey Road. The underground storage 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.

III. Low Impact Development Design Strategies

III.A. Optimization of Site Layout

III.A.1. Limitation of development envelope

III.A.2. Preservation of natural drainage features

III.A.3. Setbacks from creeks, wetlands, and riparian habitats

III.A.4. Minimization of imperviousness

III.A.5. Use of drainage as a design element

III.B. Use of Permeable Pavements (self-treating areas)

III.C. Dispersal of Runoff to Pervious Areas (self-retaining areas)

III.D. Stormwater Control Measures

IV. Documentation of Drainage Design

IV.A. Drainage Management Area Characterization

The DMA numbers below correspond with DMA numbers of DMA exhibit. Each DMA has only one surface type. DMAs listed include all impervious surfaces and all vegetated areas except those designated as structural control measures (SCMs).

Pervious areas are further categorized as either self-treating or self-retaining areas.

- Areas designated as self-treating areas are undisturbed areas, or areas planted with native, drought-tolerant, or LID-appropriate vegetation and do not receive runoff from other areas.
- Areas designated as self-retaining are low-lying areas that receive runoff from adjoining areas. Site retaining areas may have natural vegetation, or be landscape, or may be porous pavements (where the soils underlying the porous pavements drain well enough to handle the additional run-on).

Summarize approach to managing different types of drainages.

Table 2: Table of Drainage Management Areas

DMA ID	SURFACE TYPE & DESCRIPTION	AREA (SF)	DRAINS TO (PROVIDE DMA OR SCM DMA ID)			NOTABLE OR EXCEPTION CHARACTERISTICS OR CONDITIONS
			SELF-TREATING	SELF-RETAINING	SCM	
1	Pavement	16,688			✓	

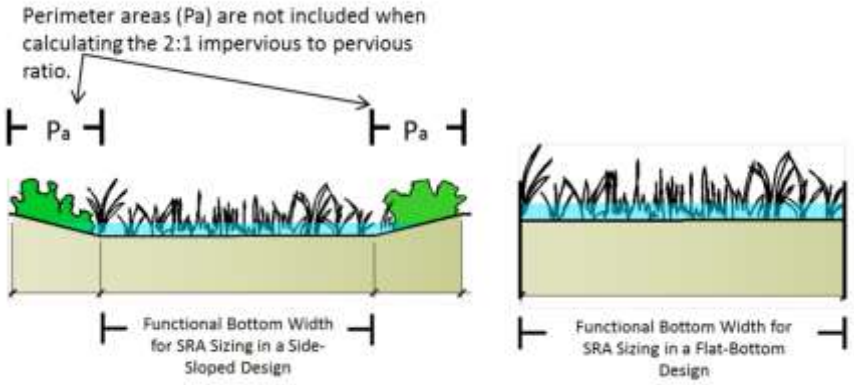
1	Permeable Pavers	7,610	✓		✓	
1	Bio-swale & Landscape areas	8,102	✓		✓	
2	Pavement	9,927			✓	
2	Bio-swale & Landscape area	4,105	✓		✓	
3	Green Roof	7,394	✓		✓	
3	Decorative Pavers	12,815			✓	
4	Replaced pavement and sidewalk	3,453			✓	

Table 3: Table of Runoff Reduction and Structural Control Measures

DMA ID	SCM	SCM TYPE	WATER QUALITY FLOW RATE (CFS) OR VOLUME REQUIRED (CF)	WATER QUALITY FLOW RATE (CFS) OR VOLUME PROVIDED (CF)
1	1A-1B	BIO-SWALE & LANDSCAPE PERMEABLE PAVERS	1,691	4,851
2	2A-2B	BIO-SWALE & LANDSCAPE	1,051	3,100
3	3A-3B & SCM	BIO-SWALE & 24" DIA. UNDERGROUND PERFORATED PIPE	1,321	2,410
4	On-site BMPs	SCM UNDERGROUND PERFORATED 24" PIPE	664	EQUIVALENT VOLUME
				10,361

IV.B. Sizing Calculations

The pervious area listed below only includes the functional bottom width of the SRA in the receiving self-retaining DMA area column.



Based on Central Coast Post-Construction Requirements Implementation Guidance Series, Series Issue #1: The use of Self-Retaiing Areas to Support Post Construction Stormwater Control Compliance:

☐ 2:1 SRA Sizing is acceptable ☐ 2:1 SRA Sizing is Un-acceptable

The design storm (inches): 1.8" for 95 percentile storm

Saturated Soil Infiltration Rates (in/hr) 0.07 in/hr

(A/B Soils 0.75 in/hr, C/D Soils 0.25 in/hr, or site specific in conformance with soil infiltration methodology per County LID Handbook)

IV.B.1. Areas Draining to Bioretention Facilities (PCR 2 Projects)

V. Source Control Measures

V.A. Site activities and potential sources of pollutants

V.B. Source Control Table

	Pollutants Associated with Activity						
Potential Pollutant Source	Sediment/ Litter/ Debris	Nutrients/ Organic Matter	Bacteria	Hydro-carbons	Toxics/ Chemicals/ Paint	Other	Source Control BMP Proposed
Pets		X	X				Good housekeeping/ Illicit Discharge Control/Pet Waste Station
Parked Vehicles	X			X			Vehicle Maintenance,

							Fueling and Storage

V.C. Features, Materials, and Methods of Construction of Source Control BMPs

VI. Stormwater Facility Maintenance

VI.A. Ownership and Responsibility for Maintenance in Perpetuity

The Magnolias (First Community Housing) will be responsible to maintain the storm drain facilities within the project site. The Magnolias HOA will be responsible for compliance with reporting to the city on bi-annual basis for inspections by a third-party Engineer or Qualified Stormwater Practitioner (QSP).

Summary of Maintenance Requirements for Each Stormwater Facility

The First Community Housing will be responsible for compliance with reporting to the city on bi-annual basis for inspections by a third-party Engineer or Qualified Storm water Practitioner (QSP).

As stated in the *Stormwater Best Management Practices, Operation, and Maintenance Agreement*, the project shall submit two (2) annual inspections per year in perpetuity. One inspection is due every June and shall follow the instructions outlined in the *BMP RAM Field Protocols* (added as attachment). The second inspection shall be submitted every November and will include a certification from the Engineer or QSP verifying all SCM(s) are in working conditions. Maintenance shall be performed whenever the SCM(s) are in poor conditions as per the annual inspections, or regular maintenance.

VII. Construction Checklist

Construction Checklist Table

SWCP Page No.	Structural Control Measure SCMs	Plan Sheet No.	SCM Detail No.
29	UNDERGROUND 24" DIA. STORM & BIO-SWALES	C4,C5,C7,C8	SCM Details
29	Inlets	C4, C5	Outlet detail

VIII. Certifications

The design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the Post-Construction Stormwater Management Resolution R3-2013-0032 and the current edition of the City's LID and Post-Construction Requirements Handbook.

MH engineering Co.
16075 Vineyard Blvd., Morgan Hill, CA 95037 - (408) 779-7381

Drainage Analysis & Storm Water Management Calculations

for:

The Magnolias

APN 764-12-006

First Community Housing Project

17965 Monterey Road, Morgan Hill, CA

Job# 218141.1 **February 10, 2021**

Revised Date: June 7, 2021

Page	Description
1	Cover
2	Storm Water Management Synopsis
3-4	Storm Water Management Narrative
5-9	Storm Water Management Calculations for DMA 1,2,3 & 4
10-18	HydroCAD Results for DMA 1,2,3 & 4
19	Rainfall

The Magnolias
Job#: 218141.1
Date: 6/7/2021 Revised Date: June 7, 2021

Project Description:

The project site is located on the west side of Monterey Road and approximately 600 feet north of Wright Avenue and is assessor's parcel number 764 –12 –006. The property is 1.53 acres in size and is currently zoned for commercial and residential mixed use development.The project proposes a four story residential building with on-site parking. The property is located within Central Coast Regional Water Quality Control Board, Region 3 watershed zone. The site is also in an AE flood zone designation and is within the West Little Llagas Creek watershed.The property slopes down from north to south at approximately at 0.2% grade. The project neighborhood has recently been revised for floodplain elevation by FEMA (December 14, 2015 effective date). Based on the revised floodplain map, this parcel is mostly in the 100 year flood zone. Only the eastern portion lies outside the flood plain boundaries per flood insurance rate map (FIRM).

Hydrologic Analysis and Storm Water Control Measure Sizing:

Pages 5-13 of this report include the calculations for determining the runoff retention requirement according to the Storm Water Management Guidance Manual for Low Impact Development and Post Construction Requirements, City of Gilroy, City of Morgan Hill, and County of Santa Clara. The site has been analyzed using a program known as HydroCAD, implimenting a unit hydrograph method. The program modeled the rainfall events using the Santa Clara Valley Water District 1956 storm unit hydrograph and rainfall depths from the National Oceanic and Atmospheric Administration. The retention component of this site was sized to ensure capturing the runoff from the 95th percentile event as required by the Low Impact Development and Post Construction Requirements Santa Clara drainage Manual. Utilizing the HydroCAD analysis, all storm events up to the 100-year event have been detained to release at, or below, pre-development levels.

This is acomplished through the use of 24" diameter underground perforated pipe for underground storage to capture the increased runoff due to new impervious areas. In addition, the project has incorporated design of bio-swales, permeable pavers and green roof to provide quality treatment of site runoff prior to dischage into underground storage and protecting the city storm drain system from any potential pollutant associated with site drainage. The project on-site is divided into 3 separate DMAs and one off-site DMA for frontage improvements. The project DMAs are required LID volume of 1,611 cf, 1,049 cf and 1,321 cf respectively for DMA 1-3. The project DMAs provide 4,851 cf, 3,100 cf, 2,410 cf of LID volume in excess of the required storage mentioned above for the DMA 1-3 respetively. The total area of bio-swale calulated for all DMAs is 1,584 sf of bio-swale surface area while the total provided bio-swale surface provided is 3,041 sf in access of the calculated requirements. This project is designed in compliance with Central Coast LID and City of Morgan Hill hydromodification requirements.

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The Storm water is controlled through the use of Underground 24" diameter perforated pipe at invert elevation of 349.43 located along the southerly project boundary. All runoff generated from the roof, parking areas and drivewaya are treated through green roof construction, permeable pavers at parking stalls and bio-swales will be treated prior to entering the underground storage. The retention component is sized to capture the entire runoff from the 95th percentile event with no release and limiting the outflow to less than pre-development level for events up to the 100 year storm. The site utilizes 24" perforated pipe as underground storage structure wrapped with one foot of 1"-2" ∅ clean drainrock to retain and detain the increased runoff from the proposed development. The system is designed to fill until the water surface elevation reaches the invert elevation of 352.50 of the 12" diameter storm drain pipe that drains into the catch basin along Monterey Road. The underground storage 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. Pages 5-13 of this report show HydroCAD calculations demonstrating this underground volume-based treatment system will infiltrate the retained volume of runoff by 8 hours after the beginning of the storm event, complying with the requirement to drain within 72 hours. The project within its boundary is divided into three different DAMs. The frontage improvements involves removing and replacing the existing pavement and sidewalk. This DMA has its own watershed (DMA # 4) which directly drains into city Storm drain system. The project provides quality treatment equivalent LID treatment for this DMA on site. The quality treatment measures provided at the site via bioswales, permeable pavers and green roof exceeds the minimum required needed for the entire new and replaced impervious area created for this project.

II. Low Impact Development Design Strategies

II.A. Optimization of Site Layout

II.A.1. Limitation of Development Envelope

II.A.2.Preservation of Natural Drainage Features

The proposed project trying to maximize drainage patterns have been preserved by directing flow and placing outfalls at the existing release point at Monterey Road. All runoff has been detained so that all post-development runoff is equal to, or less than, pre-development levels.

II.A.3. Setback from Creeks, Wetlands, and Riparian Habitats

No creeks, wetlands, or riparian habitats on site.

II.B. Use of Permenable Pavements

Permeable Pavements are proposed

II.C. Dispersal of Runoff to Pervious Areas

All runoff from impervious areas are designed to drain to bio-swales areas. The project is prmoting green construction measures such as 6,383 sf of green roof 7,610 sf of permeable pavers, 3,041 sf of bioswales and 22,215 sf of pervious landscaping area.

II.D. Storm Water Control Measures

roof, landscape and permeable pavers wherever possible prior to entering the underground storage system. The underground storage systems are designed so that sediment and polutant from runoff get treated via bio-swales, permeable pavers and green roof prior to discherge into the underground perforated pipe to preserve the longevity of the drainage structure through infiltration. Treatment of runoff is achieved through volume-based mitigation measures as detailed in the *Low Impact Development and Post Construction Requirements, City of Gilroy, City of Morgan Hill, and County of Santa Clara County Manual.* Pages 5-13 of this report detail calculations for required and provided retention volume requirements pre Appendix D of said LID Manual.

III. Documentation of Drainage Design

See following calculations

IV. Source Control Measures

IV.A. Site Activities and Potential Source of Pollutants

Residential use

IV.B Source Control Table

Potential Source	Permanent BMPs	Operational Source BMPs
Residential Use	Routing through bio-swale, green roof, permeable pavers, landscape and underground storage pipe to promote infiltration through native soils.	

V. Stormwater Facility Maintenance

V.A. Ownership and responsibility for Maintenance in Perpetutity

Storm Water Runoff Management Plan will be provided to address post construction maintenance.

V.B. Summary of Maintenance Requirements for Each Storm Water Facility

This will be part of the Storm Water Runoff Management Plan

VI. Construction Checklist

This is part of the Storm Water Runoff Management Plan

VII. Certifications

This is a Performance Requirement Certifications as part of the Storm Water Management Plan.

Hydrologic Analysis & Stormwater Control Measure Sizing
Per Appendix D, Stormwater Management Guidance Manual for Low Impact Developemnt & Post Construction Requirements, City of Gilroy City of Morgan Hill and County of Santa Clara June 2015

DMA # 1

1.) Determination of Retention Tributary Area

1a.) Compute the Retention Tributary Area

(sf)	Description
32,400	= A_{Total} = Total project area (sf)
15,804	= A_{imp} = Total Impervious areas (sf)
16,596	= A_{perv} = Total Pervious Areas (sf)
0.488	= i = Fraction of site that is impervious
0.332	= $C = 0.858i^3 - 0.78i^2 + 0.774i + 0.04$

Impervious Areas in retention tributary area

15,804	= A_{AC} = Area of AC (sf)
	= A_{bldg} = Area of Buildings (sf)
	= A_{PCC} = Area of Concrete (sf)
15,804	= A_{imp} = Total Impervious Areas (sf)

1b.) Adjustments for Redevelopment Project

32,400	= A_{DMA} = Entire DMA Area
	= A_{PA} = Undisturbed or Planted Areas
	= $A_{ex,\ undisturbed}$ = Existing, Undisturbed Impervious Areas
	= A_{rep} = Replaced impervious surface areas that do not discharge to infiltrating area

$A_{ret} = A_{DMA} - A_{PA} - A_{IADIA} - (0.5 * A_{rep})$

32,400 = A_{ret} = Retention Tributary Area (sf)

2.) Determinaton of Retention Volume

2a.) Project Watershed Management Zone per attach 1b

1 = $WMZ_{project}$

Runoff Retention Requirement = Prevent offsite discharge from events up to the 95th percentile 24-hour rainfall event

2b.) Determine the 95th percentile 24-hour rainfall event

1.8" = D = 95th % 24-hour rainfall per 95th percentile poster for posting (in.)

2c.) Compute the Runoff Coefficient

0.332 = $C = 0.858i^3 - 0.78i^2 + 0.774i + 0.04$

2d.) Compute Retention Volume

Retention $Volume_{DMA\#} = C_{DMA\#} * D * A_{ret}$

0.332 * 1.8"/12 * 32,400 = 1,611 ft³

Required LID 1,611 cf < 4,851 cf Provided OK ✓

DMA #2

3.) Determination of Retention Tributary Area

1a.) Compute the Retention Tributary Area

(sf)	Description
14,234	= A_{Total} = Total project area (sf)
9,927	= A_{imp} = Total Impervious areas (sf)
4,307	= A_{perv} = Total Pervious Areas (sf)
0.697	= i = Fraction of site that is impervious
0.491	= $C = 0.858i^3 - 0.78i^2 + 0.774i + 0.04$

Impervious Areas in retention tributary area

9,927	= A_{AC} = Area of AC (sf)
	= A_{bldg} = Area of Buildings (sf)
	= A_{PCC} = Area of Concrete (sf)
9,927	= A_{imp} = Total Impervious Areas (sf)

1b.) Adjustments for Redevelopment Project

14,105 = A_{DMA} = Entire DMA Area

4,178 = A_{PA} = Undisturbed or Planted Areas

= $A_{ex,\ undisturbed}$ = Existing, Undisturbed Impervious Areas

= A_{rep} = Replaced impervious surface areas that do not discharge to infiltrating area

$A_{ret} = A_{DMA} - A_{PA} - A_{IADIA} - (0.5 * A_{rep})$

14,105 = A_{ret} = Retention Tributary Area (sf)

4.) Determinaton of Retention Volume

2a.) Project Watershed Management Zone per attach 1b

1 = $WMZ_{project}$

Runoff Retention Requirement = Prevent offsite discharge from events up to the 95th

2b.) Determine the 95th percentile 24-hour rainfall event

1.8" = D = 95th % 24-hour rainfall per 95th percentile poster for posting (in.)

2c.) Compute the Runoff Coefficient

0.491 = $C = 0.858i^3 - 0.78i^2 + 0.774i + 0.04$

2d.) Compute Retention Volume

Retention $Volume_{DMA\#} = C_{DMA\#} * D * A_{ret}$

0.491 * 1.8"/12 * 14,105 = 1,049 ft³

Required LID 1,051 cf < 3,100 cf Provided Ok✓

DMA # 3

5.) Determination of Retention Tributary Area

1a.) Compute the Retention Tributary Area

(sf)	Description
20,209	= A_{Total} = Total project area (sf)
12,815	= A_{imp} = Total Impervious areas (sf)
7,394	= A_{perv} = Total Pervious Areas (sf)
0.634	= i = Fraction of site that is impervious
0.436	= $C = 0.858i^3 - 0.78i^2 + 0.774i + 0.04$

Impervious Areas in retention tributary area

14,463 = A_{AC} = Area of AC (sf)
= A_{bldg} = Area of Buildings (sf)
= A_{PCC} = Area of Concrete (sf)

14,463 = A_{imp} = Total Impervious Areas (sf)

1b.) Adjustments for Redevelopment Project

20,209 = A_{DMA} = Entire DMA Area
= A_{PA} = Undisturbed or Planted Areas
= $A_{ex,\ undisturbed}$ = Existing, Undisturbed Impervious Areas
= A_{rep} = Replaced impervious surface areas that do not discharge to infiltrating area

$A_{ret} = A_{DMA} - A_{PA} - A_{IADIA} - (0.5 * A_{rep})$

20,209 = A_{ret} = Retention Tributary Area (sf)

6.) Determinaton of Retention Volume

2a.) Project Watershed Management Zone per attach 1b

1 = $WMZ_{project}$

Runoff Retention Requirement = Prevent offsite discharge from events up to the 95th

2b.) Determine the 95th percentile 24-hour rainfall event

1.8" = D = 95th % 24-hour rainfall per 95th percentile poster for posting (in.)

2c.) Compute the Runoff Coefficient

0.436 = $C = 0.858i^3 - 0.78i^2 + 0.774i + 0.04$

2d.) Compute Retention Volume

Retention $Volume_{DMA\#} = C_{DMA\#} * D * A_{ret}$

0.436 * 1.8"/12 * 20209 = 1,321 ft³

Required LID 1,321 cf < 2,410 cf Provided Ok✓

DMA #4

The DMA # 4 Located along Monterey frontage is considered within public domain. The improvement work within this DMA is to remove and replaceexisting pavement and sidewalk. There is no net increase in the impervious area. However the required LID for this DMA will be quality treatment. Due to the location of this DMA in public street and being on the down stream side of the project, the quality treatment will be provided through BMPs located on-site. See following calculations for quality treatment.

Total Project Net Impervious area: 38,546 sf
DMA #4 replaced Impervious area: 4,965 sf

Total Impervious area: 38,546 + 4,965 = 43,511 sf
Required Bio-Swale for quality treatment: 43,511 sf X 0.04 = 1,740 sf required bio-swale area
Project bio-swale for quality treatment: Provided 3,041 sf > 1,740 sf required Ok ✓

Total Required LID @ 95th for DMA 1-3. Storm event: 1,611+1,049+1,321+ 664= 4,646 Ft³
Provided LID for DMA 1-3: 4,851+ 3,100+ 2,410= 10,361 Ft³
4,646 ft³ Required < Provided volume 10,361 ft³ Ok ✓
Total LID storage depth @ 95th. Storm : 352.50 -350.38= 2.12 ft
Infiltration rate: 0.5 Inches/hr that have included factor of safety of 2
Time to infiltrate: 2.12 ft / 0.5" /hr /12"/ft = 51 hours or 2 days < 3 days (72 hours) Ok ✓

Note: The storage is 2.2 times larger of the required LID volume, therfore there is extra storage than is needed.

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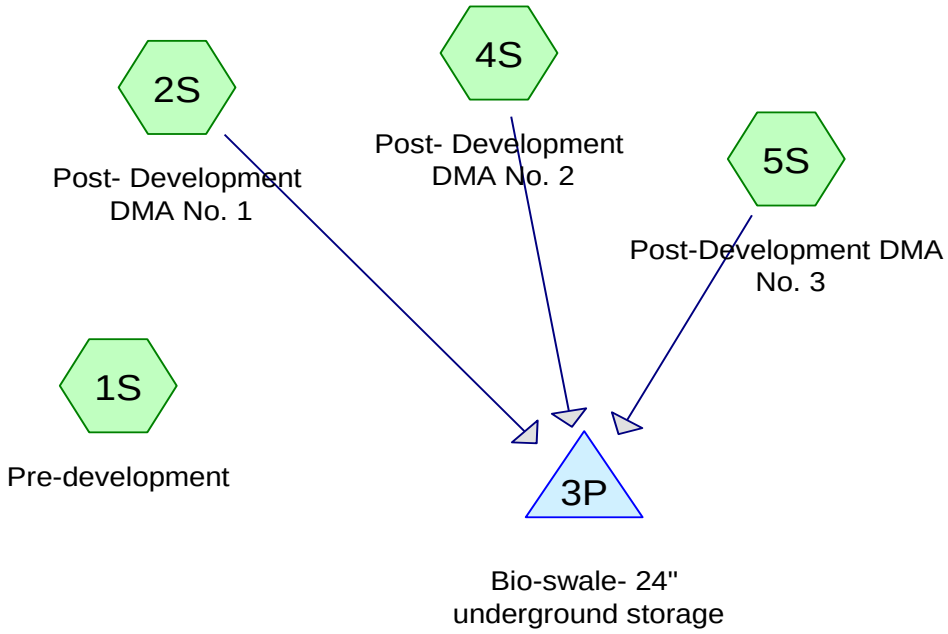

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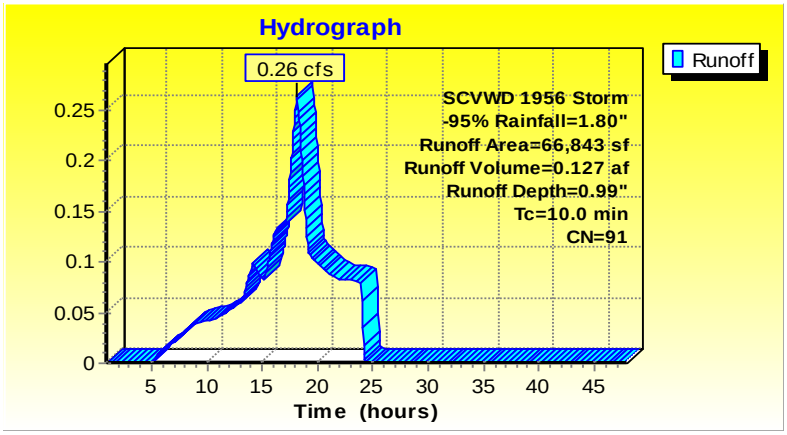
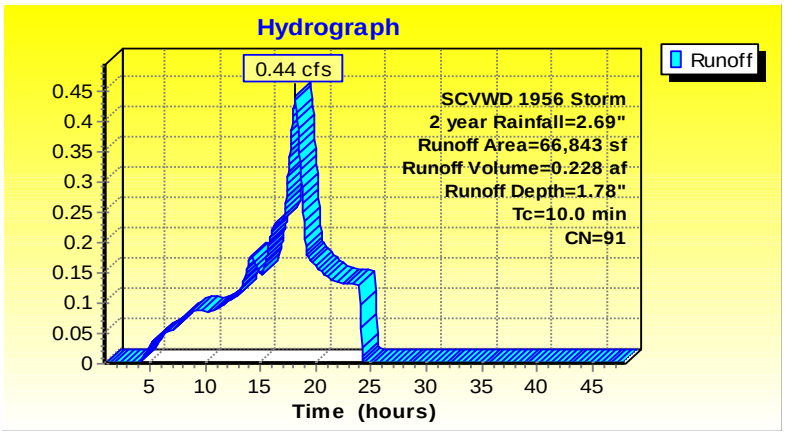
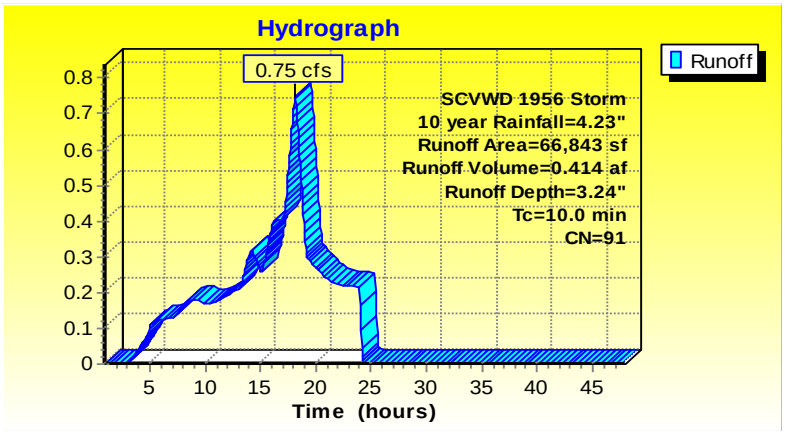
95% Pre-Development



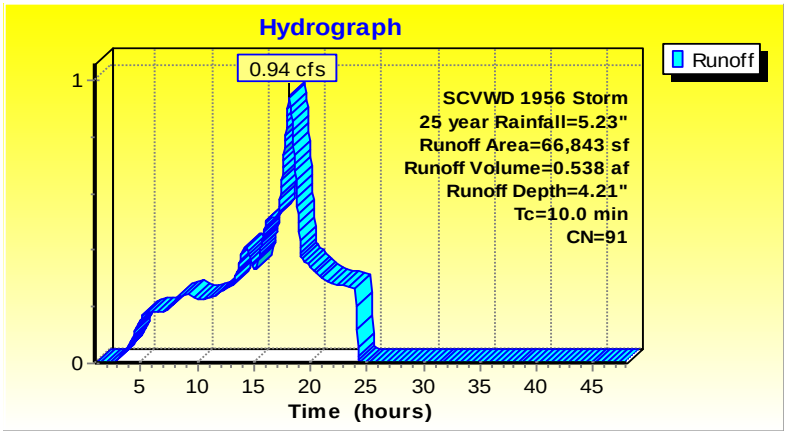
2 year Pre-Development



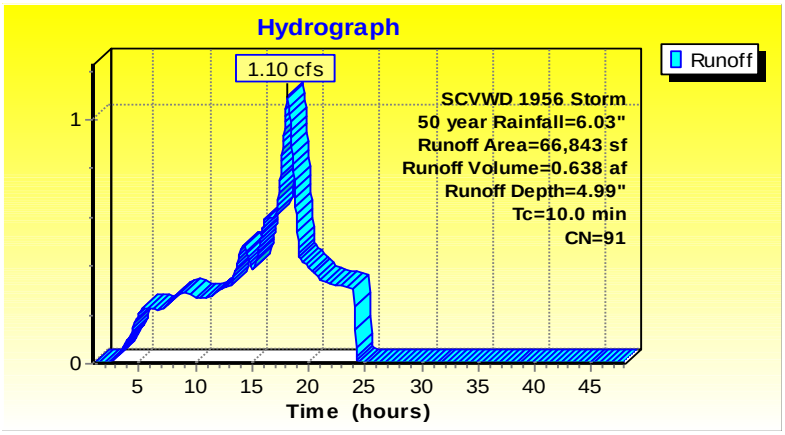
10 year Pre-Development



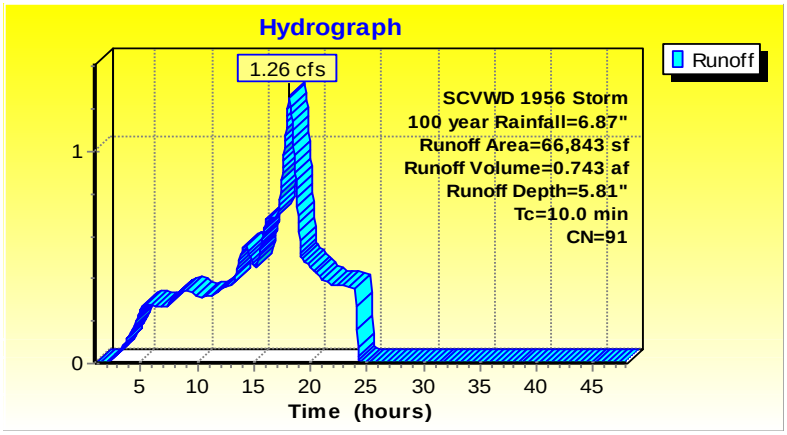
25 year Pre-Development



50 year Pre-Development



100 year Pre-Development



Events for Subcatchment 1S: Pre-development

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
-95%	1.80	0.26	0.127	0.99
2 year	2.69	0.44	0.228	1.78
5 year	3.53	0.61	0.329	2.57
10 year	4.23	0.75	0.414	3.24
25 year	5.23	0.94	0.538	4.21
50 year	6.03	1.10	0.638	4.99
100 year	**6.87**	**1.26**	**0.743**	**5.81**

Events for Subcatchment 2S: Post- Development DMA N

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
-95%	1.80	0.08	0.032	0.52
2 year	2.69	0.16	0.071	1.14
5 year	3.53	0.24	0.112	1.81
10 year	4.23	0.31	0.149	2.40
25 year	5.23	0.40	0.204	3.29
50 year	6.03	0.48	0.249	4.01
100 year	**6.87**	**0.56**	**0.297**	**4.79**

Events for Subcatchment 4S: Post- Development DMA N

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
-95%	1.80	0.06	0.027	0.99
2 year	2.69	0.09	0.048	1.78
5 year	3.53	0.13	0.069	2.57
10 year	4.23	0.16	0.087	3.24
25 year	5.23	0.20	0.113	4.21
50 year	6.03	0.23	0.134	4.99
100 year	**6.87**	**0.26**	**0.156**	**5.81**

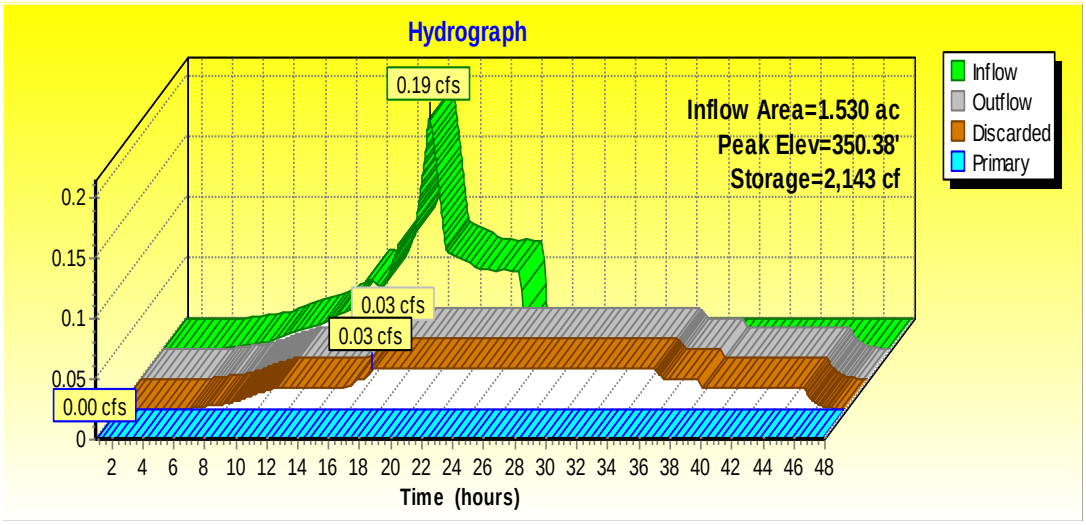
Events for Subcatchment 5S: Post-Development DMA No

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
-95%	1.80	0.06	0.023	0.61
2 year	2.69	0.11	0.049	1.27
5 year	3.53	0.16	0.076	1.96
10 year	4.23	0.20	0.100	2.57
25 year	5.23	0.26	0.135	3.48
50 year	6.03	0.31	0.163	4.22
100 year	**6.87**	**0.36**	**0.194**	**5.02**

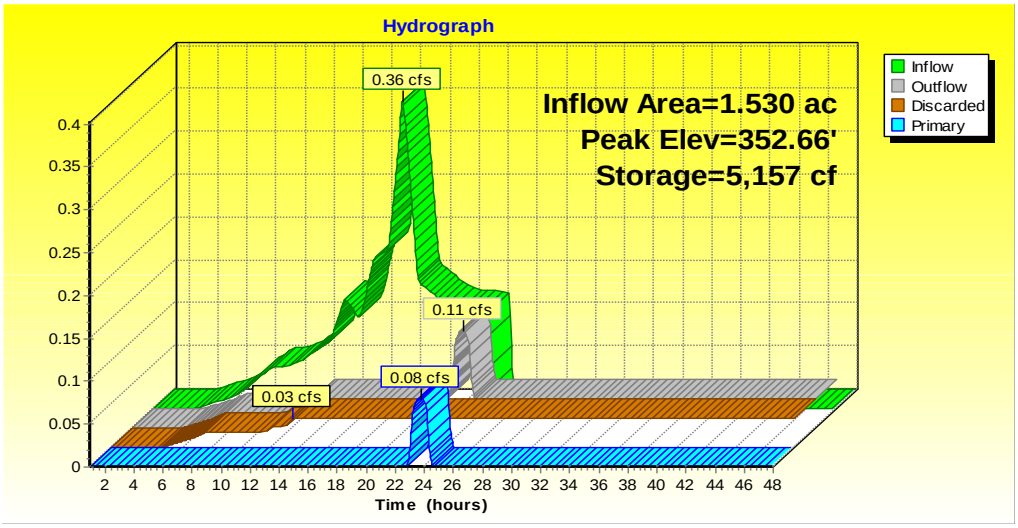
Events for Pond 3P: Bio-swale- 24" underground storage

Event	Inflow (cfs)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)	Elevation (feet)	Storage (cubic-feet)
-95%	0.19	0.03	0.03	0.00	350.38	2,143
2 year	0.36	0.11	0.03	0.08	352.66	5,157
5 year	0.52	0.49	0.03	0.46	352.89	5,282
10 year	0.66	0.66	0.03	0.62	352.96	5,321
25 year	0.86	0.83	0.05	0.78	353.03	5,387
50 year	1.02	0.98	0.05	0.93	353.08	5,479
100 year	**1.19**	**1.13**	**0.05**	**1.09**	**353.14**	**5,579**

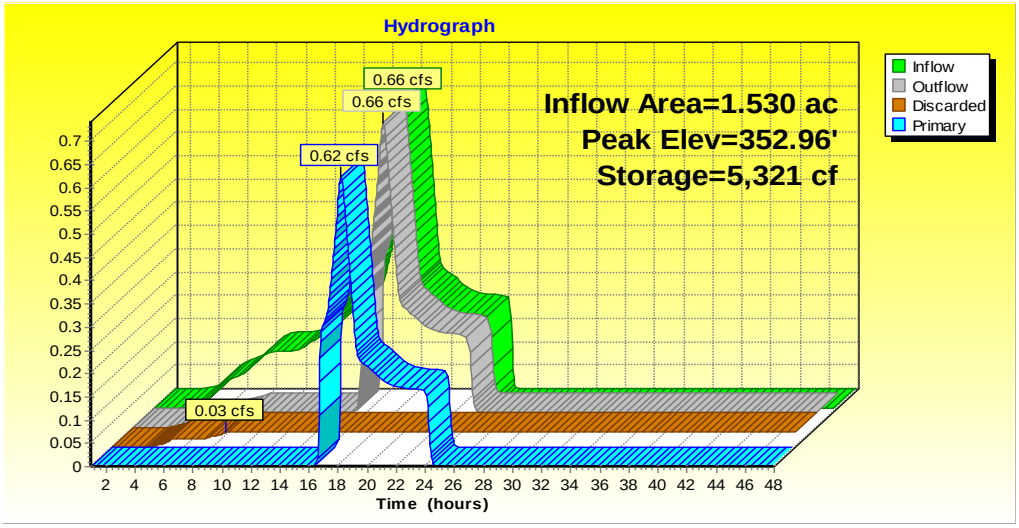
95% Year Storm Event



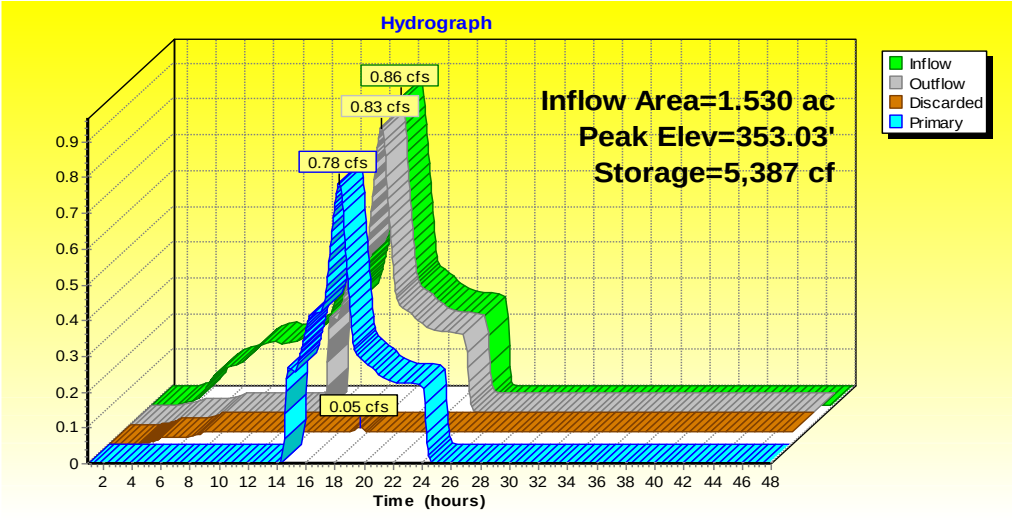
2 Year Storm Event



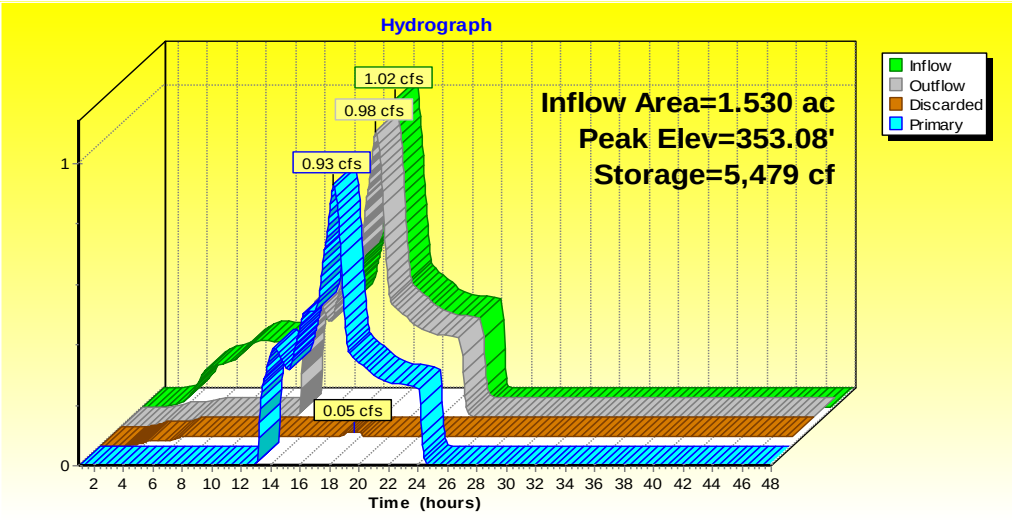
10 Year Storm Event



25 Year Storm Event



50 Year Storm Event



100 Year Storm Event

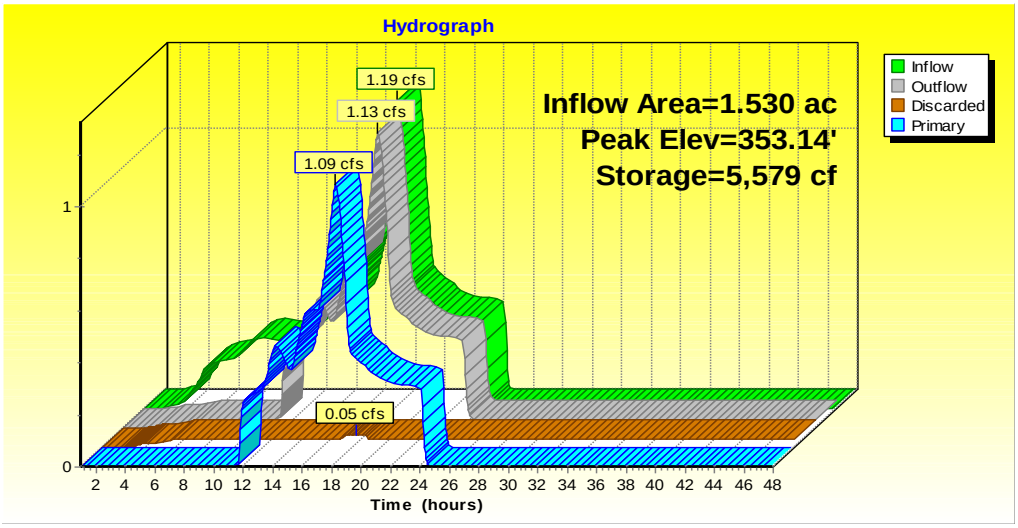


Table for 24" underground storage flow / volume and water surface elevation

Return Event	Pre Dev. (cfs)	Post Dev. (cfs)	Infiltration (cfs)	Primary (cfs)	Water Elev (ft)	Storage (cf)
95% event	0.26	0.00	0.03	0.00	350.38	2,143
2 year	0.44	0.13	0.03	0.08	352.66	5,157
5 Year	0.61	0.52	0.03	0.46	352.89	5,282
10 year	0.75	0.66	0.03	0.62	352.96	5,321
25 year	0.94	0.83	0.05	0.78	353.03	5,387
50 Year	1.10	0.97	0.05	0.93	353.08	5,479
100 year	1.26	1.13	0.05	1.09	353.14	5,579

Summary for Pond 3P: Bio-swale- 24" underground storage

Inflow Area = 1.530 ac, 28.53% Impervious, Inflow Depth = 5.08" for 100 year event
Inflow = 1.19 cfs @ 18.14 hrs, Volume= 0.647 af
Outflow = 1.13 cfs @ 18.27 hrs, Volume= 0.596 af, Atten= 4%, Lag= 7.9 min
Discarded = 0.05 cfs @ 18.27 hrs, Volume= 0.124 af
Primary = 1.09 cfs @ 18.27 hrs, Volume= 0.472 af

Routing by Stor-Ind method, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 353.14' @ 18.27 hrs Surf.Area= 4,209 sf Storage= 5,579 cf

Plug-Flow detention time= 266.6 min calculated for 0.596 af (92% of inflow)
Center-of-Mass det. time= 228.1 min (1,177.0 - 948.9)

Volume	Invert	Avail.Storage	Storage Description
#1	349.50'	1,145 cf	**2.00'W x 374.00'L x 4.00'H 2'-Drain Rock #1**
			2,992 cf Overall - 131 cf Embedded = 2,861 cf x 40.0% Voids
#2	350.17'	131 cf	**8.0" Round 8" Pipe bio-swale** Inside #1
			L= 374.0' S= 0.0029 '/'
#3	349.19'	901 cf	**4.00'W x 144.00'L x 4.00'H 2'- Drain Rock #2**
			2,304 cf Overall - 50 cf Embedded = 2,254 cf x 40.0% Voids
#4	349.86'	50 cf	**8.0" Round 8" Pipe #2** Inside #3
			L= 144.0' S= 0.0029 '/'
#5	348.43'	2,052 cf	**4.00'W x 399.00'L x 4.00'H 4' -Drain Rock #3**
			6,384 cf Overall - 1,253 cf Embedded = 5,131 cf x 40.0% Voids
#6	349.43'	1,253 cf	**24.0" Round 24" Pipe #3** Inside #5
			L= 399.0'
#7	353.73'	3,044 cf	**Permeable pavers (Conic)** Listed below (Recalc)
			7,610 cf Overall x 40.0% Voids
#8	353.00'	1,150 cf	**8' wide Bio-swale (Conic)** Listed below (Recalc)
#9	353.00'	821 cf	**3'-Bioswale (Conic)** Listed below (Recalc)
		10,548 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
353.73	7,610	0	0	7,610
354.73	7,610	7,610	7,610	7,919

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
353.00	712	0	0	712
354.00	1,654	1,150	1,150	1,662

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
353.00	365	0	0	365
354.00	1,387	821	821	1,392

Device	Routing	Invert	Outlet Devices
#1	Primary	352.50'	**12.0" Round Culvert** L= 29.0' Ke= 1.000
			Inlet / Outlet Invert= 352.50' / 349.85' S= 0.0914 '/' Cc= 0.900
			n= 0.013 Concrete pipe, bends & connections, Flow Area= 0.79 sf
#2	Discarded	348.43'	**0.500 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.05 cfs @ 18.27 hrs HW=353.14' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=1.08 cfs @ 18.27 hrs HW=353.14' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 1.08 cfs @ 2.04 fps)

The Magnolias
Job#: 218141.1
Date: 6/7/2021

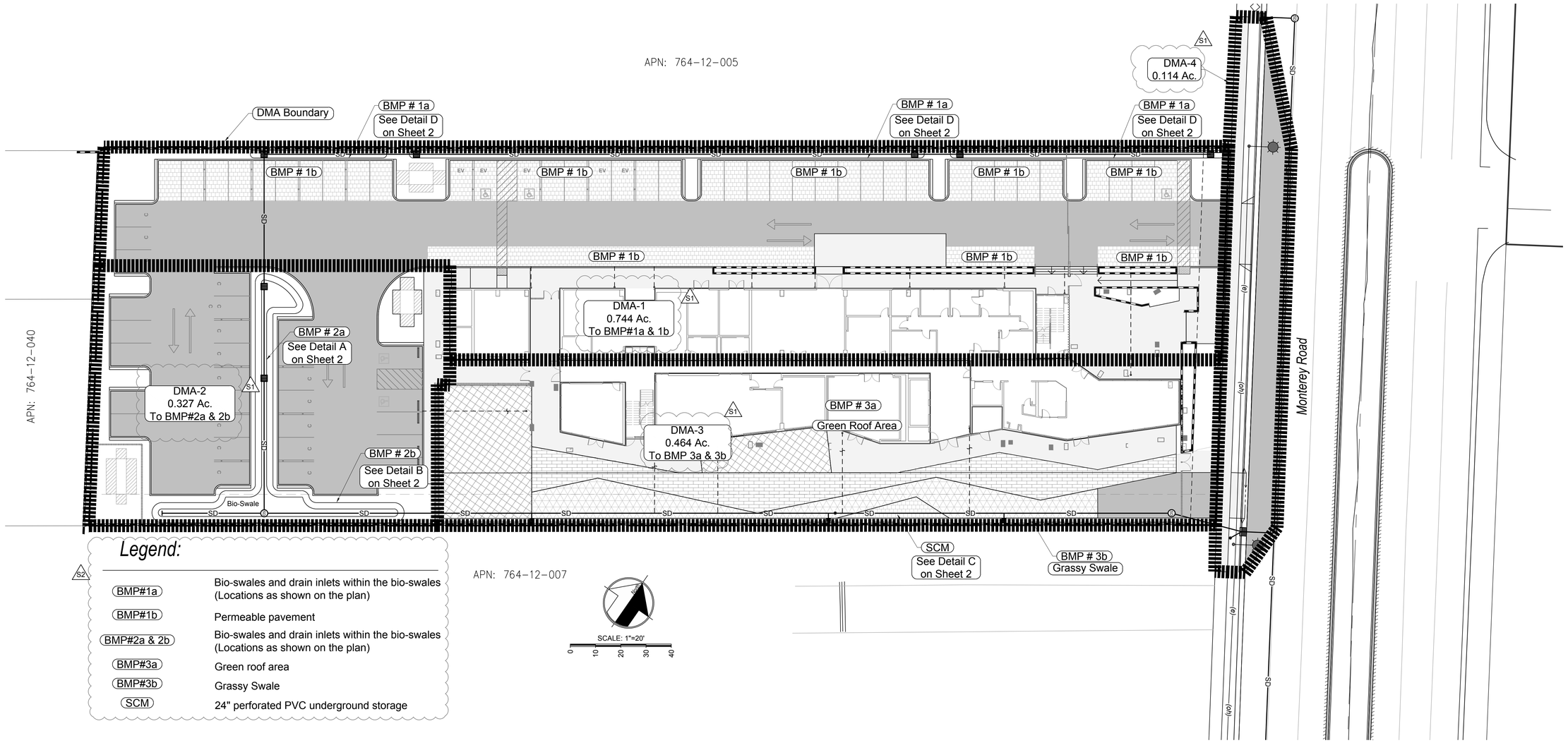
Rainfall

POINT PRECIPITATION FREQUENCY (PF) ESTIMATES
WITH 90% CONFIDENCE INTERVALS AND SUPPLEMENTARY INFORMATION
NOAA Atlas 14, Volume 6, Version 2

PF tabular | PF graphical | Supplementary information | Print page

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.122 (0.104-0.144)	0.154 (0.131-0.182)	0.198 (0.168-0.235)	0.235 (0.198-0.282)	0.289 (0.233-0.361)	0.332 (0.262-0.425)	0.378 (0.289-0.498)	0.427 (0.316-0.583)	0.497 (0.351-0.713)	0.555 (0.376-0.828)
10-min	0.175 (0.149-0.207)	0.221 (0.188-0.261)	0.284 (0.241-0.337)	0.337 (0.284-0.405)	0.414 (0.335-0.517)	0.476 (0.375-0.610)	0.542 (0.415-0.714)	0.612 (0.453-0.835)	0.713 (0.503-1.02)	0.795 (0.539-1.19)
15-min	0.212 (0.181-0.250)	0.267 (0.228-0.316)	0.343 (0.292-0.408)	0.408 (0.343-0.490)	0.501 (0.405-0.625)	0.575 (0.454-0.737)	0.655 (0.501-0.864)	0.740 (0.548-1.01)	0.862 (0.608-1.24)	0.962 (0.651-1.44)
30-min	0.294 (0.252-0.348)	0.372 (0.317-0.440)	0.478 (0.406-0.567)	0.568 (0.478-0.681)	0.697 (0.563-0.870)	0.801 (0.631-1.03)	0.912 (0.698-1.20)	1.03 (0.763-1.41)	1.20 (0.846-1.72)	1.34 (0.907-2.00)
60-min	0.439 (0.375-0.519)	0.554 (0.473-0.656)	0.712 (0.605-0.846)	0.847 (0.713-1.02)	1.04 (0.840-1.30)	1.19 (0.942-1.53)	1.36 (1.04-1.79)	1.54 (1.14-2.10)	1.79 (1.26-2.57)	2.00 (1.35-2.98)
2-hr	0.673 (0.575-0.795)	0.849 (0.724-1.00)	1.09 (0.927-1.30)	1.30 (1.09-1.56)	1.59 (1.29-1.99)	1.83 (1.44-2.34)	2.08 (1.59-2.74)	2.35 (1.74-3.20)	2.73 (1.92-3.91)	3.04 (2.06-4.53)
3-hr	0.844 (0.721-0.998)	1.07 (0.909-1.26)	1.37 (1.16-1.63)	1.63 (1.37-1.95)	2.00 (1.61-2.50)	2.29 (1.81-2.94)	2.61 (2.00-3.44)	2.95 (2.18-4.02)	3.42 (2.41-4.91)	3.81 (2.58-5.69)
6-hr	1.20 (1.02-1.41)	1.51 (1.29-1.79)	1.95 (1.66-2.32)	2.32 (1.96-2.79)	2.85 (2.31-3.56)	3.28 (2.58-4.20)	3.73 (2.85-4.92)	4.21 (3.12-5.74)	4.89 (3.45-7.01)	5.44 (3.69-8.12)
12-hr	1.60 (1.37-1.90)	2.05 (1.75-2.43)	2.67 (2.27-3.17)	3.19 (2.68-3.82)	3.93 (3.18-4.91)	4.52 (3.57-5.80)	5.15 (3.95-6.80)	5.83 (4.32-7.95)	6.78 (4.78-9.72)	7.56 (5.12-11.3)
24-hr	2.08 (1.84-2.39)	2.69 (2.38-3.10)	3.53 (3.12-4.08)	4.23 (3.71-4.93)	5.23 (4.45-6.28)	6.03 (5.03-7.37)	6.87 (5.61-8.59)	7.77 (6.18-9.96)	9.03 (6.92-12.0)	10.1 (7.46-13.8)
2-day	2.65 (2.34-3.04)	3.45 (3.06-3.98)	4.54 (4.01-5.24)	5.44 (4.77-6.34)	6.71 (5.70-8.04)	7.70 (6.43-9.41)	8.73 (7.13-10.9)	9.82 (7.82-12.6)	11.3 (8.68-15.1)	12.5 (9.30-17.2)
3-day	2.97 (2.63-3.42)	3.89 (3.44-4.48)	5.12 (4.52-5.91)	6.13 (5.38-7.14)	7.53 (6.41-9.04)	8.63 (7.20-10.5)	9.75 (7.96-12.2)	10.9 (8.69-14.0)	12.5 (9.61-16.7)	13.8 (10.3-19.0)
4-day	3.26 (2.89-3.76)	4.29 (3.79-4.94)	5.64 (4.98-6.52)	6.75 (5.92-7.86)	8.28 (7.04-9.93)	9.46 (7.90-11.6)	10.7 (8.71-13.3)	11.9 (9.49-15.3)	13.7 (10.5-18.2)	15.0 (11.1-20.6)
7-day	3.99 (3.54-4.60)	5.24 (4.64-6.04)	6.87 (6.07-7.94)	8.21 (7.19-9.55)	10.0 (8.52-12.0)	11.4 (9.52-13.9)	12.8 (10.5-16.0)	14.3 (11.3-18.3)	16.2 (12.4-21.6)	17.7 (13.2-24.4)
10-day	4.43 (3.92-5.10)	5.80 (5.14-6.69)	7.60 (6.71-8.78)	9.05 (7.93-10.5)	11.0 (9.36-13.2)	12.5 (10.4-15.3)	14.0 (11.4-17.5)	15.5 (12.3-19.9)	17.6 (13.4-23.4)	19.1 (14.2-26.3)
20-day	5.63 (4.99-6.49)	7.41 (6.56-8.54)	9.66 (8.54-11.2)	11.4 (10.0-13.3)	13.8 (11.7-16.5)	15.5 (13.0-19.0)	17.2 (14.1-21.6)	19.0 (15.1-24.3)	21.2 (16.2-28.2)	22.8 (17.0-31.4)
30-day	6.84 (6.06-7.87)	8.99 (7.96-10.4)	11.7 (10.3-13.5)	13.8 (12.1-16.0)	16.5 (14.0-19.7)	18.4 (15.4-22.5)	20.3 (16.6-25.4)	22.2 (17.7-28.5)	24.6 (18.9-32.8)	26.4 (19.6-36.3)
45-day	8.46 (7.50-9.74)	11.1 (9.80-12.8)	14.3 (12.6-16.5)	16.7 (14.6-19.4)	19.8 (16.8-23.7)	22.0 (18.4-26.9)	24.1 (19.7-30.2)	26.2 (20.8-33.6)	28.8 (22.0-38.3)	30.6 (22.7-42.1)
60-day	9.96 (8.83-11.5)	12.9 (11.5-14.9)	16.5 (14.6-19.1)	19.2 (16.9-22.4)	22.6 (19.3-27.2)	25.0 (20.9-30.6)	27.3 (22.3-34.2)	29.5 (23.5-37.8)	32.2 (24.7-42.9)	34.1 (25.3-46.9)



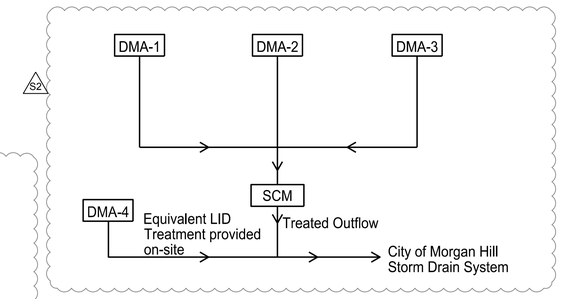
Legend:

BMP#1a	Bio-swales and drain inlets within the bio-swales (Locations as shown on the plan)
BMP#1b	Permeable pavement
BMP#2a & 2b	Bio-swales and drain inlets within the bio-swales (Locations as shown on the plan)
BMP#3a	Green roof area
BMP#3b	Grassy Swale
SCM	24" perforated PVC underground storage

Pervious & Impervious Surfaces			Proj. No. 218141.1 Magnolias	APN 764-12-006		
	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 $C=0.858i^4-0.78i^2+.774i+0.04$	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

NO.	DESCRIPTION	DATE	BY

REVISIONS

WORK ACCEPTED: INSPECTOR: BY: DATE:

CITY OF MORGAN HILL
City of Morgan Hill
Public Works Department
17575 PEAK AVE. MORGAN HILL, CA 95037
(408) 776-6480 FAX (408) 779-7236

DRAWN: RS | DESIGN: WJM | HOR: 1"=20'
CHECKED: | DATE: | VERT: N/A
APPROVED: | DATE: | JOB NO.: 218141.1
Scott C. Creer RCE 58879 CITY ENGINEER EXP. DATE 06-30-2021

SUPERVISED BY:
SIGNATURE DATE

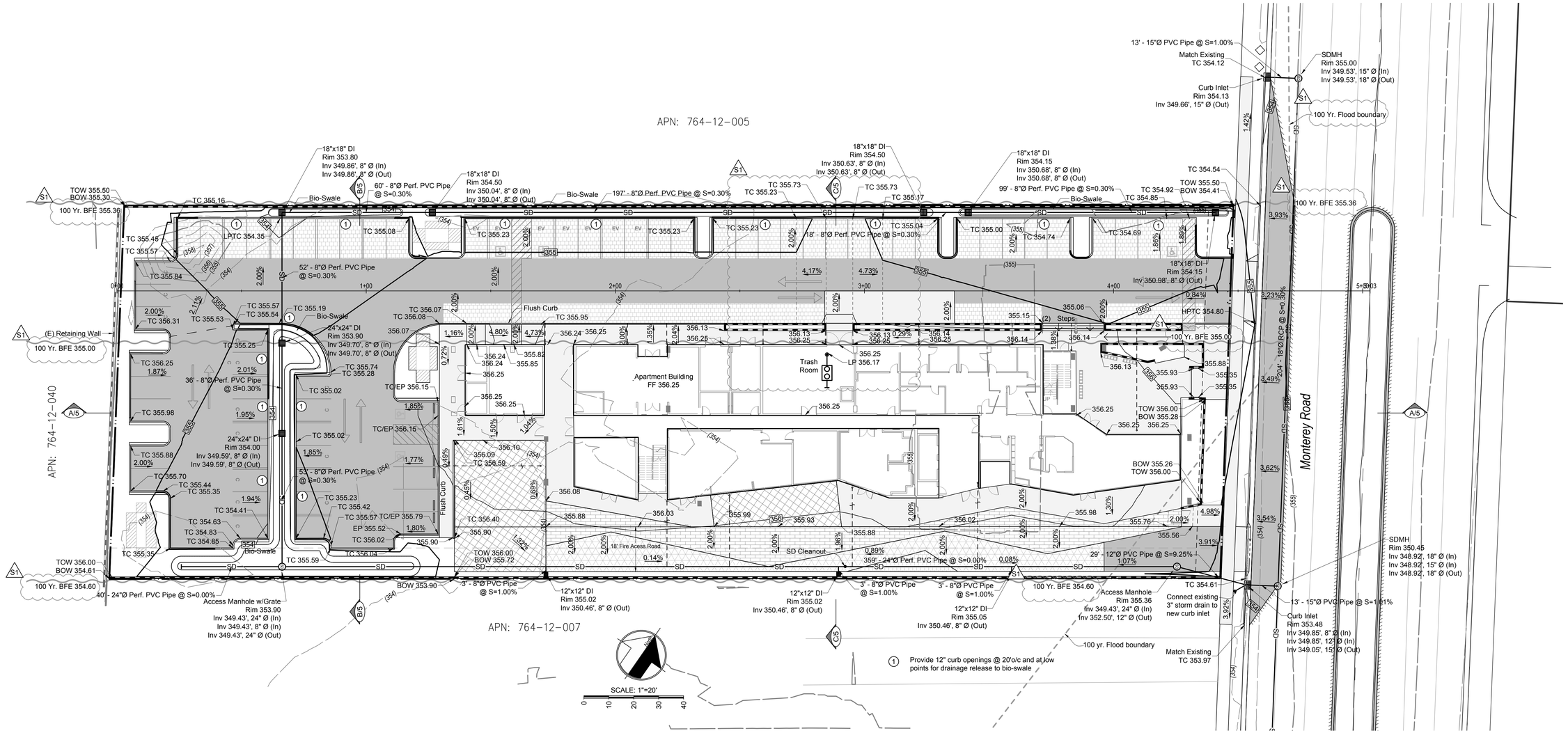
REGISTERED PROFESSIONAL ENGINEER WILLIAM J. McCLINTOCK No. 24893 EXP. 12-31-2021 STATE OF CALIFORNIA

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 FILE NO. ----
PLAN SET: 06.08.2021
DRAWING: **C10** of 12

Stormwater Management Plan
The Magnolias



GRADING QUANTITIES

S1

SITE EARTHWORK SUMMARY			
ITEM DESCRIPTION	CUT (C.Y.)	FILL (C.Y.)	NET (C.Y.)
ROUGH GRADING	450	1,671	1,221 (F)
TRENCH SPOILS	385	---	385 (C)
15% SHRINKAGE	---	67	67 (F)
IMPORT	903 C.Y.		

SB330 FINAL APPLICATION R1

NO.	DESCRIPTION	DATE	BY

REVISIONS

WORK ACCEPTED: INSPECTOR:
BY: DATE:

CITY OF MORGAN HILL

City of Morgan Hill
Public Works Department
17575 PEAK AVE. MORGAN HILL, CA 95037
(408) 776-6480 FAX (408) 779-7236

DRAWN:	DESIGN:	HOR.
RS	WJM	1"=20'
CHECKED:	DATE:	VERT.
		N/A
APPROVED:	DATE:	JOB NO.
		218141.1

Scott C. Creer RCE 58879 — CITY ENGINEER EXP. DATE 06-30-2021

SUPERVISED BY:
SIGNATURE DATE

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

MH engineering Co.
SUBDIVISIONS - LAND PLANNING - LAND SURVEYS
16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037
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Site Grading And Drainage Plan
The Magnolias

MORGAN HILL CALIFORNIA

CITY FILE NO. ---
PLAN SET: 04.19.2021
DRAWING: **C4** of 12

The Magnolias

Site Grading And Drainage Plan

Plotted: 19 Apr 2021 - 2:19pm By: Scott Creer [rcreer] File: S:\Projects\218141 - The Magnolia - 475 Diana Ave\Civil\Grading\Site Grading and Drainage Plan.dwg

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

Alberto Cortez, E.I.T.
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FIGURE 1 — VICINITY MAP
FIGURE 2 — SITE PLAN

APPENDIX A — FIELD INVESTIGATION
APPENDIX B — LABORATORY PROGRAM
APPENDIX C — SITE SPECIFIC GROUND MOTION HAZARD ANALYSIS

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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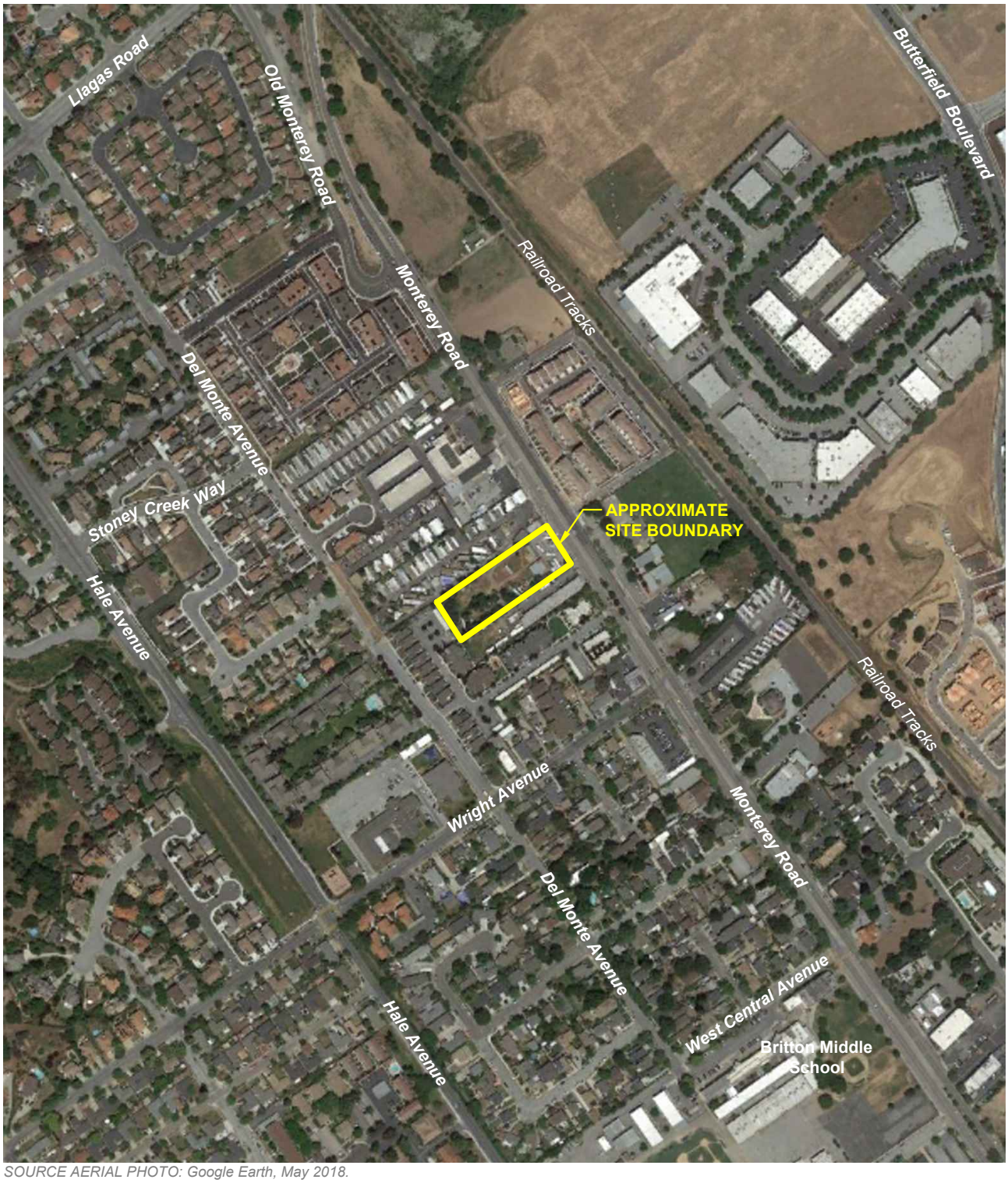

SOURCE AERIAL PHOTO: Google Earth, May 2018.

N

APPROXIMATE SCALE (FEET)

0 500 1,000

VICINITY MAP

Residential Development
17965 Monterey Road
Morgan Hill, California

TRC | 371754 | **FIGURE 1**

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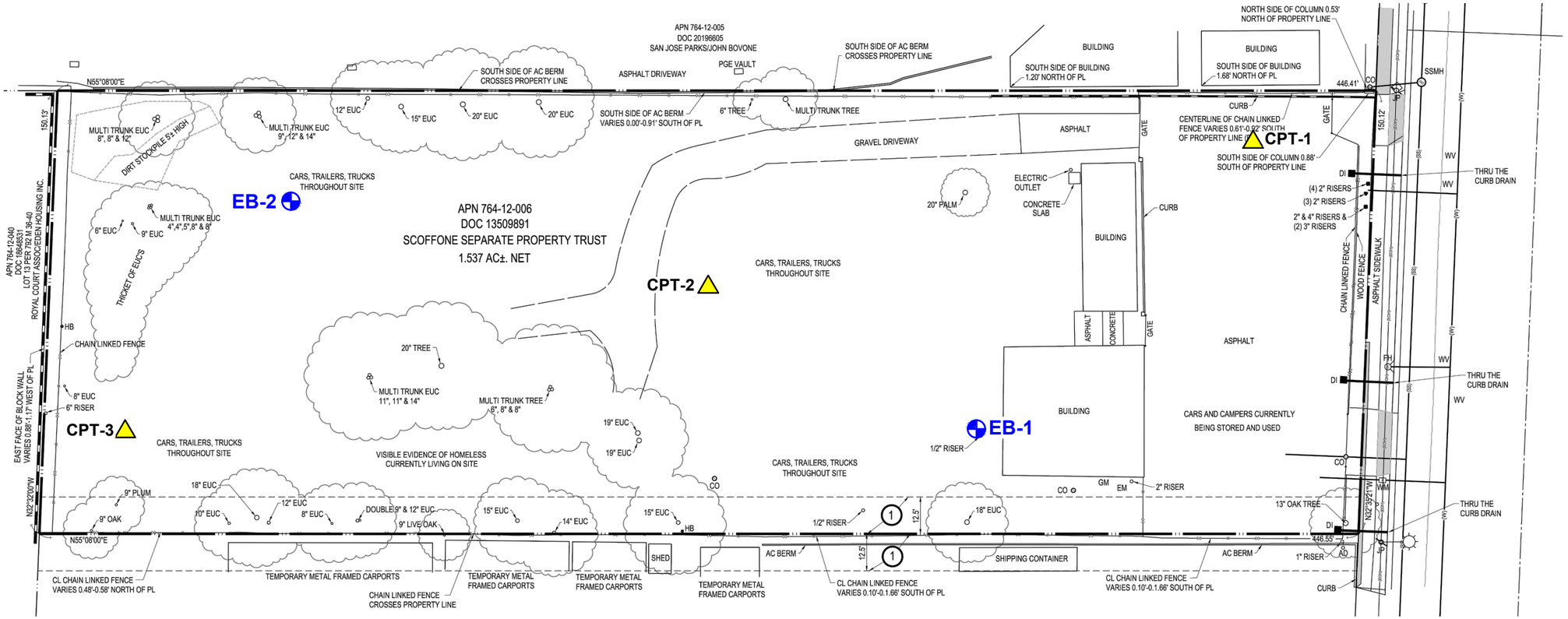

LEGEND

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.

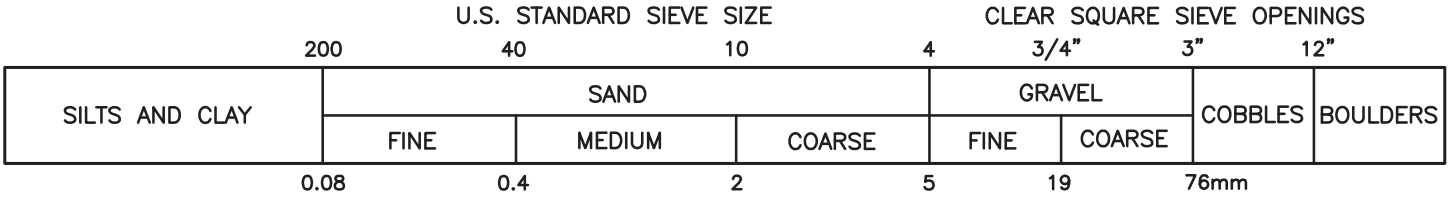
Representative soil samples were obtained from the borings at selected depths. All samples were returned to our laboratory for evaluation and appropriate testing. Penetration resistance blow counts were obtained by dropping a 140-pound hammer 30 inches. Modified California 3.0-inch outside diameter (O.D.) 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								

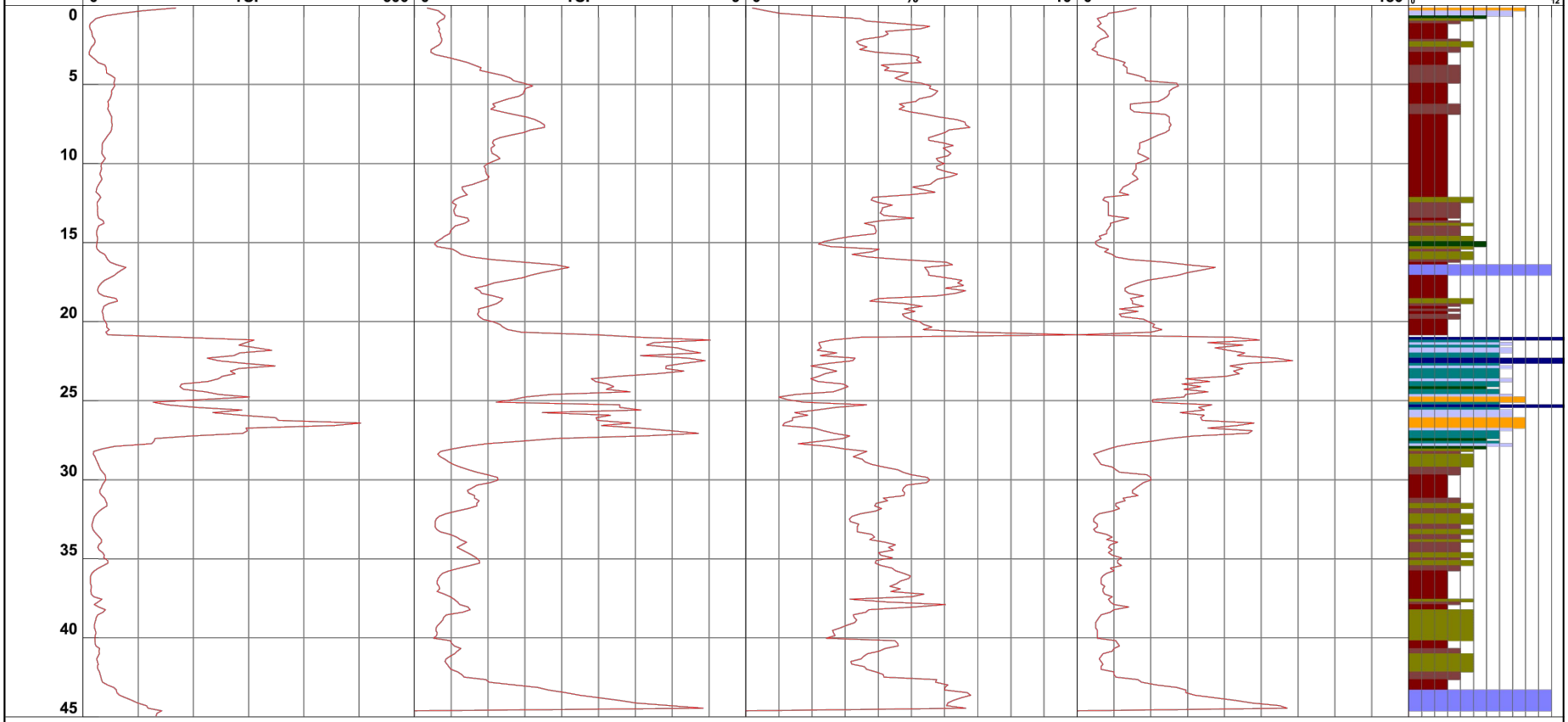
Undrained Shear Strength (ksf)
○ Pocket Penetrometer
△ Torvane
● Unconfined Compression
▲ U-U Triaxial Compression
1.0 2.0 3.0 4.0

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**

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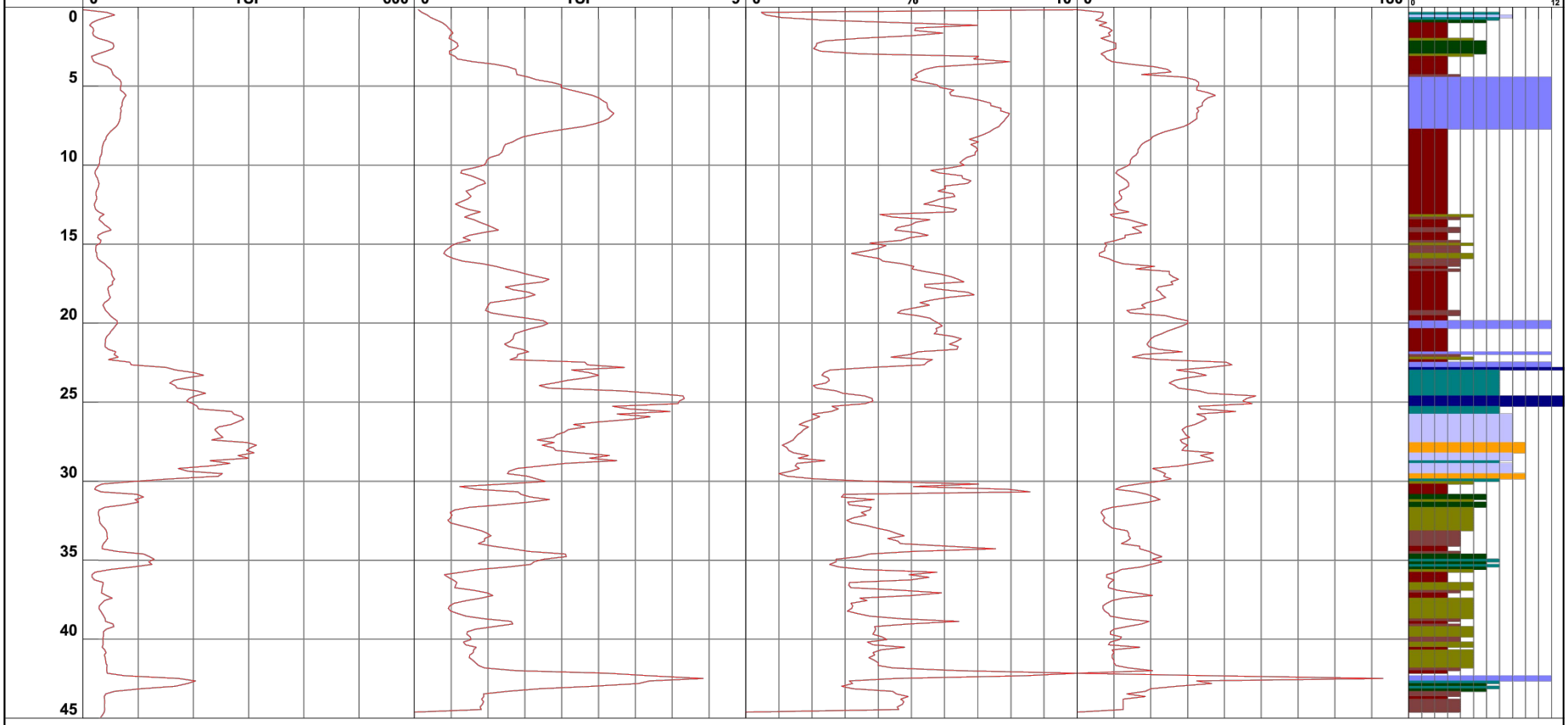
Net Area Ratio .8

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**

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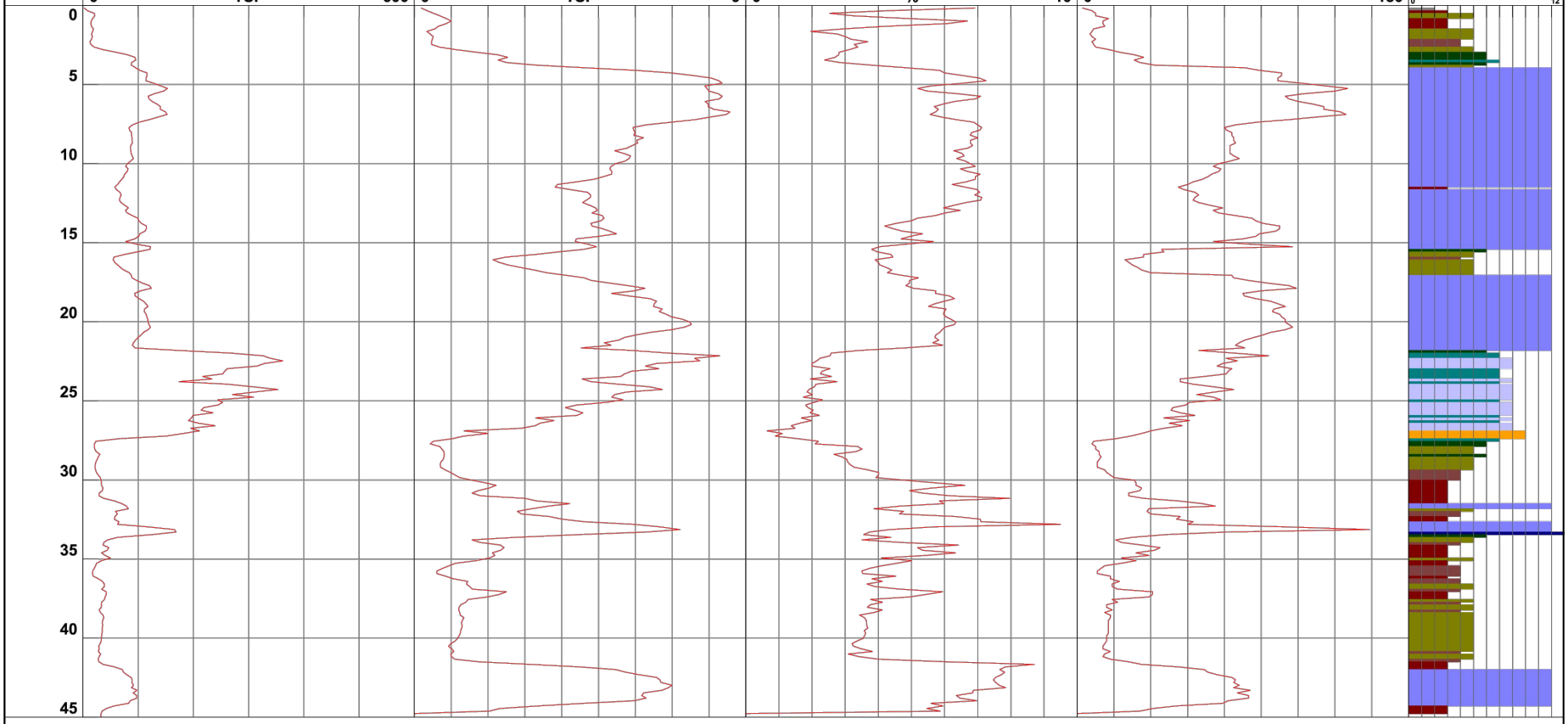
Net Area Ratio .8

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

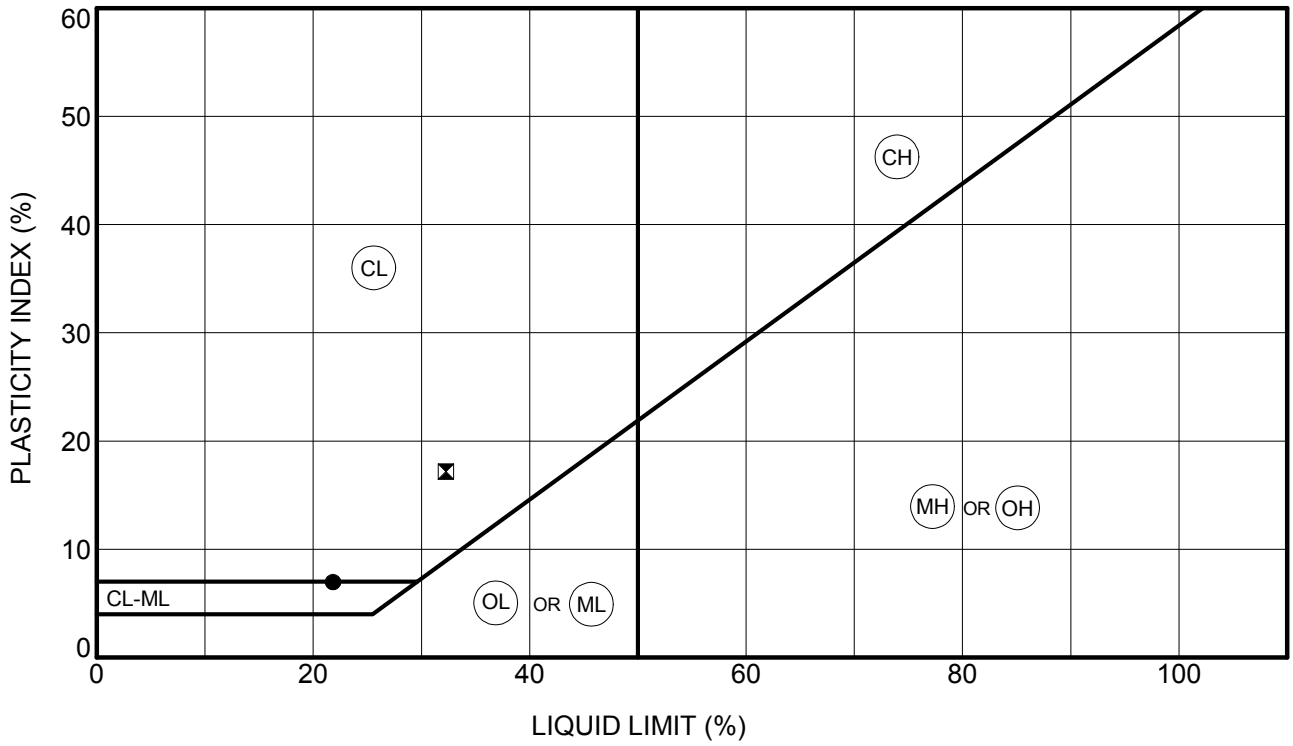
The laboratory testing program was directed toward a quantitative and qualitative evaluation of the physical and mechanical properties of the soils underlying the site and to aid in verifying soil classification.

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.

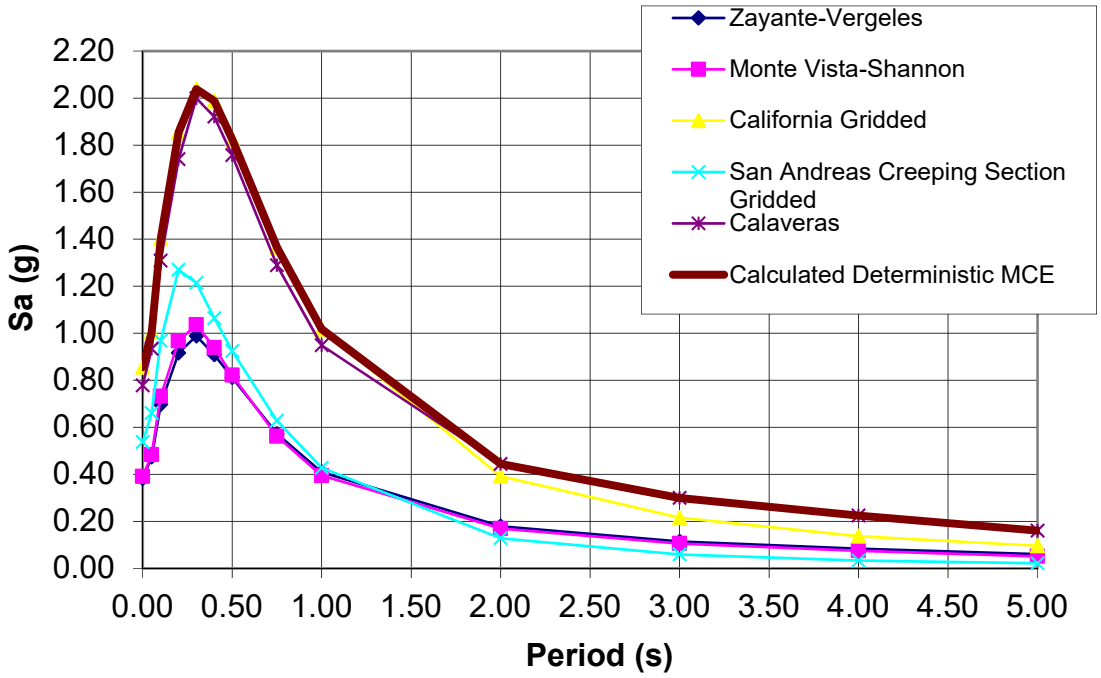
Calculation Parameters

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.

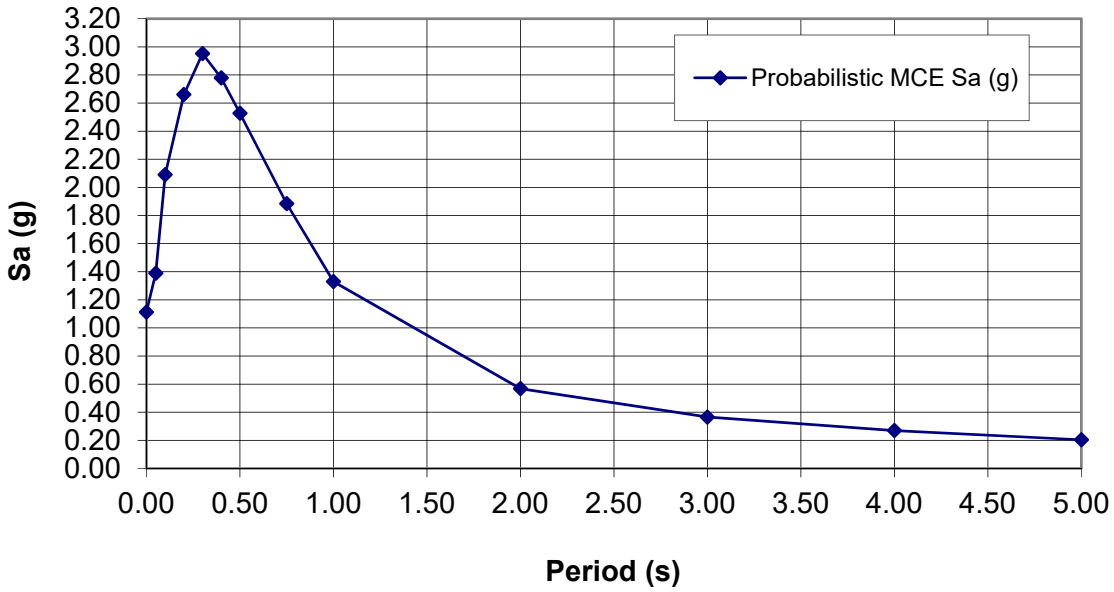
Figure 1. Deterministic MCE for Selected Faults 5% Damping



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

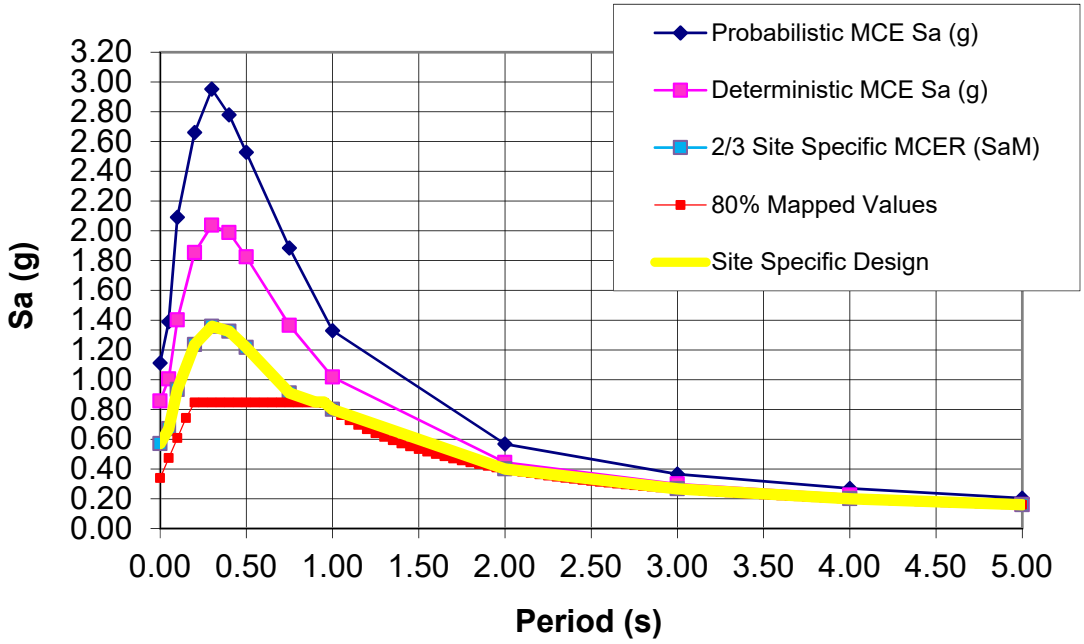


Table 1 below summarizes the details of our calculations including the calculated deterministic response spectrum, the calculated probabilistic response spectrum having a 2 percent chance of exceedance in 50 years, the site-specific MCE_R spectral response accelerations, and the recommended site-specific 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.

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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]"

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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.

LOW IMPACT DEVELOPMENT

AND

POST-CONSTRUCTION

STORMWATER MANAGEMENT REQUIREMENTS

APPLICANT PACKET

FOR PROJECTS IN SOUTH SANTA CLARA COUNTY

The Magnolias

Date: 2-10-2021

Date Revised: April 18, 2021

COUNTY OF SANTA CLARA

Arman Nazemi, PE
Lic. No. C55927

REV 6/11/15

PROJECT INFORMATION

Project Name: The Magnolias APN#: 764-12-006

Project Address: 17965 Monterey Road, Morgan Hill CA

Cross Streets: Wright Road

Applicant/Developer Name: First Community Housing Project

Project Phase(s): 1 of 1 Engineer: Arman Nazemi, PE Lic. No. C55927

Project Type (Check all that apply): ☐ New Development ☐ Redevelopment
☑ Residential ☐ Commercial ☐ Industrial ☐ Mixed Use ☐ Public ☐ Institutional
☐ Restaurant ☐ Uncovered Parking ☐ Retail Gas Outlet ☐ Auto Service (SIC code)____
☐ Other _____

Project Description: This is a residential four story building with 64 apartment units.

Project Watershed/Receiving Water (creek, river): _____

1. Total Project Area	66,843	ft^2
2. Pre-Project		
(a) Impervious Area	14,840	ft^2
(b) Pervious Area	52,003	ft^2
3. Post-Project		
(a) Replaced Impervious Area	14,840	ft^2
(b) New Impervious Area	23,706	ft^2
(c) Total Post-Project Impervious Area (*sum of Line 3a and Line 3b*)	38,546	ft^2
(d) Post-Project Pervious Area	28,297	ft^2
Net Impervious Area		
4. Reduced Impervious Area Credit *(Line 2a minus Line 3c)*	0	ft^2
5. Net Impervious Area *(Line 3c minus Line 4)*	38,546	ft^2

6. Is Line 3c greater than or equal to 2,500 sq. ft?

☐ No, the project does not need to meet Post-Construction Stormwater Management Requirements **- STOP HERE**.

☑ Yes, the project is subject to Performance Requirement No. 1: Site Design and Runoff Reduction. Complete the **Site Design and Runoff Reduction Checklist** on **Page 4**. Continue to #7.

7. Is the Project a <u>detached single-family home</u>?

☑ No, go to #8.

☐ Yes, continue to #7.a. below.

7a. Is Line #5, Net Impervious Area greater than or equal to 15,000 sq ft?

☐ No, the project does not have any additional requirements – **STOP HERE**.

☐ Yes, this project is subject to Performance Requirement No. 2: Water Quality Treatment. Complete the **Water Quality Treatment Checklist** on **Page 6**. Continue to #7.b.

☐ Yes, this project is subject to Performance Requirement No. 3: Runoff Retention. Complete the **Runoff Retention Checklists** on **Pages 8-11**. Continue to #7.b.

7b. Is Line #3.c, amount of impervious surface created and/or replaced, greater than or equal to 22,500 sq ft?

☐ No, go to #12.

☐ Yes, this project is subject to Performance Requirement No. 4: Peak Management (refer to the Stormwater Management Guidance Manual for instructions).
Go to #12.

8. <u>For projects that are not detached single family homes</u>, is Line #5, Net Impervious Area, greater than or equal to 5,000 sq ft?

☐ No, the project does not have any additional requirements – **STOP HERE**.

☑ Yes, this project is subject to Performance Requirement No. 2 Water Quality Treatment. Complete the **Water Quality Treatment Checklist** on **Page 6**. Continue to #9.

9. Is Line #3.c, amount of impervious surface created and/or replaced, greater than or equal to 15,000 sq ft?

☐ No, go to #11.

☑ Yes, this project is subject to Performance Requirement No. 3 Runoff Retention. Complete all **Runoff Retention Checklists** on **Pages 8-11**, as applicable. Continue to #10.

10. Is Line #3.c, amount of impervious surface created and/or replaced, greater than or equal to 22,500 sq ft?

☐ No. Continue to #11.

☑ Yes, this project is subject to Performance Requirement No. 4: Peak Management (refer to the Stormwater Management Guidance Manual for instructions). Continue to #11.

11. Is there a pollutant generating activity or source included in the project (e.g., restaurants, grocery stores, food service operations, outdoor storage, vehicle service facilities, retail gas outlets, outdoor parking lots, loading docks, pools, spas, or fountains)?

☐ No, go to #12.

☑ Yes, your Project is required to implement structural or operational source control measures. Complete the **Source Control Checklist** on **page 5**. Continue to #12.

12. **Operation and Maintenance Information**

a) Property Owner's Name First Community Housing

b) Responsible Party for Stormwater Treatment/Hydromodification Control O&M:

i. Name: First Community Housing, The Magnolias

ii. Address: 17965 Monterey Road, Morgan Hill CA

iii. Phone/E-mail: _____

13. Submit a Stormwater Control Plan with the required information, and complete the **Stormwater Control Plan Checklist** on **page 12**.

☑ Yes

☐ No

 File No.:_____

PERFORMANCE REQUIREMENT NO. 1: SITE DESIGN AND RUNOFF REDUCTION

Certification

	DESIGN STRATEGY	INCORPORATED INTO PROJECT?
1.	Limit disturbance of creeks and natural drainage features.	☑
2.	Minimize compaction of highly permeable soils.	☑
3.	Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection.	☑
4.	Minimize impervious surfaces by concentrating improvements on the least sensitive areas of the site, while leaving the remaining land in a natural undisturbed state.	☑
5.	Minimize stormwater runoff by implementing one or more of the following design measures:	☑
	a) Direct roof runoff into cisterns or rain barrels for reuse.	☐
	b) Direct roof runoff onto vegetated areas safely away from building foundations and footings.	☑
	c) Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas safely away from building foundations and footings.	☑
	d) Direct runoff from driveways and/or uncovered parking lots onto vegetated areas safely away from building foundations and footings.	☑
	e) Construct bike lanes, driveways, uncovered parking lots, sidewalks, walkways, and patios with permeable surfaces.	☑

I, Arman Nazemi, acting as the Project Engineer for The Magnolias project, located at 17965 Monterey Road, Morgan Hill CA, hereby state that the Site Design and Runoff Reduction design strategies indicated above have been incorporated into the design of the project.

Arman Nazemi
Signature

2-10-2021
Date

SOURCE CONTROL CHECKLIST

On-site Source Control Measures	**Incorporated Into Project?**
Wash area/racks, drain to sanitary sewer or septic system[1]	☐
Covered dumpster area, drain to sanitary sewer/septic system[1] or landscaped area	☐
Accessible cleanout for draining swimming pool/spa/fountain	☐
Parking garage floor drains plumbed to sanitary sewer[1]	☐
Fire sprinkler test water/condensate drain lines drain to sanitary sewer/septic system[1] or landscaped area	☐
Interior floor drains/boiler drain lines plumbed to sanitary sewer	☐
Beneficial landscaping/IPM (minimize irrigation, runoff, pesticides and fertilizers; promotes treatment)	☑
Outdoor material storage protection	☐
Covers, drains for loading docks, maintenance bays, fueling areas	☐
Maintenance (pavement sweeping, catch basin cleaning, good housekeeping)	☑
Storm drain labeling	☑
Other[2] _____	☐

Notes:

[1] Subject to sanitary sewer authority and/or Department of Environmental Health requirements.

[2] See CASQA Stormwater BMP Handbook for New Development and Redevelopment for additional BMPs for vehicle service repair facilities, fuel dispensing areas, industrial processes, rooftop equipment and other pollutant generating activities and sources. https://www.casqa.org/resources/bmp-handbooks/new-development-redevelopment-bmp-handbook

PERFORMANCE REQUIREMENT NO. 2: WATER QUALITY TREATMENT

Certification

ON-SITE WATER QUALITY TREATMENT MEASURES	INCORPORATED?
1. Low Impact Development (LID) Treatment Systems designed to retain stormwater runoff generated by the 85th percentile 24-hour storm. Stormwater Control Measures Implement (check all that apply, design documentation is required)	
a) Harvesting and Use,	☐
b) Infiltration,	☑
c) Evapotranspiration	☑
2. Biofiltration Treatment Systems[1] – with the following design parameters:	
a) Maximum surface loading rate appropriate to prevent erosion, scour and channeling within the biofiltration treatment system itself and equal to 5 inches per hour, based on the flow of runoff produced from a rain event equal to or at least: (a) 0.2 inches per hour intensity; or (b) Two times the 85th percentile hourly rainfall intensity for the applicable area, based on historical records of hourly rainfall depth	☑
b) Minimum surface reservoir volume equal to the biofiltration treatment system surface area times a depth of 6 inches	☑
c) Minimum planting medium depth of 24 inches. The planting medium must sustain a minimum infiltration rate of 5 inches per hour throughout the life of the project and must maximize runoff retention and pollutant removal. A mixture of sand (60%-70%) meeting the specifications of American Society for Testing and Materials (ASTM) C33 and compost (30%-40%) may be used. A Project may utilize an alternative planting medium if it demonstrates its planting medium is equal to or more effective at attenuating pollutants than the specified planting medium mixture.	☑
d) Proper plant selection[2]	☑
e) Subsurface drainage/storage (gravel) layer with an area equal to the biofiltration treatment system surface area and having a minimum depth of 12 inches	☑
f) Underdrain with discharge elevation at top of gravel layer	☑
g) No compaction of soils beneath the biofiltration facility (ripping/loosening of soils required if compacted)	☑

h) No liners or other barriers interfering with infiltration, except for situations where lateral infiltration is not technically feasible ☑

3. Non-Retention Based Treatment Systems – designed to meet at least one of the following hydraulic sizing criteria:

   (a) Volume Hydraulic Design Basis – Treatment systems whose primary mode of action depends on volume capacity shall be designed to treat stormwater runoff equal to the volume of runoff generated by the 85th percentile 24-hour storm event, based on local rainfall data. ☐

   (b) Flow Hydraulic Design Basis – Treatment systems whose primary mode of action depends on flow capacity shall be sized to treat: ☐
      (i) The flow of runoff produced by a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the applicable area, based on historical records of hourly rainfall depths; or
      (ii) The flow of runoff resulting from a rain event equal to at least 0.2 inches per hour intensity.

I, Arman Nazemi, PE, acting as the Project Engineer for The Magnolias project, located at 17965 Monterey Road, Morgan Hill CA, hereby state that the Water Quality Treatment Measures indicated above have been incorporated into the design of the project.

Arman Nazemi — Signature

Dtae: 2-10-2021 — Date

[1] Facilities or a combination of facilities, of a different design than in Item #2 may be permitted if all of the following measures of equivalent effectiveness are demonstrated: 1) equal or greater amount of runoff infiltrated or evapotranspired; 2) equal or lower pollutant concentrations in runoff that is discharged after biofiltration; 3) equal or greater protection against shock loading and spills; and 4) equal or greater accessibility and ease of inspection and maintenance.

[2] Technical guidance for designing bioretention facilities is available from the Central Coast LID Initiative. The guidance includes design specifications and plant lists appropriate for the Central Coast climate. (http://www.centralcoastlidi.org/Central_Coast_LIDI/LID_Structural_BMPs.html)

PERFORMANCE REQUIREMENT NO. 3 – RUNOFF RETENTION

Design Rainfall Events & Treatment Requirements for Watershed Management Zones (WMZs)[1]

WMZ[2]	Treatment Options & Design Rainfall	Check Applicable WMZs
WMZ 1	Via optimized infiltration[3], prevent offsite discharge from events up to the 95th percentile 24-hour rainfall event as determined from local rainfall data.	☑
WMZ 2	Via storage, rainwater harvesting, infiltration, and/or evapotranspiration, prevent offsite discharge from events up to the 95th percentile 24-hour rainfall event as determined from local rainfall data.	☐
WM 4 *	Via optimized infiltration[2], prevent offsite discharge from events up to the 95th percentile 24-hour rainfall event as determined from local rainfall data.	☐
WMZ 5	Via optimized infiltration[2] prevent offsite discharge from events up to the 85th percentile 24-hour rainfall event as determined from local rainfall data.	☐
WMZ 6	Via storage, rainwater harvesting, infiltration, and/or evapotranspiration, prevent offsite discharge from events up to the 85th percentile 24-hour rainfall event as determined from local rainfall data.	☐
WMZ 9	Via storage, rainwater harvesting, infiltration, and/or evapotranspiration, prevent offsite discharge from events up to the 85th percentile 24-hour rainfall event as determined from local rainfall data.	☐
WMZ 10 *	Via optimized infiltration[2], prevent offsite discharge from events up to the 95th percentile 24-hour rainfall event as determined from local rainfall data	☐

1. Includes only those WMZs located in Santa Clara County.
2. Use the Santa Clara County Department of Planning and Development Online Property Profile database to determine the WMZ in which your project is located: http://www.sccplanning.org/gisprofile/

   Search for your project site by APN or Address to retrieve the Property Profile. At the bottom of the property profile page, under Special Resources/Hazards/Constraints Areas, look for the "Central Coast Watershed Management Zone Value".
3. Storage, rainwater harvesting, and/or evapotranspiration may be used when infiltration is optimized.

* Applicable only to those areas that overlay designated Groundwater Basins.

PERFORMANCE REQUIREMENT NO. 3 – RUNOFF RETENTION

LID Site Assessment Checklist

ITEMS TO DOCUMENT:	INCLUDED IN PROJECT DOCUMENTS?
1. Site topography	☑
2. Hydrologic features including contiguous natural areas, wetlands, watercourses, seeps, or springs	☑
3. Depth to seasonal high groundwater	☑
4. Locations of groundwater wells used for drinking water	☐
5. Depth to an impervious layer such as bedrock	☐
6. Presence of unique geology (e.g., karst)	☐
7. Geotechnical hazards	☑
8. Documented soil and/or groundwater contamination	☑
9. Soil types and hydrologic soil groups	☑
10. Vegetative cover/trees	☑
11. Run-on characteristics (source and estimated runoff from offsite which discharges to the project area)	☑
12. Existing drainage infrastructure for the site and nearby areas including the location of municipal storm drains	☑
13. Structures including retaining walls	☑
14. Utilities	☑
15. Easements	☑
16. Covenants	☑
17. Zoning/Land Use	☑
18. Setbacks	☑
19. Open space requirements	☐
20. Other pertinent overlay(s)	☐

PERFORMANCE REQUIREMENT NO. 3 – RUNOFF RETENTION

LID Site Design Measures

The Project Engineer shall certify the Project design optimizes the use of the following design measures to augment the design strategies required by Performance Requirement No. 1. Initial each runoff retention measure that has been incorporated and optimized into the design or mark NA if not applicable.

PERFORMANCE REQUIREMENT NO. 3 CERTIFICATION OF LID SITE DESIGN MEASURES

	DESIGN MEASURE	INCORPORATED/ OPTIMIZED
1.	Defining the development envelope, identifying the protected areas, and identifying areas that are most suitable for development and areas to be left undisturbed	
2.	Identifying conserved natural areas, including existing trees, other vegetation, and soils (shown on the plans)	
3.	Limit the overall impervious footprint of the project	
4.	Design of streets, sidewalks, or parking lot aisles to the minimum widths necessary, provided that public safety or mobility uses are not compromised	✓
5.	Set back development from creeks, wetlands, and riparian habitats	✓
6.	Design conforms the site layout along natural landforms	
7.	Design avoids excessive grading and disturbance of vegetation and soils	✓

I, Arman Nazemi, PE, acting as the Project Engineer for The Magnolias project, located at 17965 Monterey Road, Morgan Hill CA, hereby state that LID Site Design Measures initialed have been incorporated into the design of the project.

Arman Nazemi

Signature

Date 2-10-2021

PERFORMANCE REQUIREMENT NO. 3 – RUNOFF RETENTION

TECHNICAL INFEASIBILITY CHECKLIST

	Site Conditions	Check Applicable
1.	Depth to seasonal high groundwater limits infiltration and/or prevents construction of subgrade stormwater control measures[3]	☐
2.	Depth to an impervious layer such as bedrock limits infiltration	☐
3.	Sites where soil types significantly limit infiltration	☐
4.	Sites where pollutant mobilization in the soil or groundwater is a documented concern	☐
5.	Space constraints (e.g., infill projects, some redevelopment projects, high density development)	☐
6.	Geotechnical hazards	☐
7.	Stormwater Control Measures located within 100 feet of a groundwater well used for drinking water	☐
8.	Incompatibility with surrounding drainage system (e.g., project drains to an existing stormwater collection system whose elevation or location precludes connection to a properly functioning treatment or flow control facility)	☐

[3] According to the CASQA Frequently Asked Questions about LID, "some MS4 permits and BMP guidance manuals require anywhere from 3-10 feet of separation from the groundwater level for infiltration practices. This distance depends on the soil type, pollutants of concern, and groundwater use. In some cases, however, where there may be groundwater or soil contamination, LID infiltrative practices may be restricted completely. (p. 7 in https://www.casqa.org/Portals/0/LID/CA_LID_FAQ_06-28-2011.pdf)

STORMWATER CONTROL PLAN CHECKLIST

Stormwater Control Plan Required Contents	**PR Level**	**Done?**
1. Project Information	All	
• Project name		☑
• Application number		☑
• Address and assessor's parcel number		☑
• Name of Applicant		☑
• Project Phase number (if project is being constructed in phases)		☑
• Project Type (e.g., commercial, industrial, multi-unit residential, mixed-use, public), and description		☑
2. Project Areas	All	
• Total project site area		☑
• Total new impervious surface area		☑
• Total replaced impervious surface area		☑
• Total new pervious area		☑
• Calculation of Net Impervious Area		☑
3. Statement of Performance Requirements that apply to the project:	All	
• Performance Requirement No.1 – Site Design and Runoff Reduction		☑
• Performance Requirement No.2 – Water Quality Treatment		☑
• Performance Requirement No. 3 – Runoff Retention		☑
• Performance Requirement No. 4 – Peak Management		☑
4. Delineation of Drainage Management Areas (DMAs)	All	☑
5. Summary of Site Design and Runoff Reduction Performance Requirement measures selected for the project (see PR-1 checklist)	PR-1	☑
6. Description of Runoff Reduction Measures and Structural Stormwater Control Measures, by Drainage Management Area and for entire site	PR-2, 3, and 4	☑
7. Water quality treatment calculations used to comply with the Water Quality Treatment Performance Requirement and any analysis to support infeasibility determination	PR-2	☑
8. Documentation certifying that the selection, sizing, and design of the Stormwater Control Measures meet the full or partial Water Quality Treatment Performance Requirements (see PR-2 checklist)	PR-2	☑

Stormwater Control Plan Required Contents	**PR Level**	**Done?**
9. Statement that Water Quality Treatment Performance Requirement has been met on-site, or, if not achievable: • Documentation of the volume of runoff for which compliance cannot be achieved on-site and the associated off-site compliance requirements • Statement of intent to comply with Water Quality Treatment Performance Requirement through Alternative Compliance	PR-2	☑
10. LID Site Assessment Summary (see PR-3 checklist)	PR-3	☑
11. LID Site Design Measures Used (see PR-3 checklist)	PR-3	☑
12. Supporting calculations used to comply with the applicable Runoff Retention Performance Requirements	PR-3	☑
13. Documentation demonstrating infeasibility where Site Design and Runoff Reduction measures and retention-based Stormwater Control Measures cannot retain required runoff volume	PR-3	☑
14. Documentation demonstrating percentage of the project's Equivalent Impervious Surface Area dedicated to retention-based Stormwater Control Measures	PR-3	☑
15. Statement that Runoff Reduction Performance Requirement has been met on-site, or, if not achievable: • Documentation of the volume of runoff for which compliance cannot be achieved on-site and the associated off-site compliance requirements • Statement of intent to comply with Runoff Retention Performance Requirements through an Alternative Compliance agreement	PR-3	☑
16. Supporting calculations used to comply with the applicable Peak Management Performance Requirements	PR-4	☑
17. Documentation demonstrating infeasibility where on-site compliance with Peak Management Performance Requirements cannot be achieved	PR-4	☑
18. Statement that Peak Management Performance Requirement has been met on-site, or, if not achievable: • Documentation of the volume of runoff for which compliance cannot be achieved on-site and the associated off-site compliance requirements • Statement of intent to comply with Peak Management Requirements through an Alternative Compliance agreement		☑
19. O&M Plan for all structural SCMs to ensure long-term performance	PR-2, 3, and 4	☑
20. Owner of facilities and responsible party for conducting O&M	PR-2, 3, and 4	☑

RECORDING REQUESTED BY:

CITY OF MORGAN HILL

WHEN RECORDED MAIL DOCUMENT TO:

CITY CLERK
CITY OF MORGAN HILL
17575 PEAK AVENUE
MORGAN HILL, CA 95037

RECORD AT NO FEE PER GOVERNMENT CODE SECTIONS 6103 & 27383

(ENTER APN OR LEAVE BLANK) SPACE ABOVE THIS LINE FOR RECORDER'S USE

STORMWATER BEST MANAGEMENT PRACTICES, OPERATION, AND MAINTENANCE AGREEMENT

THIS STORMWATER BEST MANAGEMENT PRACTICES OPERATION, AND MAINTENANCE AGREEMENT ("AGREEMENT") is made and entered into this _____ day of _____, **2021**, by **The Magnolias (First Community Housing)**, (hereinafter referred to as "COVENANTOR") and the City of Morgan Hill ("CITY"). CITY and COVENANTOR may be referred to individually as a "Party" or collectively as the "Parties" throughout this AGREEMENT.

RECITALS:

This AGREEMENT is made and entered into with reference to the following facts:

A. CITY is authorized and required to regulate and control the disposition of storm and surface waters as set forth in CITY's National Pollutant Discharge Elimination System permit.

B. COVENANTOR is the owner of a certain tract or parcel of land more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "PROPERTY").

C. COVENANTOR desires to construct certain improvements of the kind or nature described in Morgan Hill Municipal Code Chapter 18.71 (the "ORDINANCE") on the PROPERTY that may alter existing stormwater conditions on both the PROPERTY and adjacent lands.

D. To minimize adverse impacts due to these anticipated changes in existing storm and surface water flow conditions, COVENANTOR is required by CITY to implement Best Management Practices ("BMPs") and to build and maintain, at COVENANTOR's expense, stormwater management facilities ("FACILITIES"), more particularly described and shown in the **The Magnolias STORMWATER MAINTENANCE PLAN** prepared by **MH ENGINEERING COMPANAY** and dated **April 2021**, which plans and any amendments thereto, are on file with CITY's Public Works Department, and are hereby incorporated by this reference.

E. CITY has reviewed and approved the Stormwater Runoff Management Plan (the "PLAN") subject to the execution of this AGREEMENT.

NOW, THEREFORE, in consideration of the benefit received and to be received by COVENANTOR, its successors, and assigns, as a result of CITY's approval of the Stormwater Runoff Management Plan, COVENANTOR, hereby covenants and agrees with CITY as follows:

1. Covenants Running With the Land; Property Subject to Agreement: All of the real property described in Exhibit "A" shall be subject to this AGREEMENT. It is intended and determined that the provisions of this AGREEMENT shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the real PROPERTY or any portion thereof and shall be for the benefit of each owner of any of said parcels or any portion of said PROPERTY and shall inure to the benefit of and be binding upon each successor in interest of the owners thereof. Each and all of the limitations, easements, obligations, covenants, conditions, and restrictions contained herein shall be deemed to be, and shall be construed as, equitable servitudes, enforceable by any of the owners of any of the PROPERTY subject to this AGREEMENT against any other owner, tenant or occupant of the said PROPERTY, or any portion thereof.

2. Responsibility for Installation, Operation, and Maintenance: At its sole expense, COVENANTOR, its successors, and assigns, shall construct, operate, and perpetually maintain the FACILITIES in strict accordance with the PLAN and any amendments thereto that have been approved by CITY or required by the ORDINANCE.

3. Facility Modifications: At its sole expense, COVENANTOR, its successors, and assigns, shall make such changes or modifications to the FACILITIES as may be determined as reasonably necessary by CITY to ensure that the FACILITIES are properly maintained and continue to operate as originally designed and approved. COVENATOR agrees that it shall not modify the BMPs and shall not allow BMP maintenance activities to alter the designed function of the FACILITIES from its original design unless approved by CITY prior to the commencement of the proposed modification or maintenance activity.

4. Facility Inspections by CITY: At reasonable times and in a reasonable manner as provided in the ORDINANCE, CITY, its agents, employees, and contractors shall have the right of ingress and egress to the FACILITIES and the right to inspect the FACILITIES in order to ensure that the FACILITIES are being properly maintained, are continuing to perform in an adequate manner, and are in compliance with the ORDINANCE, the PLAN and any amendments thereto approved by CITY.

5. Failure to Perform Required Facility Repairs or Modifications: Should either COVENANTOR or its successors and assigns fail to implement the BMPs, maintain the facilities, or correct any defects in the FACILITIES in accordance with the approved design standards and/or the PLAN, and in accordance with the law and applicable regulations of the ORDINANCE, after thirty (30) days from the date of the written notice from CITY, CITY shall have the right to enter the PROPERTY to perform remedial work, for which CITY will collect reimbursement for such work from COVENANTOR. Additionally, conditions from failure to implement the BMPs or to maintain or correct the FACILITIES shall be deemed a nuisance subject to abatement of such conditions as provided in Chapter 1.18 of the Morgan Hill Municipal Code. In addition, CITY may pursue other such remedies as provided by law, including, but not limited to, such civil and criminal remedies set forth in the ORDINANCE.

6. Indemnity: COVENANTOR, its successors, and assigns, shall defend, indemnify, and hold CITY harmless of and from any and all claims, liabilities, actions, causes of action, and damages for personal injury and property damage, including, without limitation, reasonable attorneys' fees, arbitration fees, or costs and court costs, arising out of or related to COVENANTOR's, its successors', and/or assigns' construction, operation, or maintenance of the FACILITIES except claims, liabilities, actions, causes of action, and damages that arise out of CITY's sole negligence or willful misconduct or the sole negligence or willful misconduct of any of CITY'S employees, agents, representatives, contractors, vendors, or consultants.

7. Obligations and Responsibilities of COVENANTOR: Initially, COVENANTOR is solely responsible for the performance of the obligations required hereunder and, to the extent permitted under applicable law, the payment of any and all fees, fines, and penalties associated with such performance or failure to perform under this AGREEMENT. Notwithstanding any provisions of this AGREEMENT to the contrary, upon the recordation of a deed or other instrument of sale, transfer or other conveyance of fee simple title to the PROPERTY or any portion thereof (a "Transfer") to a third party (the "Transferee"), COVENANTOR shall be released of all of its obligations and responsibilities under this AGREEMENT accruing after the date of such Transfer to the extent such obligations and responsibilities are applicable to that portion of the PROPERTY included in such Transfer, but such release shall be expressly conditioned upon the Transferee assuming such obligations and responsibilities by recorded written agreement for the benefit of CITY. Such written agreement may be included in the Transfer deed or instrument, provided that the Transferee joins in the execution of such deed or instrument. A certified copy of such deed, instrument, or agreement shall be provided to CITY. The provisions of the preceding three sentences shall be applicable to the original COVENANTOR and any successor Transferee who has assumed the obligations and responsibilities of COVENANTOR under this AGREEMENT as provided above.

8. Property Transfer: Nothing herein shall be construed to prohibit a transfer by COVENANTOR to subsequent owners and assigns.

9. Attorneys' Fees: In the event that any Party institutes legal action or arbitration against the other to interpret or enforce this AGREEMENT, or to obtain damages for any alleged breach hereof, the prevailing party in such action or arbitration shall be entitled to reasonable attorneys' or arbitrators' fees in addition to all other recoverable costs, expenses, and damages.

10. Further Documents: The Parties covenant and agree that they shall execute such further documents and instructions as shall be necessary to fully effectuate the terms and provisions of this AGREEMENT.

11. Entire Agreement: This AGREEMENT constitutes the entire agreement of the Parties with respect to the subject matter contained herein and supersedes all prior agreements, whether written or oral. There are no representations, agreements, arrangements, or undertakings, oral or written, that are not fully expressed herein.

12. Severability: In the event any part or provision of this AGREEMENT shall be determined to be invalid or unenforceable under the laws of the State of California, the remaining portions of this AGREEMENT that can be separated from the invalid, unenforceable provisions shall, nevertheless, continue in full force and effect.

13. No Waiver: The waiver of any covenant contained herein shall not be deemed to be a continuing waiver of the same or any other covenant contained herein.

14. Amendment: This AGREEMENT may be amended in whole or in part only by mutual written agreement. Any such amendment shall be recorded in Santa Clara County, California. In the event any conflict arises between the provisions of any such amendment and any of the provisions of any earlier document or documents, the most recently duly executed and recorded amendment shall be controlling.

15. In the event that CITY shall determine, at its sole discretion, at any future time, that the FACILITIES are no longer required, then at the written request of COVENANTOR, its successors, and/or assigns, CITY shall execute a release of this AGREEMENT which COVENANTOR, it successors, and/or assigns, shall record in the Recorder's Office, at its expense.

Executed the day and year first above written.

COVENANTOR:

By: _____

Name: **(ENTER NAME)**

Title: **(ENTER TITLE)**

CITY OF MORGAN HILL:

By: _____

Name: **STEVE RYMER**

Title: **CITY MANAGER, CITY OF MORGAN HILL**

APPROVED AS TO FORM:

By: _____

Name: **DONALD A. LARKIN**

Title: **CITY ATTORNEY, CITY OF MORGAN HILL**

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to is situated in the County of Santa Clara, City of Morgan Hill, State of California, and is described as follows:

PARCEL 1:

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° 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° 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° 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° 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 of Lots 24 and 25, Morgan Hill Ranch Map No. 3, recorded in Book "G" of Maps, Pages 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.

PARCEL TWO:

A non-exclusive easements for ingress, egress, walkway, driveway, utilities and storm sewer facilities as granted to David J. Scoffone in the Easement Agreement recorded November 4, 1996 in the Official Records under Recorder's Serial No. 13509894.

APN: 764-12-006

END OF DESCRIPTION.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyor's Act.

Arman Nazemi, PLS 8437
Expires: 12/31/2022

Date: April 18, 2021

LICENSED LAND SURVEYOR
ARMAN NAZEMI
EXP 12-31-2022
NO. 8437
STATE OF CALIFORNIA

Prepared by the firm of MH engineering Company, Morgan Hill, CA

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of **California**
County of **Santa Clara**

On _____ 20__, before me, _____ a Notary Public in and for said County and State, personally appeared _____ proved to me on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
SIGNATURE OF NOTARY PUBLIC

(ABOVE AREA FOR NOTARY SEAL)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of **California**
County of **Santa Clara**

On _____ 20__, before me, _____ a Notary Public in and for said County and State, personally appeared _____ proved to me on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MH engineering Co.

Contract/ Proposal for Professional Services

Date: _____ **Job #** 218141.1

This agreement is entered into by and between MH engineering Co. and

Client:

The Magnolias HOA
17965 Monterey Road
Morgan Hill, CA 95032
Tel: 503-554-7308
walterc@seradesign.com

Project: The Magnolias, 17965 Monterey Road, Morgan Hill, CA

Scope of Work: Post construction storm water BMP inspections and annual certification.

Inspection/Certification requirements: as outlined in the City approved storm water runoff management plan

Deliverables:

a.) **Storm water treatment control (BMP) inspection: Pre-Rainy season before Sept. 15th and Post-Rainy season before May 1st every year.**
b.) **Storm water treatment control (BMP) Annual Inspection Certification before Sept. 30th each year.**

Fee for services: The fee for the proposed professional services shall be on a T&M basis @ $170/hour. Inspection and reporting to the City is estimated to take approximately 4-6 hours each occurrence. Client to be billed as the work accrues on a monthly basis with any remainder due upon issuance of deliverables. Payment is overdue after 30 days. Accounts past due will are subject to a 1-1/2% per month finance charge. All change orders shall be presented to the Client for review and authorization prior to any work being performed. Fees for all change orders shall be agreed in advance of work. Time and Material change orders shall be billed at the hourly rates shown on the attached MH Billing Rate Sheet Exhibit "B". This proposal is subject to change if not accepted within 60 days of the date above.

Hourly Fee Schedule: See attached Exhibit B.

Reimbursable Expenses: The above fee does not include reproduced plots and prints. Blueprinting, copies, and other reproducible expenses shall be invoiced at their actual cost and shall be included in the final invoice.

Termination: Termination of this contract may be invoked by either party and must be in written form. Payment for services completed through the termination date will be due and payable at that time. Payment for contracts that are not time and materials, i.e. fixed fee, will be charged at the actual time spent times the hourly rate, not to exceed the fixed fee price.
Schedule: MH engineering Co. will diligently proceed to complete the professional services as described in this agreement in a timely manner. However it is expressly agreed that MH

engineering Co. shall not be held responsible for delays in performance occasioned by factors beyond MH engineering Co's control.

Limits of Liability: Client agrees to limit the liability of MH engineering Co, it's principals, agents, employees, officers, directors, shareholders, and consultants, to client and to all contractors and subcontractors on the project, for any claim or action arising in any action at law whether in tort or contract and damages therefrom, or any suit in equity or other proceedings, and from any claimed error, omission or other professional negligence in regard to this project to the sum of five thousand dollars ($5,000) or the fee to be paid by the client, whichever is greater.

I have read and understand the above contract including the limitation of liability provision and acknowledge this act by signing below:

MH engineering Co.
16075 Vineyard Blvd.
Morgan Hill, CA 95037

By: Arman Nazemi, PE , PLS

Date: April 18, 2021

Client:

Storm Water Treatment Control
Operation & Maintenance Plans

BMP-1. Site Housekeeping 2
BMP - Underground 24" Storm Drain pipe, Bio-swale & inlet structures Maintenance 4

BMP-1. Site Housekeeping

1 Objective:

1.1 to reduce impacts from storm water runoff by developing and implementing good housekeeping practices.

2 General Housekeeping

2.1 Keep parking areas, material storage and staging areas clean and orderly.
2.2 Establish a daily checklist to confirm cleanliness and adherence to proper storage and security. Where feasible, individual employees should be assigned specific inspection responsibilities and given the authority to remedy any problems found.
2.3 Provide an adequate number of trash and recycling receptacles.
2.4 Post "No Littering" signs and enforce anti-littering laws.
2.5 Dispose of wash water properly. Wash water shall not be allowed to flow to the storm drain system.
2.6 Sediment and sweeping debris shall be properly disposed.

3 Mechanical Sweeping

3.1 Mechanical sweeping shall be performed on a scheduled basis. The frequency of mechanical sweeping shall be based on visual observation of waste accumulation.
3.2 Mechanical sweeping equipment shall only be used by personnel trained in using mechanical sweeping equipment.
3.3 Mechanical sweeping of all outside equipment staging areas, materials storage areas and parking areas will be performed at least once prior to the onset of the wet season (September 15).
3.4 Mechanical sweeping will be coordinated with maintenance activities on other storm water treatment measures located on the site (i.e. stormceptors, CDS units, drain inlet filters).
3.5 Dispose of debris properly.

4 Manual Sweeping

4.1 Manual sweeping will be used in areas where mechanical sweeping cannot be effectively implemented.
4.2 Manual sweeping will be coordinated with maintenance activities on other storm water treatment measures located on the site.
4.3 Dispose of debris properly.

5 Surface Cleaning

5.1 Surface cleaning shall be used in areas where heavy oil deposits are encountered.
5.2 Dry cleaning methods (e.g. application of absorbent followed by sweeping and vacuuming) shall be employed first to prevent the discharge of pollutants to the storm drain system.
5.3 If wet cleaning is required to effectively remove pollutants, all wash water shall be collected and disposed to landscape or the sanitary sewer, as appropriate. If discharge to the sanitary sewer is necessary, prior approval from City of Morgan Hill is required.
5.4 Dispose of debris properly.

6 Vector Control

6.1 Ensure that there are no areas of standing water on site. Areas of standing water shall be drained or cleared as soon as they are located,
6.2 Vector Control District: The Santa Clara County Vector Control District (SCCVCD) will be contacted as needed for assistance should any mosquito issues arise. Mosquito larvicides should be applied only when

absolutely necessary as indicated by the SCCVCD, and then only be a licensed professional or contractor. The contact information for SCCVCD follows:

Santa Clara County Vector Control District
1580 Berger Dr.
San Jose, Ca 95112
Phone: (408) 918-4770

7 Pesticide Reduction Plan and Measures

7.1 Objectives: to reduce or eliminate the use of chemicals necessary to prevent pests of the landscape and to reduce the potential for pesticides to runoff the landscape.
7.2 Employ non-chemical controls (biological, physical and cultural controls) before using chemicals to treat a pest problem.
7.3 Use geotextiles and apply 2-4 inches of mulch to exposed soils to prevent weed growth.
7.4 Replace problem plants with locally adapted, pest resistant plants. Do not plant invasive species.
7.5 Prune plants properly and at the appropriate time of year.
7.6 Limit fertilizer use unless soil testing indicates a deficiency. Slow-release or organic fertilizer is preferable.
7.7 Provide adequate irrigation for landscape plants. Do not over water.
7.8 Sweep up spilled fertilizer and pesticides. Do not wash away or bury such spills.
7.9 If chemical controls are necessary, use least-toxic pesticide first. Avoid the use of broad-spectrum pesticides.
7.10 Do not over apply pesticide. Spray only where the infestation exists. Follow the manufacturer's instructions for mixing and applying materials.
7.11 Only licensed, trained pesticide applicators shall apply pesticides.
7.12 Apply pesticides at the appropriate time to maximize their effectiveness and minimize the likelihood of discharging pesticides into runoff. With the exception of pre-emergent pesticides, avoid application if rain is expected.
7.13 Unwanted/unused pesticides shall be disposed as hazardous waste.
7.14 Correspondence :Correspondence regarding operations, inspections and maintenance of the storm water treatment measures shall be provided to the City of Morgan Hill, Public Works, Engineering as required and according to the schedule outlined in this SWRMP.

NOTE: Best Management Practices delineated in this Operations & Maintenance Agreement are minimum requirements. More stringent requirements may apply to specific projects as environmental mitigation measures under the California Environmental Quality Act, and/or as conditions of approval for a development project (such as a map, a planned district, a zoning administrator permit, a conditional use permit, or other permit or project approval by the City).

BMP - 2 Check list

1) Check if the inlet and out let are free of debris and obstruction, if so the area where poor drainage occurs may need new soil media.
2) Check if there is no standing water or poor vegetation within the bio-swale.
3) Check for any erosion.
4) Check for any debris or sediment within the perforated pipe. If so the system must be flushed clean.
5) Check for the drainage structure integrity.
6) Check for infiltration functioning as design.

Drop Inlet

BMP RAM v4.0 Field Observation Datasheet			
Observation Date			
Observer Name			
Conveyance			
BMP ID TCD (Y/N)	Functioning as intended?	If **NOT** functioning as intended, indicate type of action required	
		Requires debris removal?	Possible advanced maintenance?
	(Y/N)	(Y/N)	(Y/N)

Notes:

Filtration Device

BMP RAM v4.0 Field Observation Datasheet					
Observation Date					
Observer Name					
Remaining Capacity		**Conveyance**			
BMP ID	Depth (ft)	Inlet/Outlet TCD (Y/N)	Functioning as intended?	If **NOT** functioning as intended, indicate type of action required	
				Requires debris removal?	Possible advanced maintenance?
			(Y/N)	(Y/N)	(Y/N)

Notes:

Bioswale

BMP RAM v4.0 Field Observation Datasheet					
BMP ID					
Observation Date					
Observer Name					
Vegetation Cover					
	Vegetation Type				
	Wetland / Riparian Species	Tree Species	Grass Species	No Vegetation (Bare Soil)	Total = 100%
% cover					

Permeability		
Location	Time (minutes & seconds)	Remaining water height (inches)
First Third - Frequent		
First Third – Occasional		
Middle Third – Frequent		
Middle Third – Occasional		
Last Third – Frequent		
Last Third - Occasional		

Conveyance				
Location (Inlet/ Outlet)	Trash Capture Device (Y/N)	Functioning as intended?	If **NOT** functioning as intended, indicate type of action required	
			Requires debris removal?	Possible advanced maintenance?
		(Y/N)	(Y/N)	(Y/N)

Notes:

MH engineering Co.

Storm Water Treatment Control
Operation & Inspection Logs, Forms & Checklists

Annual Stormwater BMP Inspection & Maintenance Log..... 2
Storm Water BMP Annual Inspection Certification..... 3
BMP- Inspection and Maintenance of underground 24" perforated Pipe & Bio-swale……..6

MH engineering Co.

Annual Stormwater BMP Inspection & Maintenance Log

Facility Name _____

Location: _____

Begin Date: _____ End Date: _____

Date	BMP#	BMP Description	Inspected By	Cause for inspection	Exceptions noted	Comments and Actions Taken

Instructions: Instructions: Record all inspections and maintenance for all treatment BMPs on this form. Use additional log sheets and/or attach extended comments or documentation as necessary. Submit a copy of the completed log with the annual independent inspectors' report to the City, and start a new log at that time.

- BMP ID# — Always use ID# from the Operation and Maintenance Manual.
- Inspected by — Note all inspections and maintenance on this form, including the required independent annual inspection.
- Cause for inspection — Note if the inspection is routine, pre-rainy-season, post-storm, annual, or in response to a noted problem or complaint.
- Exceptions noted — Note any condition that requires correction or indicates a need for maintenance.
- Comments and actions taken — Describe any maintenance done and need for follow-up.

MH engineering Co.

Storm Water BMP Annual Inspection Certification

This form is to be completed and submitted annually by ***September 30*** to the City of Morgan Hill Public Works Director.

Project Information

Project Name _____

Property Address: _____

Owner/Developer _____

APN # : _____ Date of Inspection: _____

BMP Description and Number: (identify all that apply)

☐ Bioretention Areas	☐ Detention Basin	☐ Vegetated (Bio) Swale
☐ Atlantis Raintank	☐ Filtration Basin	☐ Riparian Buffer
☐ Permeable pavement	☐ Proprietary Devices	☐ Rooftop Runoff/Harvesting
☐ Sand Filter	☐ Stormwater Wetlands	☐ Pump System
☐ Underground Storage/Detention	☐ Other (Describe):	_____

General Information for all BMPs:

Yes	No	N/A	
☐	☐	☐	Has sediment accumulated in the inlet, outlet or forebay?
☐	☐	☐	Are there signs of erosion or any denuded areas?
☐	☐	☐	Is there trash or debris that needs to be removed? (esp. at outlet structures)
☐	☐	☐	Are algae, aquatic weeds or invasive plants (particularly cattails) present?
☐	☐	☐	Is there evidence of cracks, separation or alignment problems with pipes?
☐	☐	☐	Are rip-rap dissipater pads damaged, clogged with vegetation or insufficient?
☐	☐	☐	For dry detention ponds, is there basin holding water longer than 5 days after a storm event?
☐	☐	☐	Is there evidence of muskrat activity?
☐	☐	☐	Are vegetated slopes steeper than 3:1?
☐	☐	☐	Is there evidence of depressions in the soil surface over and around any pipes?
☐	☐	☐	Are records of operation and maintenance available for inspections performed quarterly (include copy)
☐	☐	☐	Other problems not listed above (describe below)

Describe all problems in detail (use additional sheets if necessary):

_____

_____

_____

_____

_____

Describe corrective actions needed (use additional sheets if necessary):

_____

_____

_____

_____

_____

BMP Condition *(check one):*

☐ **FAILED INSPECTION**

Has MAJOR deficiencies and must be repaired in order to function properly and operate as designed. A final inspection and certification must be performed and submitted after repair.

☐ **CONDITIONAL APPROVAL**

Has MINOR deficiencies but repair is needed in order to ensure system does not fail. Final Certification can be issued with contingent upon corrective measures being addressed.

☐ **FINAL CERTIFICATION**

BMP has no deficiencies and a Final Certification will be issued.

Owner/ Representative Certification:

I have read and understand the findings of this inspection. I understand that I am responsible for correcting all deficiencies identified in this report by ***October 30th*** of this year.

Owner Signature: _____ Date: _____

Owner of Record: _____ Telephone: _____

Address: _____ Fax: Email: _____

Inspector's Certification

As a duly registered Professional in the State of California, I hereby certify that the Stormwater BMP(s) described in this report were inspected under my responsible charge, and this report accurately identifies any deficiencies in the structure and function of the BMP(s).

Inspector Signature:	_____	Date:	_____
Inspector Name:	_____	Telephone:	_____
Company:	_____	Fax:	_____
Address:	_____	Email:	_____
	_____	Credentials:	_____

Completed BMP Maintenance & Inspection Certification? Yes___ No___ Certification #:

MH engineering Co.

BMP- Inspection and Maintenance Checklist – Underground 24" perforated pipe, Bio-swale and storm drain conveyance structures

Property Address: _____

Property Owner: _____

Inspector(s): _____

Type of Inspection: ❑ Pre-Rainy Season *(September 15)* ❑ Post-Rainy Season *(May 1st)* ❑ Monthly ❑ Annual

Treatment Measure No.:_____ Date of Inspection: _____

1) Check if the inlet and out let are free of debris and obstruction, if so the area where poor drainage occurs may need new soil media.
2) Check if there is no standing water or poor vegetation within the swale.
3) Check for any erosion.
4) Check the inspection hand-hole for any debris or sediment within the chambers designated sumps. If so the sumps must be flushed clean.
5) Check for the drainage structure integrity.
6) Check for infiltration functioning as designed.

City of Morgan Hill Post Construction Storm Water Pollution Prevention
City Municipal Code - Chapter 18.71

Chapter 18.71 POST CONSTRUCTION STORMWATER POLLUTION PREVENTION

Sections:

18.71.010 Purpose and intent.

18.71.020 Definitions.

18.71.030 Applicability: Permanent storm water pollution prevention measures required.

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18.71.120 Stormwater runoff management plan required.

18.71.130 Stormwater runoff management plan contents.

18.71.140 Preparation of the stormwater runoff management plan.

18.71.150 Stormwater BMP operation, maintenance, and replacement responsibility.

18.71.160 Stormwater BMP operation and maintenance agreement.

18.71.170 Stormwater BMP inspection responsibility.

18.71.180 Records of maintenance and inspection activities.

18.71.190 Failure to maintain.

18.71.200 Authority to inspect.

18.71.210 Notice of violation.

18.71.220 Appeal.

18.71.230 Abatement by city.

18.71.240 Charging cost of abatement.

18.71.250 Urgency abatement.

18.71.260 Violations.

18.71.270 Compensatory action.

18.71.280 Violations deemed a public nuisance.

18.71.290 Acts potentially resulting in a violation of the Federal Clean Water Act and/or California Porter-Cologne Act.

18.71.300 Fees set by resolution.

18.71.010 Purpose and intent.

The purpose of this chapter is to establish minimum stormwater management requirements and controls to protect and safeguard the general health, safety, and welfare of the public residing in watersheds in compliance with applicable provisions of the Federal Clean Water Act and any National Pollutant Discharge Elimination System (NPDES) Storm Water Discharge Permits issued to the City of Morgan Hill, through the following objectives:

A. Minimize increases in stormwater runoff from any development in order to reduce flooding, siltation and streambank erosion and maintain the integrity of stream channels;

B. increases in nonpoint source pollution caused by stormwater runoff from development which would otherwise degrade local water quality

C. Minimize the total annual volume of surface water runoff which flows from any specific site during and following development to not exceed the pre-development hydrologic regime to the maximum extent practicable.

D. Reduce stormwater runoff rates and volumes, soil erosion and nonpoint source pollution, wherever possible, through stormwater management controls and to ensure that these management controls are properly maintained and pose no threat to public safety.

The above objectives shall be met through adoption and implementation of best management practices (BMPs) in design, construction and maintenance. These BMPs shall be incorporated into permanent site design features, which shall remain functioning throughout the life of the development.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.020 Definitions.

The terms used in this chapter shall have the following meanings:

A. "One hundred thousand square foot commercial development" means any commercial development that creates at least one hundred thousand square feet of impermeable surface, including parking areas.

B. "Automotive repair shop" means a facility that is categorized in any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 7532-7534, or 7536-7539.

C. "Authorized enforcement officer" means the City of Morgan Hill Chief Engineer and those individuals designated by the chief engineer to enforce the provisions of this chapter, including the code enforcement officer(s) of the City of Morgan Hill's community development department.

D. "Best management practices" or "BMP" means activities, practices, and procedures as specified in Section 18.71.110 to prevent or reduce the discharge of pollutants directly or indirectly to the municipal storm drain system and waters of the United States. Best management practices (BMPs) include but are not limited to: treatment facilities and methods to remove pollutants from storm water; operating and maintenance procedures; facility management practices to control runoff, spillage or leaks of non-storm water, waste disposal, and drainage from materials storage; erosion and sediment control practices; and the prohibition of specific activities, practices, and procedures and such other provisions as the city determines appropriate for the control of pollutants.

E. "Clean Water Act" means the federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), and any subsequent amendments thereto.

F. "Commercial development" means any development on private land that is not heavy industrial or residential. The category includes, but is not limited to: hospitals, laboratories and other medical facilities, educational institutions, recreational facilities, plant nurseries, multi-apartment buildings, car wash facilities, mini-malls and other business complexes, shopping malls, hotels, office buildings, public warehouses and other light industrial complexes.

G. "Development" means land disturbing activities; structural development, including construction or installation of a building or structure, creation of impervious surfaces; and improvements related to land subdivision; any activity that moves soils or substantially alters the pre-existing vegetated or man-made cover of any land. This includes, but is not limited to, grading, digging, cutting, scraping, stockpiling or excavating of soil, placement of fill materials, paving, pavement removal, exterior construction, substantial removal of vegetation where soils are disturbed including but not limited to removal by clearing or grubbing, or any activity which bares soil or rock or involves streambed alterations or the diversion or piping of any watercourse. Development does not include routine maintenance to maintain original line and grade, hydraulic capacity, or the original purpose of the facility, nor does it include emergency construction activities (i.e., land disturbances) required to protect public health and safety.

H. "Authorized enforcement officer" means the chief engineer and his or her designee, including authorized enforcement officer.

I. "Hillside" means property located in an area with known erosive soil conditions, where the development contemplates grading on any natural slope that is twenty-five percent or greater.

J. "Impervious surface" means a surface composed of any material that significantly impedes or prevents the natural infiltration of water into soil. Impervious surfaces include, but are not limited to, rooftops, buildings, streets and roads, and any concrete or asphalt surface.

K. "Industrial General Permit" means a NPDES permit issued by the state water resources control board for the discharge of storm water associated with industrial activity.

L. "National Pollutant Discharge Elimination System (NPDES) Storm Water Discharge Permits" means general, group, and individual storm water discharge permits which regulate facilities defined in federal NPDES regulations pursuant to the Clean Water Act. The California Regional Water Quality Control Board, Central Coast Region (hereinafter, Regional Board) and the State Water Resources Control Board have adopted general storm water discharge permits, including but not limited to the general construction activity and general industrial activity permits.

M. "Operation and maintenance agreement" means a written agreement entered into pursuant to Section 18.71.160, providing for the long-term operation and maintenance of stormwater management facilities and practices on a site or with respect to a land development project, which when properly recorded in the deed records constitutes a restriction on the title to a site or other land involved in a land development project.

N. "Owner" means the legal or beneficial owner of a site, including but not limited to, a mortgagee or vendee in possession, receiver, executor, trustee, lessee or other person, firm or corporation in control of the site.

O. "Parking lot" means land area or facility for the temporary parking or storage of motor vehicles used personally, for business or for commerce with a lot size of five thousand square feet or more, or with twenty-five or more parking spaces.

P. "Receiving waters" means any natural stream, river, creek, ditch, channel, canal, waterway, gully, ravine or wash, in and including any adjacent area that is subject to inundation from overflow or flood water.

Q. "Redevelopment" means, on an already developed site, the creation or addition of at least five thousand square feet of impervious surface, or the expansion of a building footprint or addition of a structure; structural development including an increase in gross floor area and/ or exterior construction or remodeling; and land disturbing activities related with structural or impervious surfaces that results in an increase of fifty percent of the impervious surface of a previously existing development.

R. "Restaurant" means a stand-alone facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption. (SIC code 5812).

S. "Retail gasoline outlet" means any facility engaged in selling gasoline and lubricating oils.

T. "Site" means any tract, lot or parcel of land or combination of tracts, lots, or parcels of land, which are in one ownership, or are contiguous and in diverse ownership where a development is to be performed as part of a unit, subdivision, or project.

U. "Storm drain" means any pipe, conduit or sewer of the city designed or used for the disposal of storm and surface waters and drainage including unpolluted cooling water and unpolluted industrial process water, but excluding any community sanitary sewer system.

V. "Stormwater management" means the collection, conveyance, storage, treatment and disposal of stormwater runoff to enhance and promote the public health, safety and general welfare.

W. "Stormwater runoff management plan" means a document required pursuant to Section 18.71.120, describing how existing runoff characteristics will be affected by a land development project and containing measures for complying with the provisions of this ordinance.

X. "Stormwater runoff" means water from rain, landscape irrigation, or other sources that flows over the land surface without entering the soil.

Y. "Treatment control BMP" means any engineered system designed to remove pollutants by simple gravity settling of particulate pollutants, filtration, biological uptake, media adsorption or any other physical, biological, or chemical process.

Z. "Watercourse" means any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine or wash, in and including any adjacent area that is subject to inundation from overflow or flood water.

AA. "Water quality impact" means any deleterious effect on waters or wetlands, including their quality, quantity, surface area, species composition, aesthetics or usefulness for human or natural uses that are or may potentially be harmful or injurious to human health, welfare, safety or property, to biological productivity, diversity, or stability or which unreasonably interfere with the enjoyment of life or property, including outdoor recreation.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.030 Applicability: Permanent storm water pollution prevention measures required.

A. The provisions of this chapter shall apply to development or redevelopment of the following:

1. One hundred thousand square feet commercial development.
2. Automotive repair shops.
3. Retail gasoline outlets.
4. Restaurants.
5. Hillside residential.
6. Parking lots residential with ten or more units or greater than five thousand square feet of impervious area.
7. Projects requiring a general NPDES permit for stormwater discharges associated with industrial activities.
8. Impervious surfaces ten thousand or more square feet.
9. Impervious surfaces within one hundred feet of receiving waters.
10. Vehicle or equipment fueling, washing, or maintenance area.
11. Commercial or industrial waste handling or storage, excluding typical office or household waste.
12. Development or redevelopment projects disturbing greater than or equal to one acre.

B. No final building or occupancy permit shall be issued without the written certification of the chief engineer or designee that the requirements of this chapter have been satisfied.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.110 Design standards and selection of best management practices.

Projects meeting the criteria of Section 18.71.030A, must meet the requirements of the following design standards and selection of best management practices:

A. Stormwater best management practices shall be selected and designed to the satisfaction of the chief engineer or designee in accordance with the requirements contained in the most recent versions of the following documents:

1. City of Morgan Hill stormwater post construction best management practices development standards for new development and redevelopment;
2. California Storm Water Quality Association Best Management Practice Handbooks;
3. City of Gilroy, City of Morgan Hill and County of Santa Clara Regional Stormwater Management Plan (SWMP), as approved by the Central Coast Regional Water Quality Control Board;
4. City of Morgan Hill Hydro-modification Management Plan, as approved by the Central Coast Regional Water Quality Control Board;

Any conflict of BMPs from the above documents shall be approved by the chief engineer.

B. Other references which can be used for selection of design BMPs to the satisfaction of the chief engineer or designee are:

1. Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP) "Guidance for Implementing Stormwater Regulations for New and Redevelopment Projects;"

2. "Start at the Source Design Guidance Manual developed by the Bay Area Storm Water Management Agencies Association (BASMAA);

3. Bay Area Stormwater Management Agencies Association "Using Site Design Standards to Meet Development Standards for Stormwater Quality - A Companion Document to Start at the Source".

C. Design Standards for Structural or Treatment Control BMPs. The post-construction treatment control BMPs shall incorporate, at a minimum, either a volumetric or flow based treatment control design standard, or both, as identified below to mitigate (infiltrate, filter or treat) storm water runoff.

1. Volumetric Treatment Control BMP - Treatment systems depending on volume capacity, such as detention/retention units or infiltration structures, shall be designed to treat stormwater runoff equal to:

a) The maximized stormwater quality capture volume for the area, based on historical rainfall records, determined using the formula and volume capture coefficients set forth in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998), pages 175-178 (e.i. approximately the eighty-fifth percentile twenty-four-hour storm runoff event); or

b) The volume of annual runoff required to achieve 80 percent or more capture, determined in accordance with the methodology set forth in Appendix D of the California Stormwater Best Management Practices Handbook for New Development and Redevelopment (2003), using local rainfall data; or

c) The volume of runoff produced from a historical-record based reference twenty-four-hour rainfall criterion for "treatment" that achieves approximately the same reduction in pollutant loads achieved by the eighty-fifth percentile twenty-four-hour runoff event.

2. Flow-Based Treatment Control BMP - Treatment BMPs whose primary mode of action depends on flow capacity, such as swales, sand filters, or wetlands, shall be sized to treat:

a) The flow of runoff produced from a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the area; or

b) The flow of runoff produced from a rain event that will result in treatment of the same portion of runoff as treated using volumetric standards above.

D. Design Standards for Peak Storm Water Runoff Discharge Rates. Post-development peak storm water runoff discharge rates shall not exceed the estimated pre development rate for developments where the increased peak storm water discharge rate will result in increased potential for downstream erosion.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.120 Stormwater runoff management plan required.

Projects meeting the criteria of Section 18.71.030A must provide a stormwater runoff management plan. The stormwater runoff management Plan shall detail how runoff and associated water quality impacts resulting from the activity will be controlled or managed by the project's post construction BMP designs.

No building permit shall be issued until the stormwater runoff management plan has been reviewed and approved by the chief engineer or designee.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.130 Stormwater runoff management plan contents.

The stormwater runoff management plan shall include sufficient information to evaluate the environmental characteristics of affected areas, the potential impacts of the proposed development on water resources, and the effectiveness and acceptability of measures proposed for managing stormwater runoff. The minimum information submitted for support of the stormwater management plan shall meet the requirements as outlined in City of Morgan Hill Stormwater Post Construction Best Management Practices Development Standards for New Development and Redevelopment manual.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.140 Preparation of the stormwater runoff management plan.

A. The stormwater runoff management plan shall be prepared under the direction of a professional civil engineer registered in the State of California. The responsible professional civil engineer shall stamp and sign the approved stormwater runoff management plan.

B. The chief engineer or designee may require a developer to provide a signed certification from the civil engineer responsible for preparing the stormwater runoff management plan that all stormwater best management practices have been designed to meet the requirements of this chapter.

C. Each certifying civil engineer shall establish to the city's satisfaction that such person has been trained on the design of stormwater quality best management practices not more than three years prior to the certification signature date.

D. Qualifying training shall be conducted by an organization with stormwater quality management expertise, such as a university, the Bay Area Stormwater Management Agencies Association, the American Society of Civil Engineers, the American Public Works Association, or the California Water Environment Association.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.150 Stormwater BMP operation, maintenance, and replacement responsibility.

A. For the life of projects meeting the criteria of Section 18.71.030A, all on-site stormwater management facilities shall be operated and maintained in good condition and promptly repaired/replaced by the property owner(s), an owners' or homeowners' association or other legal entity approved by the city.

B. Any repairs or restoration/replacement and maintenance shall be in accordance with city-approved plans.

C. The property owner(s) shall develop a maintenance schedule for the life of any stormwater management facility and shall describe the maintenance to be completed, the time period for completion, and who shall perform the maintenance. This maintenance schedule shall be included with the approved stormwater runoff management plan.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.160 Stormwater BMP operation and maintenance agreement.

A. Prior to the issuance of any building permit requiring stormwater management BMPs, the owner(s) of the site shall enter into a formal written stormwater BMP operation and maintenance agreement with the city. The city shall record this agreement, against the property or properties involved, with the County of Santa Clara and it shall be binding on all subsequent owners of land served by the stormwater management treatment BMPs.

B. The stormwater BMP operation and maintenance agreement shall require that the BMPs not be modified and that BMP maintenance activities not alter the designed function of the facility from its original design unless approved by the city prior to the commencement of the proposed modification or maintenance activity.

C. The stormwater BMP operation and maintenance agreement shall provide that in the event that maintenance or repair is neglected, or the stormwater management facility becomes a danger to public health or safety, the city shall have the authority to perform maintenance and/or repair work and to recover the costs from the owner.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.170 Stormwater BMP inspection responsibility.

A. The property owner(s) shall be responsible for having all stormwater management facilities inspected for condition and function by a knowledgeable party.

B. Unless otherwise required by the chief engineer or designee, stormwater facility inspections shall be done at least twice per year, once in fall, in preparation for the wet season, and once in winter. Written records shall be kept of all inspections and shall include, at minimum, the following information:

1. Site address;
2. Date and time of inspection;
3. Name of the person conducting the inspection;
4. List of stormwater facilities inspected;
5. Condition of each stormwater facility inspected;
6. Description of any needed maintenance or repairs; and
7. As applicable, the need for site reinspection.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.180 Records of maintenance and inspection activities.

On or before April 15th of each year, the party responsible for the operation and maintenance of on-site stormwater management facilities under the BMP operation and maintenance agreement shall provide the chief engineer or designee with records of all inspections, maintenance and repairs.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.190 Failure to maintain.

A. If the responsible party fails or refuses to meet the requirements of the stormwater BMP operation and maintenance agreement, the authorized enforcement officer may give a thirty-day written notice to such responsible party under BMP operation and maintenance agreement to correct the failure and breach of contractual obligation.

B. If such responsible party fails to correct such conditions, the city may take such remedies such provided in the BMP operation and maintenance agreement. Additionally, such conditions shall be deemed a nuisance subject to all procedures, abatement of such conditions and remedies as provided in Chapter 1.18 of this code.

C. In the event the city determines that the violation constitutes an immediate danger to public health or public safety, twenty-four hours written notice from the city shall be sufficient in lieu of the thirty-day written notice required under Section 18.71.190A.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.200 Authority to inspect.

Whenever necessary to make an inspection to enforce any provision of this chapter, or whenever the authorized enforcement officer has cause to believe that there exists, or potentially exists, in or upon any premises any condition

which constitutes a violation of this chapter, the authorized enforcement officer may enter such premises at all reasonable times to inspect the same and to inspect and copy records related to storm water compliance provided that (i) if such building or premises be occupied, he or she shall first present proper credentials and request entry; and (ii) if such building or premises be unoccupied, he or she shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. In the event the owner or occupant refuses entry after a request to enter and inspect has been made, the city is hereby empowered to seek assistance from any court of competent jurisdiction in obtaining such entry.

In any circumstance where there appears an immediate threat to the public health or safety, the authorized enforcement officer may enter any structure or premises without the consent of any person or court process.

Routine or area inspections shall be based upon such reasonable selection processes as may be deemed necessary to carry out the objectives of this chapter, including but not limited to random sampling and/or sampling in areas with evidence of storm water contamination, illicit discharges, discharges of non-storm water to the storm water system, or similar factors.

The city shall have the right to establish on any property such devices as are necessary to conduct sampling or metering operations. During any inspection as provided herein, the authorized enforcement officer may take any samples and perform any testing deemed necessary to aid in the pursuit of the inquiry or to record site activities.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.210 Notice of violation.

Whenever the authorized enforcement officer finds that a person has violated a prohibition or failed to meet a requirement of this chapter, the authorized enforcement officer may order compliance by written notice of violation to the responsible person. Such notice may require without limitation:

A. The performance of monitoring, analyses, and reporting;

B. The elimination of illicit connections or discharges;

C. That violating discharges, practices, or operations shall cease and desist;

D. The abatement or remediation of storm water pollution or contamination hazards and the restoration of any affected property;

E. Payment of a fine to cover administrative and remediation costs; and

F. The implementation of BMP, source control or treatment BMPs;

G. Compliance with the stormwater runoff management plan and the BMP operation and maintenance agreement.

If abatement of a violation and/or restoration of affected property is required, the notice shall set forth a deadline within which such remediation or restoration must be completed. Said notice shall further advise that, should the violator fail to remediate or restore within the established deadline, the work will be done by the city or a contractor designated by the authorized enforcement officer and the expense thereof shall be charged to the violator pursuant to Section 18.71.240.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.220 Appeal.

Any person receiving a notice of violation under Section 18.71,210, above may appeal the determination of the authorized enforcement officer to the city manager. The notice of appeal must be received by the city manager within five days from the date of the notice of violation. Hearing on the appeal before the city manager or his/her designee shall take place within fifteen days from the date of city's receipt of the notice of appeal. The decision of the city manager or designee shall be final.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.230 Abatement by city.

If the violation has not been corrected pursuant to the requirements set forth in the notice of violation, or, in the event of an appeal under Section 18.71.220, within ten days of the decision of the city manager upholding the decision of the authorized enforcement officer, then the city or a contractor designated by the authorized enforcement officer may enter upon the subject private property and is authorized to take any and all measures necessary to abate the violation and/or restore the property. It shall be unlawful for any person, owner, agent or person in possession of any premises to refuse to allow the city or designated contractor to enter upon the premises for the purposes set forth above.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.240 Charging cost of abatement.

Within 30 days after abatement of the nuisance by city, the authorized enforcement officer shall notify the property owner of the property of the cost of abatement, including administrative costs. The property owner may file a written protest objecting to the amount of the assessment with the city clerk within fifteen days. The city clerk shall set the matter for public hearing by the city council. The decision of the city council shall be set forth by resolution and shall be final.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.250 Urgency abatement.

The authorized enforcement officer is authorized to require immediate abatement of any violation of this chapter that constitutes an immediate threat to the health, safety or well-being of the public. If any such violation is not abated immediately as directed by the authorized enforcement officer, the city is authorized to enter onto private property and to take any and all measures required to remediate the violation. Any expense related to such remediation undertaken by the city o shall be fully reimbursed by the property owner and/or responsible party. Any relief obtained under this section shall not prevent city from seeking other and further relief authorized under this chapter.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.260 Violations.

It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this chapter. A violation of or failure to comply with any of the requirements of this chapter shall constitute a misdemeanor and shall be punished as set forth in Chapter 1.24 of this code.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.270 Compensatory action.

In lieu of enforcement proceedings, penalties, and remedies authorized by this chapter, the authorized enforcement officer may impose upon a violator alternative compensatory actions, such as storm drain stenciling, attendance at compliance workshops, creek cleanup, etc.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.280 Violations deemed a public nuisance.

In addition to the enforcement processes and penalties hereinbefore provided, any condition caused or permitted to exist in violation of any of the provisions of this chapter is a threat to public health, safety, and welfare, and is declared and deemed a nuisance, and may be summarily abated or restored by the city at the violator's expense,

and/or a civil action to abate, enjoin, or otherwise compel the cessation of such nuisance may be taken by the city pursuant to Chapter 1.18 of this code.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.290 Acts potentially resulting in a violation of the Federal Clean Water Act and/or California Porter-Cologne Act.

Any person who violates any provision of this chapter or any provision of any requirement issued pursuant to this chapter may also be in violation of the Clean Water Act and/or the Porter-Cologne Act and may be subject to the sanctions of those acts including civil and criminal penalties. Any enforcement action authorized under this chapter shall also include written notice to the violator of such potential liability.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

18.71.300 Fees set by resolution.

The city council shall establish, by resolution, any fees necessary to carry out the purpose of this chapter.

(Ord. No. 1993 N.S., § 1, 10-6-2010)

APPENDIX J

TRIP GENERATION AND OPERATIONS ANALYSIS

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

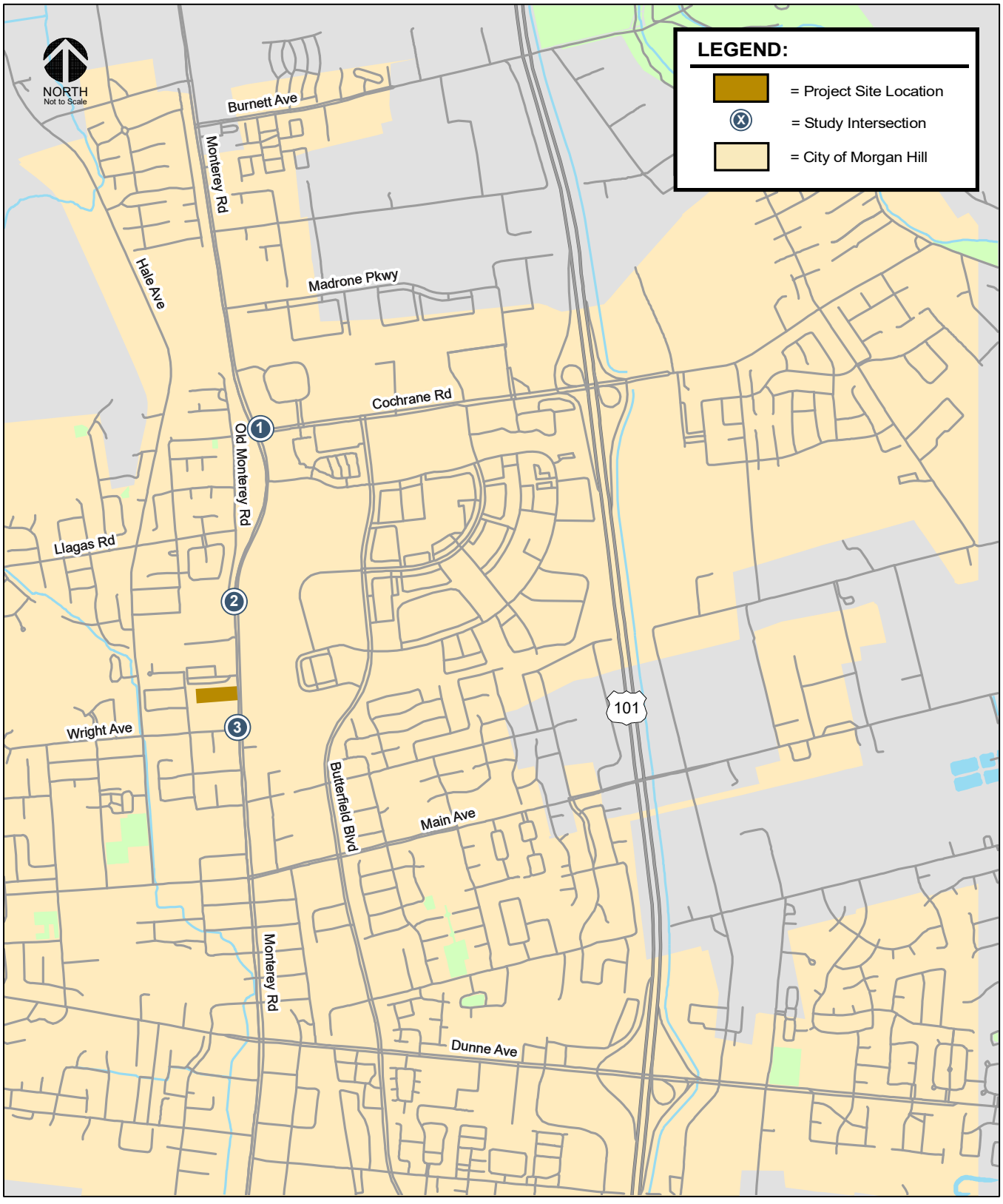
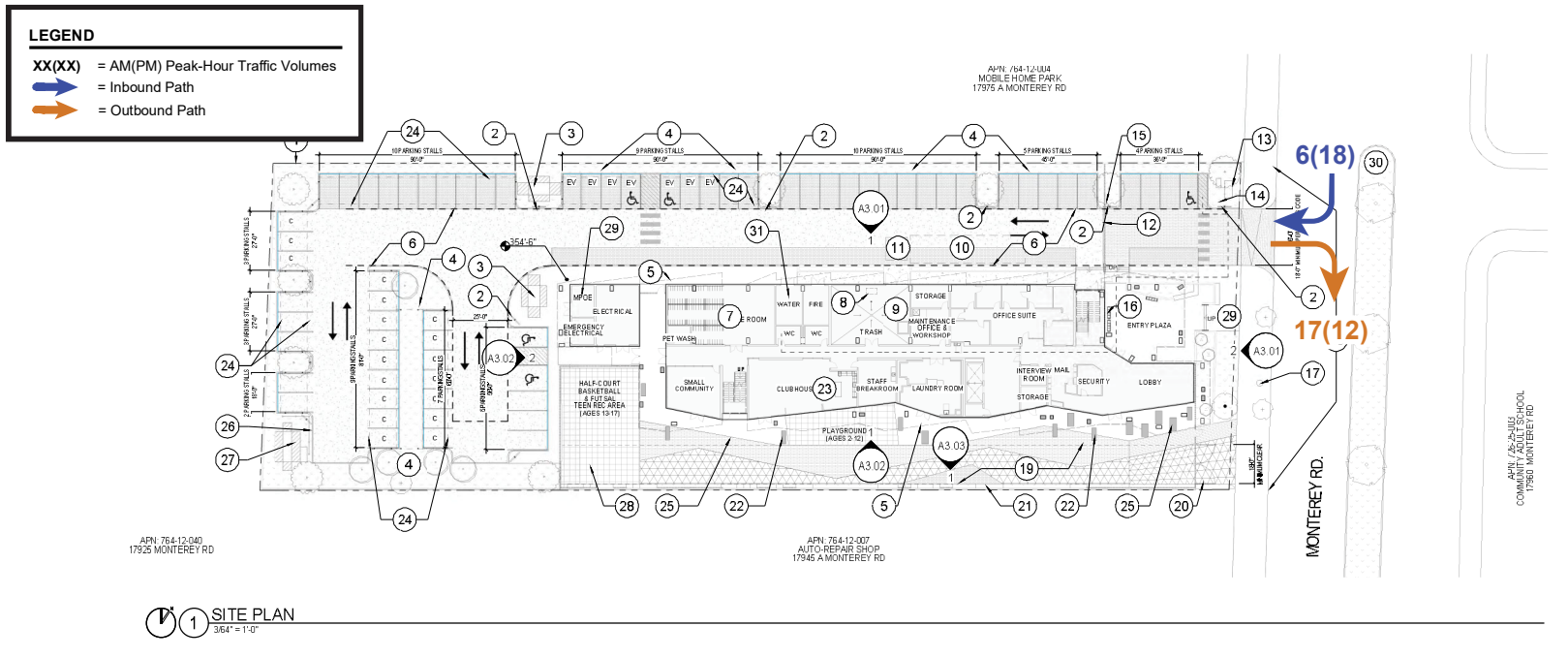


Figure 2
Site Plan and Project Trips at Driveways



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.

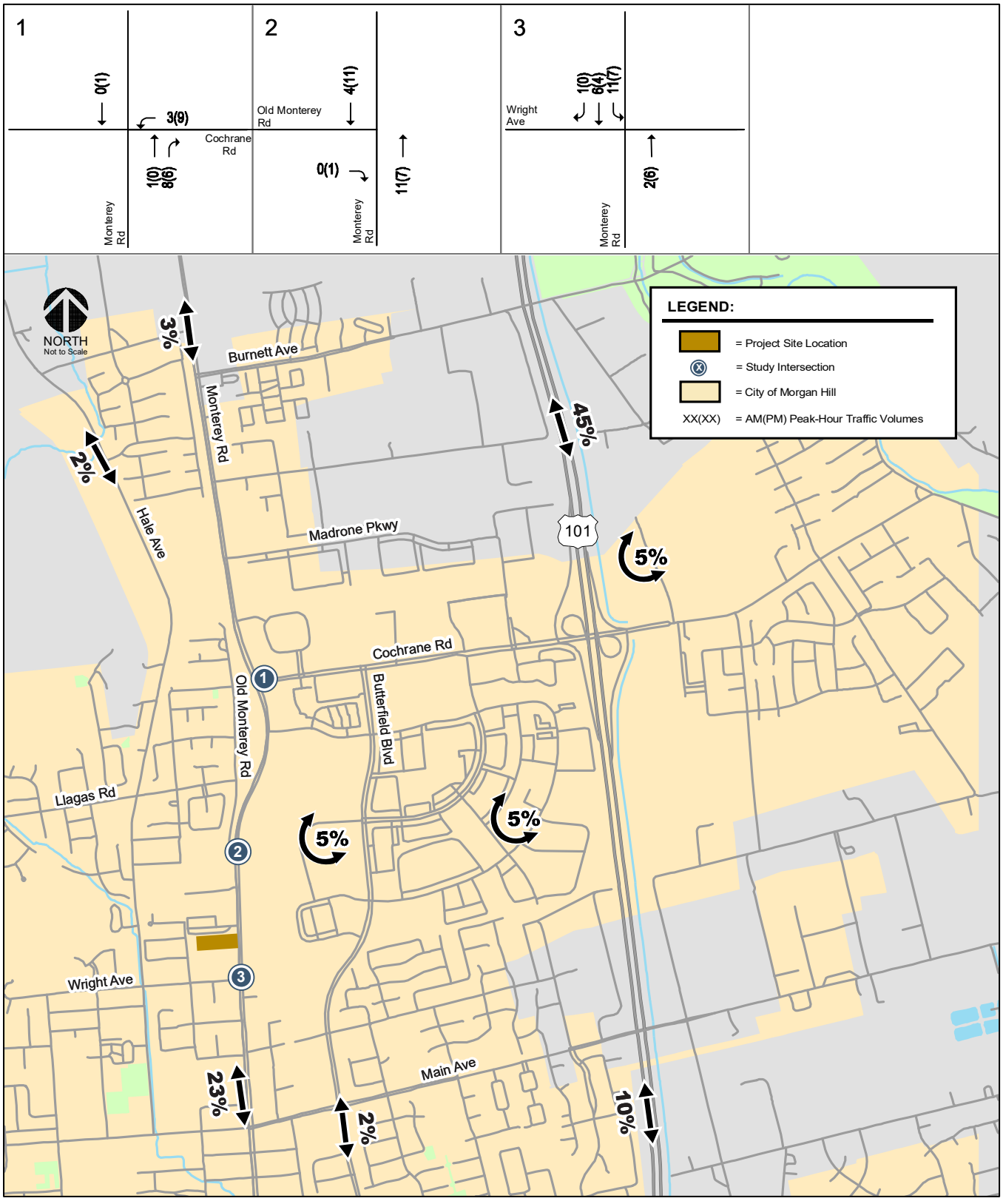
The directional distribution of site-generated traffic to and from the project site was estimated based on the existing travel patterns on the surrounding roadway network that reflect typical weekday AM and PM peak commute patterns, the location of the project driveway, freeway access points, and the 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.

APPENDIX K

ADDITIONAL SOURCES

Appendix K Contents:

- U.S. Fish & Wildlife Service. *Coastal Barrier Resources Act.* Available at: https:// https://www.fws.gov/program/coastal-barrier-resources-act/about-us. Accessed October 2022.
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Image Details (/media/146029)

Coastal barriers are inherently storm-prone and dynamic systems located at the interface of land and sea. Undeveloped coastal barriers and their associated aquatic habitat (including wetlands, marshes, estuaries, inlets, and nearshore waters) provide numerous benefits to the economy and society. However, development of these areas puts people in harm's way and disrupts the natural movement and functions of the barriers, degrading fish and wildlife habitat and increasing shoreline erosion. With the passage of the Coastal Barrier Resources Act (/law/coastal-barrier-resources-act-1982) (CBRA) in 1982, Congress recognized that certain actions and programs of the Federal Government have historically subsidized and encouraged development on coastal barriers, and the result has been the loss of natural resources; threats to human life, health, and property; and the expenditure of millions of tax dollars each year.

CBRA removed the federal incentive to develop many of these areas by designating relatively undeveloped coastal barriers along the Atlantic, Gulf of Mexico, Great Lakes, U.S. Virgin Islands, and Puerto Rico coasts as part of the John H. Chafee Coastal Barrier Resources System (CBRS). With some exceptions, most new federal expenditures and financial assistance are prohibited within the CBRS. CBRA does not regulate or prohibit the development of coastal barriers. Development can still occur within these areas, provided that private developers or other non–federal parties bear the full cost.

Help improve this site

The CBRS now includes two types of units, “System Units” and “Otherwise Protected Areas” (OPAs). System Units generally comprise areas that were relatively undeveloped and mostly privately owned at the time of their designation within the CBRS. Most new federal expenditures and financial assistance, including flood insurance, are prohibited within System Units. OPAs are predominantly comprised of conservation and/or recreation areas such as national wildlife refuges, state and national parks, local conservation areas, and private conservation areas, though they may also contain private areas that are not held for conservation and/or recreation. The only federal spending prohibition within OPAs is on federal flood insurance.

Learn more about CBRA prohibitions on federal expenditures (/node/263837).

Federal funds may be spent within System Units for certain exempted activities following consultation with the Service. Examples of such activities include certain types of emergency assistance, military activities essential to national security, exploration and extraction of energy resources, and maintenance of existing federal navigational channels.

Learn more about exceptions to limitations on federal expenditures (/node/263839).

Over the past 40 years, CBRA has helped to reduce the intensity of development in these high-risk coastal areas, protect coastal habitat, and save millions of taxpayer dollars each year. Maintaining the beneficial functions of coastal barriers as natural storm buffers is important as the nation experiences and prepares for increased flooding and erosion associated with climate change impacts, such as sea-level rise and increased storm surge, and more intense and frequent coastal storms throughout the 21st century and beyond. Learn more about the effectiveness of CBRA (/story/studies-examine-cbras-effectiveness-saving-money-and-reducing-development).

Our History

CBRA has been amended several times to replace certain maps with new maps containing modified boundaries.

The Coastal Barrier Improvement Act (/node/1511) (CBIA) of 1990 reauthorized CBRA and expanded the CBRS by adding new units in Puerto Rico, the U.S. Virgin Islands, the Great Lakes, and the Florida Keys, and enlarging some previously designated units along the Atlantic and Gulf coasts. The CBIA also designated a new category of lands called "Otherwise Protected Areas" (OPAs).

The Coastal Barrier Resources Reauthorization Act (/node/265765) of 2000 reauthorized CBRA

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and directed the U.S. Fish and Wildlife Service (Service) to complete a Digital Mapping Pilot Project that includes digitally produced draft maps for up to 75 units and a report to Congress that describes the feasibility and costs for completing digital maps for all CBRS areas. This legislation also directed the Service to conduct an economic assessment of the effects of CBRA. This assessment, conducted in 2002, estimated how much money CBRA has saved taxpayers by restricting federal spending for roads, wastewater systems, potable water supply, and disaster relief. The assessment estimated that from 1983-2010, CBRA saved American taxpayers approximately $1.3 billion. However, more recent studies (/story/studies-examine-cbras-effectiveness-saving-money-and-reducing-development) have found far greater cost savings.

The Coastal Barrier Reauthorization Act (https://www.congress.gov/109/plaws/publ226/PLAW-109publ226.pdf) of 2005 (signed into law on May 25, 2006) reauthorized CBRA and directed the Service to finalize the Digital Mapping Pilot Project by: (1) providing a public comment period for the draft maps created through the pilot project (covering approximately 10 percent of the entire Coastal Barrier Resources System, CBRS), and (2) preparing a report to Congress that contains the final recommended digital maps and a summary of the comments received during the public comments period. The 2005 Act also directed the Service to create digital maps for the remainder of the CBRS.

The Strengthening Coastal Communities Act (https://www.congress.gov/bill/115th-congress/house-bill/5787/) of 2018 adopted 35 revised maps produced by the U.S. Fish and Wildlife Service (Service) depicting 59 Coastal Barrier Resources System (CBRS) units in Delaware, Florida, North Carolina, and South Carolina. These maps constitute the largest legislative update to the CBRS since 1990. Fifty-seven of these units were mapped through the Service's Digital Mapping Pilot Project, and two of these units were mapped through a separate effort. This legislation required the Service make digital versions of all of the CBRS maps (https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps) available to the public and directed the Service to submit a report to Congress regarding the progress and challenges in the transition from paper to digital maps and a timetable for completion of the digitization of all maps related to the CBRS.

Testimony

June 15, 2022 (https://www.fws.gov/testimony/legislative-hearing-examine-s-2194-coastal-habitat-conservation-act-2021-s-strengthening) - Testimony of Stephen Guertin, Deputy Director for Policy, U.S. Fish and Wildlife Service, Department of the Interior, before the Senate Committee on Environment and Public Works, regarding S. 2194, S. ____, the Strengthening Coastal Communities Act of 2022, S. 3069, and S. 3767.

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June 22, 2021 (https://www.fws.gov/testimony/legislative-hearing-hr-3764) - Testimony of Stephen Guertin, Deputy Director for Policy, U.S. Fish and Wildlife Service, Department of the Interior, before the House Committee on Natural Resources, regarding H.R. 3764, the Ocean-Based Climate Solutions Act.

February 27, 2018 (/node/259282) - Testimony of Gary Frazer, Assistant Director for Ecological Services, U.S. Fish and Wildlife Service, before the House Natural Resources Subcommittee on Water, Power and Oceans, regarding H.R. 2947 and H.R. 4880.

April 8, 2014 (/node/259243) - Testimony of Gary Frazer, Assistant Director for Ecological Services, U.S. Fish and Wildlife Service, before the House Natural Resources Subcommittee on Fisheries, Wildlife, Oceans and Insular Affairs, regarding H.R. 187, H.R. 277, H.R. 1810, H.R. 1811, H.R. 2057, H.R. 3226, H.R. 3227, H.R. 3572, and H.R. 4222.

October 25, 2011 (/node/259024) - Testimony of Jim Kurth, Assistant Director of the National Wildlife Refuge System, U.S. Fish and Wildlife Service, before the House Natural Resources Subcommittee on Fisheries, Wildlife, Oceans and Insular Affairs, regarding H.R. 2027 and H.R. 2154.

July 27, 2010 (/node/259038) - Testimony of Greg Siekaniec, Assistant Director for National Wildlife Refuge System, U.S. Fish and Wildlife Service before the House Natural Resources Subcommittee on Insular Affairs, Oceans and Wildlife, regarding H.R. 5331.

April 6, 2006 (/node/259108) - Testimony of Dr. Mamie Parker, Assistant Director for Fisheries and Habitat Conservation, U.S. Fish and Wildlife Service, regarding H.R. 138, H.R. 479, H.R. 1656, H.R. 3280, and H.R. 4165, before the House Resources Subcommittee on Fisheries and Oceans.

November 8, 2005 (/node/259116) - Testimony of Dr. Benjamin Tuggle, Acting Special Assistant to the Director, U.S. Fish and Wildlife Service, regarding the Coastal Barrier Resources Reauthorization Act of 2005, before the House Resources Subcommittee on Fisheries and Oceans.

November 20, 2003 (/node/259145) - Testimony of Dr. Benjamin Tuggle, Chief, Division of Federal Program Activities, U.S. Fish and Wildlife Service, regarding the John H. Chafee Coastal Barrier Resources System , before the House Resources Subcommittee on Fisheries Conservation, Wildlife and Oceans.

September 25, 2003 (/node/259147) - Testimony of Clint Riley, Special Assistant to the Director, U.S. Fish and Wildlife Service, regarding H.R. 154, H.R. 2501, H.R. 3056, and other bills, before the House Resources Subcommittee on Fisheries Conservation, Wildlife and Oceans.

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House Resources Subcommittee on Fisheries Conservation, Wildlife and Oceans.

April 11, 2002 (https://www.fws.gov/testimony/hr-3908-north-american-wetlands-conservation-hr-3470-cape-fear-and-hr-40044-invasive) - Testimony of Cathleen Short, Assistant Director, U.S. Fish and Wildlife Service, regarding H.R. 3470 and other bills, before the House Resources Subcommittee on Fisheries Conservation, Wildlife and Oceans.

May 11, 2000 - Testimony of Daniel Ashe, Assistant Director for Refuges and Wildlife, U.S. Fish and Wildlife Service, regarding H.R. 4070 and other bills, before the House Resources Subcommittee on Fisheries Conservation, Wildlife and Ocean.

May 6, 1999 (/node/259216) - Testimony of Gary Frazer, Acting Assistant Director for Ecological Services, Fish and Wildlife Service, regarding H.R. 34, H.R. 535, H.R. 1489, and H.R. 1431, before the House Resources Subcommittee on Fisheries Conservation, Wildlife and Oceans.

Working with others to conserve, protect and enhance fish, wildlife, plants and their habitats for the continuing benefit of the American people.

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Information Quality (/program/information-quality)

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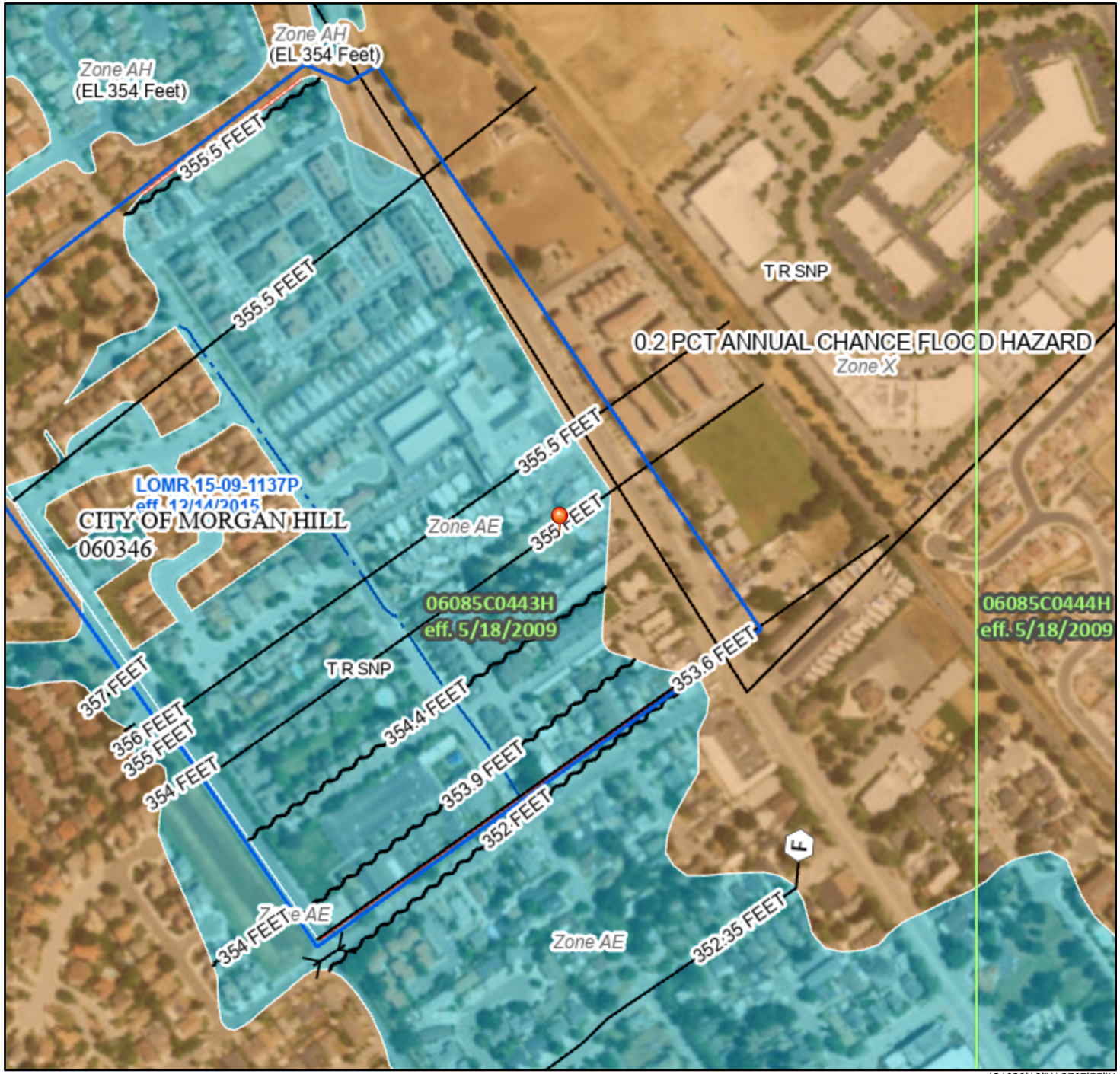
National Flood Hazard Layer FIRMette

FEMA

121°39'55"W 37°8'24"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

121°39'18"W 37°7'55"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/20/2022 at 7:01 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

RESOLUTION NO. 21-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING A DESIGN PERMIT FOR A 66-UNIT, MULTI-FAMILY AFFORDABLE RESIDENTIAL COMMUNITY AND A CONDITIONAL USE PERMIT FOR A "GREEN PARKING EXEMPTION" FOR PROPERTY LOCATED AT 17965 MONTEREY ROAD FOR MONTEREY-FIRST COMMUNITY HOUSING (MAGNOLIAS) (APN 764-12-006)

WHEREAS, on February 23, 2021, First Community Housing submitted an application for a Design Permit for a 66-unit, multi-family affordable residential community and a Conditional Use Permit for a "Green Parking Exemption to allow reduced parking lot landscaping when solar panels are provided (SR2021-0005/UP2021-0006/EA2021-0005: Monterey-First Community Housing (Magnolias)); and

WHEREAS, such requests were considered by the Planning Commission at its meeting of November 23, 2021; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) the City completed an Initial Study to determine whether the project could have a significant effect on the environment; and

WHEREAS, the project was found to be exempt from CEQA pursuant to CEQA Guidelines Section 15332, Class 32 (In-fill development); and

WHEREAS, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process.

NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE AS FOLLOWS:

SECTION 1. Recitals.
The Planning Commission has considered the full record before it, which may include but not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

SECTION 2. California Environmental Quality Act Finding

Finding: The Initial Study prepared for the Project has been completed in compliance with CEQA and consistent with state and local guidelines implementing CEQA.

The Planning Division of the City of Morgan Hill prepared an Initial Study for the Monterey-First Community Housing Project (Planning File No's. SR2021-0005/UP2021-0006/EA2021-0005: Monterey-First Community Housing (Magnolias)) in accordance with the requirements of the California Environmental Quality Act of 1970, as amended ("CEQA"), and state and local guidelines implementing CEQA; and

SECTION 3. Design Permit Findings (MHMC Section 18.101.040.J)

Finding: The project is consistent with the Zoning Ordinance, and General Plan.

The City of Morgan Hill 2035 General Plan designates the site as Mixed-Use Flex which permits a mix of residential, commercial, and office uses applied either vertically or horizontally. The Mixed-Use Flex designation allows 7 to 24 units per acre and a maximum Floor Area Ratio (FAR) of 0.5. Because the proposed project would develop 100 percent deed-restricted affordable housing for lower income households, the proposed project is eligible to utilize an 80 percent density bonus above the base density in accordance with Government Code Section 65915(f)(3)(D)(i). The proposed project would include multi-family residential uses at a density of 44 du/ac. Thus, the proposed project would be consistent with the General Plan land use designations with approval of the density bonus. SB 330 supersedes the Municipal Code requirement of a BLMP/PD Master Plan/Conditional Use Permit required for housing on this site.

Finding: The project is subject to the SB 330 permit streamlining process and has been designed consistent with the City's Design Review Criteria and the City's Residential Development Design and Development Standards.

The proposed project substantially complies with all applicable design standards and guidelines contained in the Design Review Handbook and the City's adopted Residential Development Design and Development Standards. The project was granted four density bonus design concessions by the City Council (Resolution No. 21-017) on April 21, 2021. In addition, the project is entitled to design waivers, as allowed by density bonus law. The project has been granted waivers for building height, floor area ratio, tree replacement and setbacks along Monterey Road.

Finding: The proposed project development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

The development site is not located adjacent to any wildlands that could expose people or structures to wildfire risks. The project site is not located within an earthquake fault

zone. In addition, the project will comply with stormwater and building code requirements. The project will not be detrimental to the public health, safety, or welfare, and will not be materially injurious to the properties or improvements in the vicinity.

Finding: The proposed project complies with all Design Review criteria in subsection H. of Section 18.108.040 of the municipal code.

The project as proposed complies with all criteria in subsection H of Section 18.108.040 (Design Review Criteria) of the Morgan Hill Municipal Code as demonstrated in the staff report.

SECTION 4. Conditional Use Permit Findings (MHMC Section 18.108.030.E)

Finding: The proposed use is allowed in the applicable district.

The project site is located in the MU-F Zone District. Typically to develop multi-family dwellings within this district, a PD Master Plan, BLMP and Conditional Use Permit would be required; however, SB 330 supersedes these requirements. The multi-family development, with photovoltaic canopies is an allowed use. Pursuant to Section 18.72.070.H (Green Parking Exemptions) of the Morgan Hill Municipal Code, reduced parking lot landscaping is permitted with a Conditional Use Permit when photovoltaic canopies are provided.

Finding: The proposed use is consistent with the general plan, zoning code, and any applicable specific plan or area plan adopted by the city council.

The City of Morgan Hill 2035 General Plan designates the site as Mixed-Use Flex which permits a mix of residential, commercial, and office uses applied either vertically or horizontally. The project has been designed to substantially comply with the City's Residential Development Design and Development Standards which are the City's "Objective" design standards, and have been developed consistent with the Morgan Hill 2035 General Plan.

The project is subject to the California Green Building Standards Code, otherwise known as the CALGreen Code (CCR Title 24, Part 11). 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 Code requires some single-family and low-rise residential development developed after January 1, 2020, to include solar energy systems capable of producing 100 percent of the electricity demand created by the residence(s). The project is implementing CALGreen requirements with the installation of solar panels. Landscaping will be provided throughout the site; however, the required shade trees will be reduced directly adjacent to the carports where it would negatively impact solar

generation, requiring the "Green Parking Exemption" through the issuance of a Conditional Use Permit.

Finding: The site is suitable and adequate for the proposed use.

The multi-family development, with photovoltaic canopies is an allowed use. New landscaping will include trees, screen planting, and garden planters that will enhance the surrounding area and are appropriate to the site.

Finding: The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the property.

The photovoltaic canopies are for the use of the multi-family development. The "Green Parking Exemption" would allow a reduced shade tree requirement adjacent to the photovoltaic canopies where they would negatively impact solar generation. The granting of a "Green Parking Exemption" through the issuance of a Conditional Use Permit would not impact existing or future land uses in the vicinity.

Finding: The proposed use will not be detrimental to the public health, safety, and welfare.

The "Green Parking Exemption" which would allow a reduced shade tree requirement directly adjacent to the photovoltaic canopies would not adversely affect the public health, safety, and welfare of persons residing within the development. The project development will be providing ample landscaping throughout the site.

Finding: The proposed use would not have a substantial adverse effect in traffic circulation and on the planned capacity of the street system.

The Conditional Use Permit for the "Green Parking Exemption" will not impact traffic circulation or the capacity of the street system, as the request would reduce the number of shade trees located adjacent to the photovoltaic canopies only.

Finding: The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.

The property is located within City limits and the City's Urban Service Area. Water and sewer are adequately provided by the City, while electricity will be provided by PG&E.

SECTION 5. The Planning Commission approves SR2021-0005/UP2021-0006/EA2021-0005: Monterey-First Community Housing (Magnolias). This permit shall be expressly conditioned in conformance with conditions incorporated herein and as attached as Exhibit "A". Minor deviations to the site review permit may be approved by the Development Services Director when consistent with the overall intent of the project.

PASSED AND ADOPTED THIS 23rd DAY OF NOVEMBER 2021, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

PASSED AND ADOPTED THIS 26TH DAY OF JUNE 2018, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES:	**COMMISSIONERS:**	**KUMAR, GONZALEZ-ESCOTO, MUELLER, DOWNEY, HABIB**
NOES:	**COMMISSIONERS:**	**TANDA**
ABSTAIN:	**COMMISSIONERS:**	**NONE**
ABSENT:	**COMMISSIONERS:**	**NONE**

ATTEST:

Jenna Luna

JENNA LUNA, Deputy City Clerk

APPROVED:

Malisha Kumar (Nov 24, 2021 13:19 PST)

MALISHA KUMAR, Chair

Date: 11/24/2021

EXHIBIT "A" STANDARD CONDITIONS

APPLICATION NO: SR2021-0005/UP2021-0006/EA2021-0005: Monterey-First Community Housing (Magnolias)

THE FOLLOWING APPROVAL REQUIREMENTS AND ANY SPECIAL CONDITIONS SHALL BE APPLIED THROUGH THE DEVELOPMENT APPROVAL PROCESS.

Legend

MHMC= Morgan Hill Municipal Code
MHARH= Morgan Hill Architectural Review Handbook
CMH= City of Morgan Hill
CFC= California Fire Code

I. PROJECT DESCRIPTION

The proposed project would consist of a 66-unit, multi-family affordable residential community. The 89,000 square foot building would include 16 studio units, 16 one-bedroom units, 17 two-bedroom units, and 17 three-bedroom units. The building would be 68 feet in height. 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. Level five would include two unenclosed roof decks. Site amenities include a garden/recreation area, half-court basketball and recreation area, and playground.

Concessions/Design Waivers

1. Design Standard No. 26- Exterior Treatments and Materials: The Residential Development Design and Development Standards require projects to provide a minimum of two materials on any one building façade, and that any one material must comprise at least 20 percent of the façade. The project is using variations in color and surface orientation to provide cost-effective visual breaks to help break down the scale of the building.

2. Design Standard No. 30- Building Colors: The Residential Development Design and Development Standards limit the number of colors appearing on any building exterior to no more than four. The project is providing three colors of various tones, and one neutral light gray, for a total of nine total individual colors.

3. Design Standard No. 31- Window Design: The Residential Development Design and Development Standards require window recesses, trim and other window elements. The design provides a trim-less window detailing.

4. Design Standard No. 39- Multi-family Roof Form: The Residential Development Design and Development Standards require the roof element of the multi-family project be designed such that no more than two side-by-side units are covered by one unarticulated roof. To take advantage of the modular building techniques to be used, a flat roof with parapets has been selected.

5. Height: The maximum height requirement for development in MU-F sites is 45 feet, with 10 feet devoted to a roof element. The project includes a maximum height of 68 feet.

6. Floor Area Ratio: The maximum FAR for project sites zoned MU-F in the City is 0.5. The FAR on the site will be 1.4.

7. Design Standard No. 12- Trees: The project is not providing the required 2:1 replanting ratio.

8. Monterey Road Setback: The minimum front setback is 15 feet. The project is providing a 10-foot setback.

The project shall comply with all requirements of related project approvals granted by the City, including all of the following:

A. Design Review SR2021-0005
B. Conditional Use Permit UP2021-0006
C. Environmental Assessment EA2021-0005

II. PROJECT CONDITIONS OF APPROVAL

This Design Permit approval is limited to the plan set date stamped April 19, 2021 (File Number SR2021-0005) on file with the Development Services Department. The approved building plans and landscape plans must be in substantial conformance with the Design Permit plans as determined by the Development Services Director. These documents show the location and dimensions of all vehicle and pedestrian circulation ways (ingress/egress), common areas, and other easement areas.

It shall be the responsibility of the Owner to ensure that any changes or modifications to the Project or any Unit are in compliance with the original City Conditions of Approval of the Project, which are incorporated herein.

PLANNING DIVISION

DEFENSE AND INDEMNITY

A. **Indemnification:** As part of, and in connection, with this application to the City of Morgan Hill, Applicant agrees to defend, indemnify, and hold harmless the City of Morgan Hill, its officers, agents, employees, officials and representatives (Indemnitees) from and against any and all claims, actions, or proceedings arising from any suit for damages or for equitable or injunctive relief which is filed against City to attack, set aside, void or annul its approval of this application or any related decision, or the adoption of any environmental documents which relates to said approval. The City shall promptly notify the Applicant of any such claim, action or proceeding and the City shall cooperate fully in the defense thereof. In the event that Applicant is required to defend Indemnitees in connection with the proceeding, Indemnitees shall retain the right to approve (a) the counsel to so defend Indemnitees; (b) all significant decisions concerning the manner in which the defense is conducted; and (c) any and all settlements, which approval shall not be unreasonably withheld. This indemnification shall include, but is not limited to, (a) all pre-tender litigation costs incurred on behalf of the City, including City's attorney's fees and all other litigation costs and expenses, including expert witnesses, required to defend against any lawsuit brought as a result of City's approval or approvals; (b) reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted; and (c) all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision. City may, in its sole discretion, participate in the defense of such action; but such participation shall not relieve Applicant of its obligations under this condition. The undersigned hereby represents that they are the Applicant or are fully empowered by the Applicant as their agent to agree to provide the indemnification, defense and hold harmless obligations, and the signature below represents the unconditional agreement by Applicant to be bound by such conditions.

TIME LIMITS

A. **Term:** The Design Permit approval granted pursuant to this Resolution shall remain in effect for two years to November 23, 2023. Failure to obtain building permits within this term shall result in termination of approval unless an extension of time is granted with a showing of just cause prior to expiration date. **(MHMC 18.108.040)**

SITE DEVELOPMENT

A. **Final Site Development Plans:** Final site development plans shall be reviewed for conformance with the SERA Design plans dated April 19, 2021 (SR2021-

0005) and in accordance with Morgan Hill Municipal Code Section 18.108.040 (Design Permit) and approved by the Development Services Department prior to issuance of a building permit. All such plans shall include:

1. Detail depicting all concrete curbs as full formed.

2. Provision of catalogue drawings depicting the proposed parking area lighting fixtures. Exterior lighting of the building and site shall be designed so that lighting is not directed onto adjacent properties and light source is shielded from direct off-site viewing.

3. Ramps, special parking spaces, signing and other physical features for the disabled, shall be provided throughout the site for all publicly used facilities.

4. All mechanical equipment, including electrical and gas meters, post indicator valve, backflow prevention devices, etc., shall be architecturally screened from view or located interior to the building. All ground mounted utility appurtenances such as transformers shall not be visible from any public right-of-way and shall be adequately screened through the use or combination of concrete or masonry walls, berming, and landscaping. **(MHARH p.20, 45, 79)** For additional screening, backflow preventers shall be painted dark green, except the fire connection which shall be painted yellow.

5. All existing on-site overhead utilities shall be placed underground in an approved conduit from the service connection at the street or at the property line to the service connection at the building.

B. **Pedestrian Access**: The Project shall provide pedestrian walkways in compliance with ADA requirements and with Section 18.72.060.H of the Morgan Hill Municipal Code, which states the following:

1. Parking lots with more than thirty parking spaces shall include a pedestrian walkway in compliance with ADA requirements.

2. The design of the pedestrian walkway shall be clearly visible and distinguished from parking and circulation areas through striping, contrasting paving material, or other similar method as approved by the Development Services Director.

C. **Bicycle parking**. The project shall provide short-term and long-term bicycle parking spaces in conformance with Section 18.72.080 and Table 18.72-7 of the Morgan Hill Municipal Code:

Table 18.72-7: Required Bicycle Parking Spaces

Land Use	Required Bicycle Parking Spaces
	Short-Term Spaces
Multi-family dwellings	10 percent of required automobile spaces; min. of 4 spaces

1. **Short-Term/Class II Bicycle Parking Standards**. Short-term bicycle parking shall be located within one hundred feet of the primary entrance of the structure or use it is intended to serve.

2. **Parking Space Dimensions**.
   a. Minimum dimensions of two feet by six feet shall be provided for each bicycle parking space.
   b. An aisle of at least five feet shall be provided behind all bicycle parking to allow room for maneuvering.
   c. 2 feet of clearance shall be provided between bicycle parking spaces and adjacent walls, polls, landscaping, pedestrian paths, and other similar features.
   d. Four feet of clearance shall be provided between bicycle parking spaces and adjacent automobile parking spaces and drive aisles.

3. **Rack Design**. Bicycle racks must be capable of locking both the wheels and the frame of the bicycle and of supporting bicycles in an upright position.

The location of all bicycle parking spaces shall be identified prior to issuance of a building permit.

D. **Electric Vehicle Charging Stations**: The Project shall provide electric vehicle charging stations in compliance with Section 18.72.040.C of the Morgan Hill Municipal Code. The project is required to provide two charging stations, plus one for each additional fifty parking spaces. The developer shall provide location of each charging station prior to issuance of building permit.

E. **Tree Protection:** Unless tree removal has been previously approved, all trees located within 25 feet of any site disturbance shall be protected using the following minimum protection measures (these guidelines shall be included with all site development plans):

1. Mark all trees to be saved with a survey flag or ribbon. Do not nail or staple directly to the tree.

2. Erect a temporary fence enclosing an area equal to at least the dripline of the tree (or as far from the trunk as possible). This tree protection zone

shall not be used for parking, storage of building materials, or other equipment or the placement of temporary or permanent fill. Signs should be posted identifying the restriction of uses in the tree protection zone.

3. Locate structures, grade changes, and other ground or surface disturbances (e.g. concrete pours) as far as feasible from the "dripline" area of the tree.

4. Avoid root damage through grading, trenching, and compaction, at least within an area 1.5 times the dripline area of the tree. Where root damage cannot be avoided, roots encountered over 1 inch in diameter should be exposed approximately 12 inches beyond the area to be disturbed (towards the tree stem), by hand excavation, or with specialized hydraulic or pneumatic equipment, cut cleanly with hand pruners or power saw and immediately back-filled with soil. Avoid tearing or otherwise disturbing that portion of the roots to remain.

5. The addition of plant or other landscaping materials shall remain outside of the dripline of all trees.

6. All trees proposed to be removed from the project site shall be replaced at a 1:1 ratio. Replacement trees shall be consistent with the City of Morgan Hill Master Street Tree. All replacement trees shall be a minimum of 15-gallons in size. All mitigation/replacement trees shall be shown on the landscape plans and approved by the Development Services Director prior to the issuance of the building/grading permit.

7. Any tree subject to Chapter 12.32 Restrictions on Removal of Significant Trees of the Morgan Hill Municipal Code requires approval from the Planning Division. The applicant shall request approval prior to removing any significant trees.

BUILDING DESIGN

A. **Roof mounted mechanical equipment:** All roof mounted mechanical equipment shall be placed within a screened roof top enclosure depicted on the elevation drawings or located below the parapet level and shall not be visible from the ground at any distance from the building. Cross section roof drawings shall be provided at the building permit stage indicating the relative height of the screen wall or parapet. Minimum screen height or parapet depth shall be 5 feet or greater to match the height of any proposed equipment. **(MHARH p.48, 65, 87, 106)**

B. **Building mounted lighting:** Lighting fixtures shall not project above the facia or roofline of the building. Any ground mounted lighting projecting onto the building or site shall be subject to the review and approval of the Development Services Director. Adjustment to the lighting intensity may be required after the commencement of the use. **(MHARH p. 67, 109)**

C. **Architectural elements:** A final site development plan shall be provided at the building permit stage for review and approval to the Development Services Director prior to issuance of a building permit.

1. All vents, gutters, downspouts, flashing, electrical conduits, etc. shall be painted to match the color of the adjacent surface or otherwise designed in harmony with the building exterior.

2. Soffits and other architectural elements visible from view but not detailed on the plans shall be finished in a material in harmony with the exterior of the building.

PARKING, VEHICULAR ACCESS AND LANDSCAPING

A. **Parking lot landscaping:** All landscaping within parking lots shall comply with the requirements of Chapter 18.72 (Landscaping) in addition to the standards within this section, subject to the Green Parking Exemption granted by this Conditional Use Permit, allowing reduced parking lot landscaping to accommodate the photovoltaic canopies and bioswales.

1. **Interior Landscaping**. All areas within a parking lot not utilized for parking spaces or access/circulation shall be landscaped. Interior landscaping is defined as any landscaped area surrounded on at least two sides by parking spaces or drive aisles, and excluding areas around the perimeter of the parcel or development site. With the Green Parking Exemption granted by this Conditional Use Permit, the project shall provide 3,370 square feet of landscaping and 2,899 square feet dedicated for bioswale.

2. **Shade Trees**.
   a. Shade trees shall be a minimum twenty-four-inch box in size and shall provide a minimum thirty-foot canopy at maturity.
   b. Shade trees shall be of a type that can reach maturity within fifteen years of planting and shall be selected from a city-recommended list of canopy tree species.
   c. Shade trees shall be arranged in a parking lot to provide maximum shade coverage (based on a thirty-foot canopy) on August 21. The arrangement should approximate nearly fifty percent shade coverage.

3. **Concrete Curbs**.
   a. All landscape areas shall be separated from parking spaces, drive aisles and driveways by a continuous, raised concrete curb. Raised concrete curbs shall be a minimum of six inches high by four inches deep.
   b. The city may approve alternatives to raised concrete curbs as

needed to comply with any mandatory stormwater drainage standards.

4. **Parking Space Landscaping**. A maximum of two feet at the front end of a parking space may be landscaped with low shrubs or ground cover in which a vehicle could extend over in lieu of paving surface. This landscaping may not count toward minimum required parking lot landscaped area.

5. **Timing**. Landscaping shall be installed prior to the city's authorization to occupy any buildings served by the parking area, or prior to the final inspection for the parking lot.

6. **Green Parking Exemptions**. The project has incorporated solar panels, bioswales, and other similar green features not otherwise required by post construction stormwater requirements and is eligible for reduced parking lot landscaping requirements, and a Conditional Use Permit has been granted to allow a reduction in parking lot landscaping requirements as detailed in the project landscape plans.

B. **Planting and irrigation working drawings:** Detailed landscape planting and irrigation working drawings shall be submitted to the Development Services Director for approval prior to issuance of building permits. Landscape plans for streets and landscape easements shall be part of the improvement plan submittal.

C. **Lighting**: Walkways and pedestrian pathways in landscaped areas or common areas not considered building entrances or a part of parking lot areas shall be illuminated with a minimum of one (1) foot-candle to ensure safe nighttime conditions. **(MHARH p.30, 67, 108)**

1. A final photometric plan shall be provided at the building permit stage for review and approval to the Development Services Director prior to issuance of a building permit.

D. **Maintenance of landscaping:** The landscaping installed and accepted with this project shall be maintained on the site as stated within the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Development Services Director.

E. **Water Conserving Landscape Ordinance:** The landscape plans shall be in conformance with the City's Water Conserving Landscape Ordinance that was developed in accordance with California law. This Ordinance restricts landscaping turf to certain areas, specifies plant selection, requires certain types of irrigation equipment, and calls for the development of comprehensive water use calculations as an aspect of the submitted landscape plans. **(MHMC 18.64)**

SIGNS

A. **Separate application required for sign approval:** Signs proposed for this development shall be designed in conformance with the Sign Ordinance and shall require separate application and approval by the Planning Division prior to installation of any signs.

BIOLOGICAL RESOURCES

A. **Preconstruction Survey:** If construction is proposed during the breeding season (February 1 to August 31), a pre-construction nesting survey for raptors and other protected migratory birds shall be conducted by a qualified biologist and submitted to the City of Morgan Hill Development Services Department for review no more than 14 days prior to the start of construction. Pre-construction surveys during the non-breeding season (September 1 to January 31) are not necessary for birds, including roosting raptors, as they are expected to abandon their roosts during construction. If these species are deemed absent from the area, no further mitigation is required, and construction may occur within 14 days following the survey during the early nesting season (February to May) and within 30 days following the survey during the late nesting season (June to August).

If nesting migratory birds or raptors are detected on or adjacent to the site during the survey, a suitable construction-free buffer shall be established around all active nests. The precise dimension of the buffer (250-foot minimum for certain raptors) shall be determined by the qualified biologist at that time and may vary depending on location, topography, type of construction activity, and species. The buffer areas shall be enclosed with temporary fencing, and construction equipment and workers shall not enter the enclosed setback areas. Buffers shall remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.

HABITAT PLAN

A. **Fees:** The approved project is covered pursuant to the Santa Clara Valley Habitat Plan (Habitat Plan) and subject to fees and conditions contained in the Habitat Plan.

B. **Application Package**: Prior to issuance of a grading permit, the project shall complete and submit a Habitat Plan Application Package. All fees shall be paid prior to issuance of a grading permit. **(MHMC 18.132)**

C. **Conditions:** Any additional conditions or mitigations required by the Habitat Plan shall be clearly stated on all plans that involve any ground disturbing activity (i.e. grading plans, improvement plans, paving plans, demolition plans or other plans for site clearing or temporary stockpile of dirt). **(MHMC 18.132)**

AIR QUALITY

A. **Basic Construction Mitigation Measures (BCMMs) related to dust suppression.** The following measures shall be implemented with the project:

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.

B. **Management Plan:** The project applicant shall 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 shall include all applicable BAAQMD rules and regulations, as well as the City's standard conditions for construction activities. The City of Morgan Hill Development Services Department would ensure that all conditions are noted on project construction drawings prior to issuance of a building permit or approval of improvement plans.

CULTURAL RESOURCES

A. **Significant historic or archaeological materials:** A moderate potential exists for unrecorded historic-period archaeological resources to be within the project area. The following policies and procedures for treatment and disposition of inadvertently discovered human remains or archaeological materials shall apply:

1. Prior to start of grading or earthmoving activity on the "first day of construction", the archeologist and Tamien Nation Tribal Monitor shall hold a pre-construction 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 shall 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 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 shall 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 shall determine if the resource can be avoided and shall 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. An archaeologist 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:

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.

NOISE

A. **Construction Hours:** The project shall comply with Chapter 8.28 of the Morgan Hill Municipal Code which prohibits construction activities between 8:00 PM and 7:00 AM, Monday through Friday, and between 6:00 PM and 9:00 AM on

Saturdays. Construction activities may not occur on Sundays or federal holidays. The above language shall be included on final project improvement plans prior to issuance of a grading permit by the City of Morgan Hill Development Services Department.

B. **Windows:** To comply with the General Plan's interior noise level criteria including a factor of safety, the windows shall be upgraded to the minimum STC rating indicated in the Bollard Acoustical Consultants report dated September 21, 2021 (Figures 4 and 5). 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.

C. **Air Conditioning**: Mechanical ventilation (air conditioning) shall be provided to all residences of the development to allow the occupants to close doors and windows as desired for additional acoustical isolation.

D. **Disclosure:** Disclosure statements shall 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.

E. **Generator:** 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.

GEOLOGY AND SOILS

A. **Geotechnical Compliance**: All grading and foundation plans for the development shall be designed by a Civil and Structural Engineer and reviewed and approved by the Director of Public Works/City Engineer, Chief Building Official, and a qualified Geotechnical Engineer prior to issuance of grading and building permits to ensure that all geotechnical recommendations specified in the Geotechnical Engineering Study prepared for the proposed project are properly incorporated and utilized in the project design.

HAZARDS AND HAZARDOUS MATERIALS

A. **Asbestos and Lead Risk Assessment**: Prior to issuance of a demolition permit for on-site structures, the project applicant shall consult with certified Asbestos and/or Lead Risk Assessors to complete and submit for review to the Building Department an asbestos and lead survey. If asbestos-containing materials or lead-containing materials are not discovered during the survey, further mitigation related to asbestos-containing materials or lead-containing materials shall not be

required. If asbestos-containing materials and/or lead-containing materials are discovered by the survey, the project applicant shall prepare a work plan to demonstrate how the on-site asbestos-containing materials and/or lead-containing materials shall be removed in accordance with current California Occupational Health and Safety (Cal-OSHA) Administration regulations and disposed of in accordance with all CalEPA regulations, prior to the demolition and/or removal of the on-site structures. The plan shall include the requirement that work shall be conducted by a Cal-OSHA registered asbestos and lead abatement contractor in accordance with Title 8 CCR 1529 and Title 8 CCR 1532.1 regarding asbestos and lead training, engineering controls, and certifications. The applicant shall submit the work plan to the City for review and approval. The City has the right to defer the work plan to the Santa Clara County Department of Environmental Health for additional review. Materials containing more than one (1) percent asbestos that is friable are also subject to BAAQMD regulations. Removal of materials containing more than one (1) percent friable asbestos shall be completed in accordance with BAAQMD Section 11-2-303.

GENERAL

A. **Mitigation Fee Act:** Notice is hereby given that, pursuant to the Mitigation Fee Act, the City of Morgan Hill charges certain fees (as such term is defined in Government Code Section 66000) in connection with approval of this development project for the purpose of defraying all or a portion of the cost of public facilities related to this development project (Mitigation Fee Act Fees). These fees do not include fees for processing applications for governmental regulatory actions or approvals, fees collected as part of development agreements, or as a part of the application for the City's Residential Development Control System. The Mitigation Fee Act Fees applying to this project are listed in the schedule of fees to be provided at building permit stage. Notice is also hereby given that the Developer has an opportunity to protest the imposition of the Mitigation Fee Act Fees within 90 days of the approval or conditional approval of this development project and that the 90-day protest period has begun.

ENGINEERING DIVISION

PROJECT SPECIFIC

A. **Flood**: Zone AE, Elevation 355.0' North American Vertical Datum of 1988 (NAVD88)
   1. The project submitted a Final Flood Plain Study prepared by MH Engineering shown with revision date of 6/4/2021. Santa Clara Valley Water District (Valley Water) reviewed the Final Flood Plain Study ("Flood Study") and the project's updated HEC-RAS model. Land Development Engineering accepts Valley Water's conclusion that the project's Flood Study sufficiently demonstrates that there will be no increase in the lateral extent of flooding along West Little Llagas Creek, or any foreseeable impacts to the floodplain due to the proposed

development. The flood elevation of 355.0' NAVD88, upstream of the building line per the Flood Study, will be used as the project's design base flood elevation.

2. Elevate the lowest floor of the new residential building a minimum of one foot above 355.0' NAVD88 (minimum finish floor elevation of 356.0' NAVD88).
3. At building permit stage, submit an Elevation Certificate (FEMA Form 086-0-33) for the proposed structure, based on construction drawings. Consequently, an Elevation Certificate based on finished construction is required prior to building final/occupancy.
4. Building support utility systems such as HVAC, electrical, plumbing, air conditioning equipment, including ductwork, and other service facilities shall be elevated at a minimum elevation of 356.0' NAVD88.

B. **Stormwater Infrastructure/Stormwater Management:** The project is required to comply with the requirements of the California Regional Water Quality Control Board Central Coast Region (Region 3) Resolution No. R3-2013-0032 as documented by the Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements ("Stormwater Guidance Manual").

1. At improvement plan/building permit stage, the project shall address the following:
    a. The Stormwater Control Plan and Operation & Maintenance (SWCP) report shall match the City standard format.
    b. Provide the infiltration test results as an attachment to the SWCP report.
    c. Provide confirmation that the drawdown time for the proposed underground storage system will drain within 72 hours and a multiplier of 1.2 was applied to the required retention volume if the drawdown exceeds 48 hours since the system was sized using a routing method. Refer to Section 3a of Attachment D from the Stormwater Management Guidance Manual.
    d. Provide a detail for the proposed permeable pavement.
    e. Perforated pipes are proposed along and near the northerly and southerly property lines. Since the pipes will function as underground infiltration systems, provide confirmation from the project's geotechnical engineer that the proximity of the perforated pipes to the property lines are acceptable and that any subsurface lateral movement can be accommodated and will not impact adjacent buildings or neighboring properties.
    f. The four 12"x12" drop inlets proposed along the southerly property shall have filter bag inserts or other pretreatment structures.
    g. Include details on the stormwater control facilities including invert elevations, depths of gravel, soil, etc., and the invert elevations of inlet and outlets.

h. Provide a detail of the outlet structure used for peak flow control and identify the location of the outlet on the Drainage Management Area (DMA) map.
i. The project's final SWCP shall include the following:
   i A thorough and explicit discussion on the concern with groundwater separation. Project's civil engineer shall determine whether Technical Infeasibility will be pursued.
   ii Completed Maintenance Agreement
   iii Completed Operation and Maintenance Plan
   iv Contact information for the owner of facilities responsible for conducting Operation and Maintenance Plan

2. Other options for stormwater treatment of the project's offsite improvements shall be determined at improvement plan/building permit stage.

C. **Landscape Median**: The applicant shall install a raised landscape median on Monterey Road, for that portion covering the project frontage per City's General Plan, up to the existing landscape median south of the project site.
1. The proposed landscaping for the new raised median island shall comply with the City's Median Design Guidelines and shall be reviewed in detail at improvement plan stage.

D. **Street Improvements**
1. Undergrounding: The project shall underground the following overhead utilities and locate it underneath the sidewalk:
   a. The existing overhead utilities along the project's Monterey Road frontage; and
   b. Remainder of the existing overhead utility lines located to the south of the project. The City shall reimburse the developer's cost to underground this segment through the project's Improvement Agreement or a separate reimbursement agreement.

2. At building permit stage, the pavement section design of Monterey Road shall be verified based on actual field conditions (arterial street standard TI=8 and true R value).

3. Detailed review of the proposed street improvements, including Broadband design, will be performed at the improvement plan/building permit stage.

GENERAL

A. **Public and Private Improvements**: The applicant shall cause the construction of all public and private improvements in accordance with the latest City Standard Drawings and Specifications. **(MHMC 12.02.090 A; 17.32.010 A)**

B. **Improvement Plans**: The applicant shall submit as part of the improvement drawings for the project, profiles of all improvements in the project and typical cross-sections of all streets and details of curbs, gutters, and sidewalks, to be accomplished to the satisfaction of the City Engineer prior to grading/building permit issuance. (MHMC Sec 17.32.060 B; 17.32.070; 17.32.080 A)

1. Improvement plans are to show water lines, sanitary sewer, storm drain system, pavement widths, curve radius, and existing utilities.

C. **Encroachment Permit**: Obtain an encroachment permit from the City of Morgan Hill and provide guarantee covering off-site improvements. (MHMC 12.08.040 A; 12.08.090)

D. **Improvement Agreement**: Enter into an Improvement Agreement with the City of Morgan Hill to cover required improvements. (MHMC 12.02.150; 17.32.010 B; 17.32.160)

E. **Impact Fees and Fee Increase**: The City of Morgan Hill, pursuant to City Code Chapter 3.56 has established impact fees to finance the cost of improvements required by new development. City Code Chapter 3.56.050 provides for automatic annual (July 1st) adjustment of those fees in existence utilizing the Engineering News Record Index for the preceding twelve months. The City maintains historical records on the Engineering News Record Index. These records are available for inspection during normal business hours. (MHMC 3.56.010; 3.56.030; 3.56.050)

1. The developer shall pay all applicable impact fees and other engineering review fees prior to building permit issuance and at building final. The fees shall be based on the Public Works Fee Schedule prepared by Land Development Engineering.

STREET IMPROVEMENTS

A. **Installation and Dedication of Streets**: The project shall install and dedicate street improvement including, but not limited to, curb and gutter, sidewalk, compaction, street paving, oiling, storm drainage facilities, sewer and water, fire protection, undergrounding of utilities and street lighting in conformance with City of Morgan Hill requirements. **(MHMC 12.02.010; 12.02.50; 12.02.080; 12.02.100; 17.28.010; 17.32.060)**

B. **Underground Existing Utilities**: All existing overhead utilities adjacent to any site boundary or along any street frontage of site shall be placed underground in accordance with City standards and affected utility company guidelines. **(MHMC 12.02.090 B; 17.32.020 E.1)**

C. **Street Trees**: The proposed street trees shall comply with the street tree species

and spacing listed under the applicable zone in the Master Street Tree List of the City's Master Street Tree Plan.

SANITARY SEWER SYSTEM

A. **Design of Sewer Improvements**: The applicant shall cause to be undertaken the design and construction of sanitary sewer improvements including, but not limited to installation of sewer line extension on the proposed public street(s) or private street(s)/drive aisle(s). The sanitary collection system shall include, but not be limited to manholes with manhole frames and covers, cleanouts, wye-branches and laterals, and separate sewer taps to each lot. These are to be installed by the developer. **(MHMC 13.20.355; 17.32.020 C; CMH Sewer System Master Plan; CMH Design Standards and Standard Details for Construction)**

B. **Sewer Connections**: All existing and future sewer lines shall be tied into the City's system and existing septic systems shall be abandoned in accordance with City requirements. **(MHMC 13.24.060; 17.32.20 C)**

STORM DRAIN SYSTEM

A. **Storm Drainage Study**: A complete storm drainage study of the proposed development must be submitted showing amount of run-off, and existing and proposed drainage structure capacities. This study shall be subject to review and approval by the City Engineer. All needed improvements will be made by the applicant. No overloading of the existing system will be permitted. **(MHMC 17.32.020 B;17.32.090; CMH Design Standards and Standard Details for Construction)**

B. **Storm Drainage Design**: The applicant shall cause the design and construction to be undertaken for a storm drainage collection system shown on the Tentative Map/Design Review plans. All storm drain improvements shall be constructed to the satisfaction of the City Engineer. **(MHMC 17.32.020 A & B)**

C. **Storm Drainage Capacity**: Collection system shall be designed to be capable of handling a 10-year storm without local flooding. On-site detention facilities shall be designed to a 25-year storm capacity. Streets shall be designed to carry 100-year storm. Items of construction shall include, but not be limited to installation of storm line extension on proposed public street(s), surface and subsurface storm drain facilities, manholes with manhole frames and covers, catch basins and laterals. Note: the project may be required to **retain** stormwater runoff as part of resolution R3-2013-0032 prior to releasing discharge rates at pre-development flows. **(MHMC 17.32.020 B; 18.74.440; CMH Design Standards and Standard Details for Construction; CMH Storm Drainage System Master Plan)**

D. **Storm Drainage General Requirements:** Prior to final map approval or issuance of a grading permit, the applicant shall complete the following to the satisfaction

of the City Engineer.

1. Storm drain calculations to determine detention/retention pond sizing and operations.

2. Plan describing how material excavated during construction will be controlled to prevent this material from entering the storm drain system.

3. Water Pollution Control Drawings (WPCD) for Sediment and Erosion Control.
(**CMH Design Standards and Standard Details for Construction)**

E. **NPDES Construction Activity General Permit/SWPPP Requirements**: As required by the State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ, construction activity resulting in a land disturbance of one (1) acre or more of soil, or whose projects are part of a larger common plan of development that in total disturbs more than one (1) acre, are required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002 for Discharges of Storm Water Associated with Construction Activity (General Permit). To be permitted with the SWRCB under the General Permit, owners must file a complete Notice of Intent (NOI) ONLINE at: http://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp and develop a Storm Water Pollution Prevention Plan (SWPPP) Manual in accordance with the General Permit. The SWPPP Manual shall follow the CASQA SWPPP template/format at https://www.casqa.org/store/products/tabid/154/p-167-construction-handbookportal-initial-subscription.aspx and shall be approved by Public Works Engineering. A Waste Discharger Identification (WDID) number to be issued to the construction site after the SWRCB receives and verifies the submitted ONLINE NOI information. The WDID number and approved SWPPP Manual shall be provided to Public Works and the Building Department prior to any approval of grading activities **(SWRCB NPDES General Permit CA000002).**

F. **NPDES General Permit/Site SWPPP Inspections and Compliance**:
1. ALL project onsite and offsite construction activity shall have the site inspected by a **qualified third party SWPPP Inspector (QSD or QSP or RCE).**
2. SWPPP Inspections shall occur weekly during the rainy season (September 15th thru May 1st).
3. SWPPP Inspections shall occur bi-weekly during the non-rainy season.
4. 48 hours prior to and following a forecasted rain event, SWPPP Inspections shall occur in addition to those of items 2 or 3 above.
5. Per each of the inspection conditions 2, 3, or 4, the NPDES SWPPP Inspector shall certify in writing to the Building and Public Works Department if the site is in compliance or non-compliance with the NPDES General Permit for Stormwater, site SWPPP Manual, and Water Pollution

Control Drawings (per the CMH-SWPPP Inspection Check List to be provided by Public Works). QSD/QSP SWPPP Inspectors shall forward onsite and offsite information/certification to the Building (on-site private property issues) and Public Works (public right-of-way issues) inspectors respectively.

6. Prior to rain events, BMPs* not in compliance will need to be corrected immediately.
7. Illicit discharges per the NPDES General Permit, non-compliance of tracking control, and inlet protection within the public right of way shall be address immediately.
8. Other non-compliance issues need to be addressed within a 24-hour period.
9. Non-compliance issues which have been corrected shall be verified by NPDES SWPPP Inspector by a follow up inspection.
10. BMPs maintenance/inspections shall include tree protection if applicable.

WATER SYSTEM

A. **Domestic Water System**: The applicant shall cause the design and construction to be undertaken of a domestic water system to the satisfaction of the City Engineer. The water system improvements shall be constructed within public easements or street rights-of-way to the satisfaction of the City Engineer and dedicated to the City. **(MHMC 17.32.020 A & D; CMH Design Standards and Standard Details for Construction; CMH Water System Master Plan)**

B. **Water Master Meter**: All residential units are being served by one master public meter and shall be privately sub-metered as allowed pursuant to Section 13.04.130.C of the Morgan Hill Municipal Code. The owner of a multi-unit residential development that includes habitable dwellings, may, upon compliance with the following, install separate private submeters to each residential unit in lieu of installing separate public meters directly to the municipal water system:

1. The owner shall obtain approval/permit from the Public Works Department for the submeter system.
    a. Any submeters shall accurately and completely measure all water consumed from the municipal water system.
    b. The owner shall agree to charge the tenant of each unit a water utility charge strictly based on the consumption by the occupants of the unit.
    c. Installation, maintenance and monitoring of the submeter system shall be the responsibility of the owner, and in no circumstances shall the City be responsible.
    d. If any water conservation plan is implemented or imposed by the City, the owner shall be responsible for complying with any reductions required by such plan as measured by consumption on the meter(s) directly connected to the municipal water system.

2. Failure to abide by the above conditions, and/or any other conditions the City may impose, may result in revocation of any permit issued and/or other action as authorized by law, such as at the owners expense install individual public water meters for each unit.
3. Owner/developer shall provide an agreement with the City to cover/outline the requirements of section 13.04.130.C of the Municipal Code to be reviewed and approved by the City Engineer or designee.
4. Records of bookkeeping and private sub-metering usage shall be accurately maintained digitally. Upon request from the City, records shall be produced to the City within a 24-hour period.

OTHER CONDITIONS

A. **Easement Dedications**: The owner shall dedicate all necessary utility easements. **(MHMC 12.02.080 D; 17.28.010 A)**

B. **Undergrounding new utilities**: The applicant shall cause the design and construction required to underground all electric, gas, Cable TV and communication lines within the development. Such design and construction shall be to the satisfaction of the affected utilities and the City Engineer. (MHMC 17.32.020 E.1)

C. **Landscaping and Irrigation Systems**: Landscaping and irrigation systems serving common areas that are required to be installed in the public right-of-way on the perimeter of this tract area shall be continuously maintained by the property owner or designated maintenance entity.

D. **Final Landscape Plans**: Final landscape plans shall be submitted with and included as part of the improvement plans for the project. **(MHMC 17.08.090)**

E. **Pre-construction Meeting**: Prior to the approval of any Building Permit for grading activity, the developer shall schedule a pre-construction meeting with the Public Works Inspection Division with the following project team members:
   1. Civil Engineer of record
   2. Geotechnical Engineer of record
   3. Third Party QSD/QSP SWPPP Inspector
   4. General Contractor
   5. Sub-Contractors

F. **As-Built Submittal Standards**: The developer shall submit digital as-builts of the project's Grading Plan and Improvement Plans which adhere to the City's updated GIS/CAD Developer Submittal Standards.

NPDES WATER QUALITY STORMWATER MANAGEMENT DEVELOPMENT STANDARDS

A. **Stormwater Post Construction Requirements (PCRs)**: Project shall comply

with the California Regional Water Quality Control Board Central Coast Region Resolution No. R3-2013-0032 as documented by the **Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements** (developed from Resolution No. R-2013-0032 Attachment 1 and 2 at:

http://www.waterboards.ca.gov/centralcoast/water_issues/programs/stormwater/docs/lid/lid_hydromod_charette_index.shtml). A copy of the guidance manual can be obtained through the Land Development Engineering webpage. Project shall provide Stormwater Runoff Management Plan, Stormwater Control Plan Checklist and applicable calculations per the Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements. Project shall meet the applicable requirements of the Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements:

1. Performance Requirement 1: Site Design and Runoff Reduction
2. Performance Requirement 2: Water Quality Treatment
3. Performance Requirement 3: Runoff Retention
4. Performance Requirement 4: Peak Management

B. **Peak Storm Water Runoff Discharge Rates** - Post-development peak storm water runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increased peak storm water discharge rate will result in increased potential for downstream erosion. Note: the project may be required to **retain** stormwater runoff as part of resolution R3-2013-0032 prior to releasing discharge rates at pre-development flows.

C. **Provide Storm Drain System Stenciling and Signage** - All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as: “NO DUMPING – DRAINS TO CREEK”) and/or graphical icons to discourage illegal dumping. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area. Legibility of stencils and signs must be maintained.

D. **Design Standards for Structural or Treatment Control BMPs** - The post-construction treatment control BMPs shall incorporate, at a minimum, either a volumetric or flow-based treatment control design standard, or both, as identified below to mitigate (infiltrate, filter or treat) stormwater runoff:

1. Volumetric Treatment Control BMP
    a. The 85th percentile 24-hour runoff event determined as the maximized capture storm water volume for the area, from the formula recommended in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998);

or

b. The volume of annual runoff based on unit basin storage water quality volume, to achieve 80 percent or more volume treatment by the method recommended in California Stormwater Best Management Practices Handbook – Industrial/ Commercial, (2003); or

c. The volume of runoff produced from a historical-record based reference 24-hour rainfall criterion for "treatment" that achieves approximately the same reduction in pollutant loads achieved by the 85th percentile 24-hour runoff event.

2. Flow Based Treatment Control BMP

a. The flow of runoff produced from a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the area; or

b. The flow of runoff produced from a rain event that will result in treatment of the same portion of runoff as treated using volumetric standards above.

E. **Stormwater Runoff Management Plan (SWRMP)** The stormwater runoff management plan shall include sufficient information to evaluate the environmental characteristics of affected areas, the potential impacts of the proposed development on water resources, and the effectiveness and acceptability of measures (post construction BMPs) proposed for managing stormwater runoff.

1. The stormwater runoff management plan shall be prepared under the direction of a professional civil engineer registered in the State of California. The responsible professional civil engineer shall stamp and sign the approved Stormwater Runoff Management Plan.

2. The developer shall provide a signed certification from the civil engineer responsible for preparing the Stormwater Runoff Management Plan that all stormwater best management practices have been designed to meet the requirements of this chapter.

F. **Stormwater BMP operation, maintenance, and replacement responsibility**

1. Prior to building final, the property owner(s) shall submit a signed certification (with signature, date & license number/seal) certifying that all post-construction stormwater management/BMP facilities shown on the as-built drawings were inspected by the civil engineer (or by a qualified 3rd party stormwater inspector hired by the permittee/owner) and have been constructed in accordance with the approved plans and specifications.

2. All on-site stormwater management facilities shall be operated and maintained in good condition and promptly repaired/replaced by the property owner(s), an owners' or homeowners' association or other legal

entity approved by the City.

3. Any repairs or restoration/replacement and maintenance shall be in accordance with City-approved plans.

4. The property owner(s) shall develop a maintenance schedule for the life of any stormwater management facility and shall describe the maintenance to be completed, the time period for completion, and who shall perform the maintenance. This maintenance schedule shall be included with the approved Stormwater Runoff Management Plan.

G. **Stormwater BMP operation and Maintenance Agreement (SWBOMA) required -** Prior to the issuance of any building permit requiring stormwater management BMPs, the owner(s) of the site shall enter into a formal written Stormwater BMP Operation and Maintenance Agreement with the City. The City shall record this agreement, against the property or properties involved, with the County of Santa Clara and it shall be binding on all subsequent owners of land served by the storm water management BMPs. The City standard Stormwater BMP Operation and Maintenance Agreement will be provided by Land Development Engineering at building permit/improvement plan stage.

H. **Stormwater BMP inspection responsibility**

1. The property owner(s) shall be responsible for having all stormwater management facilities inspected for condition and function by a **certified Qualified Stormwater Practitioner (QSP)**.

2. Unless otherwise required by the chief engineer or designee, stormwater facility inspections shall be done at least twice per year (April 15th and September 15th) by the QSP. Written records shall be kept of all inspections and shall include, at minimum, the following information:
   a. Site address;
   b. Date and time of inspection;
   c. Name of the person conducting the inspection;
   d. List of stormwater facilities inspected;
   e. Condition of each stormwater facility inspected;
   f. Description of any needed maintenance or repairs; and
   g. As applicable, the need for site re-inspection.

3. Upon completion of each inspection, an inspection report shall be submitted to Environmental Services.

I. **Records of maintenance and inspection activities -** On or before April 15th and September 15th of each year, the party responsible for the operation and maintenance of on-site stormwater management facilities under the BMP operation and maintenance agreement shall provide the chief engineer or

designee with records of all inspections, maintenance and repairs.

J. **Annual Certification of SWRMP** – On or before September 30th of each year a Registered Civil Engineer (RCE) shall provide written certification that the developments stormwater quality design standards are properly maintained and functioning as required by the SWRMP.

BUILDING DIVISION

A. **California Code of Regulations:** Project shall be designed to comply with the 2019 California Codes of Regulations as amended by the Morgan Hill Municipal Code Title 15.

B. **Compliance with Morgan Hill Municipal Code:** Project shall comply with the Morgan Hill Municipal Code (MHMC) including but not limited to:

1. MHMC 15.65 Sustainable Building Regulations.
2. MHMC 18.72.040 C. Electric Vehicle Charging.
3. MHMC 15.40 Building Security
4. MHMC 15.38 Wage Theft Preventions
5. MHMC 18.148 Water Conservation
6. MHMC 15.63 Prohibition of Natural Gas Infrastructure in New Buildings (Applies to all Building Permit Applications Received on or after March 1, 2020)

C. **Acoustical Analysis:** An acoustical analysis report shall be submitted with the building permit documents showing interior and exterior noise mitigations for compliance to the MHMC and California Building Code.

D. **Demolition Permit:** A separate building permit shall be required for the demolition of existing structures.

FIRE DIVISION

A. **Proposal limited to:** Review of this Development proposal is limited to acceptability of site access as they pertain to fire department operations and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.

B. **Timing of Required Water Supply Installations:** Prior to the commencement of combustible construction, the required Fire Hydrant and Water Supply installations shall be in place, inspected, tested, and accepted by the Fire Department and the City of Morgan Hill, unless otherwise approved in writing by the Fire Marshal. Bulk construction materials may not be delivered to the construction site until installations are completed as stated above. Clearance for

building permits may be held until installations are completed. **(CFC Chapter 14 as amended by MHMC)**

C. **Fire Lane Marking Required:** Provide marking for all roadways within the project. Markings shall be per fire department specifications. Installations shall also conform to Local Government Standards and the City of Morgan Hill Standard Details and Specifications 11-F. **(CFC Section 503)**

D. **Automatic Fire Sprinkler System Required:** Buildings requiring automatic fire sprinkler system shall be equipped throughout with an approved automatic fire sprinkler system. The fire sprinkler system shall be hydraulically designed per National Fire Protection Association (NFPA) Standard #13. **(CFC Chapter 9 as amended by MHMC 15.44.140)**

POLICE DEPARTMENT

A. Safety and Security: The Police Department shall review and approve a safety and security plan for the facility including a security camera plan prior to the issuance of a building permit or site development permit, whichever one is issued first.

ENVIRONMENTAL SERVICES

A. A Soils Management Report shall be prepared prior to submitting a building permit application and the results of the report are to be used to finalize the irrigation design and soil amendment plan.

HOUSING DIVISION

A. The project applicant shall sign and record a City of Morgan Hill Density Bonus Affordable Housing Agreement prior to Building Permit issuance.

Resolution 21-17

Final Audit Report 2021-11-24

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By:	Jenna Luna (jenna.luna@morganhill.ca.gov)
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related criteria air pollutants or precursors would exceed any applicable *Threshold of Significance* listed in Table 2-2, the proposed project would result in a cumulatively significant impact.

Table 2-2
Thresholds of Significance for Operational-Related Criteria Air Pollutants and Precursors

Pollutant/Precursor	Maximum Annual Emissions (tpy)	Average Daily Emissions (lb/day)
ROG	10	54
NO_X	10	54
PM_{10}	15	82
$PM_{2.5}$	10	54

Notes: tpy = tons per year; lb/day = pounds per day; NO_X = oxides of nitrogen; $PM_{2.5}$ = fine particulate matter with an aerodynamic resistance diameter of 2.5 micrometers or lCOess; PM_{10} = respirable particulate matter with an aerodynamic resistance diameter of 10 micrometers or less; ROG = reactive organic gases; tpy = tons per year.
Refer to Appendix D for support documentation.

2.2. GREENHOUSE GASES – PROJECT LEVEL

The *Thresholds of Significance* for operational-related GHG emissions are:

- For land use development projects, the threshold is compliance with a qualified GHG Reduction Strategy; or annual emissions less than 1,100 metric tons per year (MT/yr) of CO_2e; or 4.6 MT CO_2e/SP/yr (residents + employees). Land use development projects include residential, commercial, industrial, and public land uses and facilities.

- For stationary-source projects, the threshold is 10,000 metric tons per year (MT/yr) of CO_2e. Stationary-source projects include land uses that would accommodate processes and equipment that emit GHG emissions and would require an Air District permit to operate.

If annual emissions of operational-related GHGs exceed these levels, the proposed project would result in a cumulatively considerable contribution of GHG emissions and a cumulatively significant impact to global climate change.

2.3. LOCAL COMMUNITY RISK AND HAZARD IMPACTS – PROJECT LEVEL

The *Thresholds of Significance* for local community risk and hazard impacts are identified below, which apply to the siting of a new source. Local community risk and hazard impacts are associated with TACs and $PM_{2.5}$ because emissions of these pollutants can have significant health impacts at the local level. If emissions of TACs or fine particulate matter with an aerodynamic resistance diameter of 2.5 micrometers or less ($PM_{2.5}$) exceed any of the *Thresholds of Significance*

listed below, the proposed project would result in a significant impact.

- Non-compliance with a qualified risk reduction plan; or
- An excess cancer risk level of more than 10 in one million, or a non-cancer (i.e., chronic or acute) hazard index greater than 1.0 would be a cumulatively considerable contribution; or
- An incremental increase of greater than 0.3 micrograms per cubic meter (µg/m^3) annual average $PM_{2.5}$ would be a cumulatively considerable contribution.

Cumulative Impacts

A project would have a cumulative considerable impact if the aggregate total of all past, present, and foreseeable future sources within a 1,000 foot radius from the fence line of a source plus the contribution from the project, exceeds the following:

- Non-compliance with a qualified risk reduction plan; or
- An excess cancer risk levels of more than 100 in one million or a chronic non-cancer hazard index (from all local sources) greater than 10.0; or
- 0.8 µg/m^3 annual average $PM_{2.5}$.

A lead agency should enlarge the 1,000-foot radius on a case-by-case basis if an unusually large source or sources of risk or hazard emissions that may affect a proposed project is beyond the recommended radius.

2.4. LOCAL CARBON MONOXIDE IMPACTS – PROJECT LEVEL

Table 2-3 presents the *Thresholds of Significance* for local CO emissions, the 1- and 8-hour California Ambient Air Quality Standards (CAAQS) of 20.0 parts per million (ppm) and 9.0 ppm, respectively. By definition, these represent levels that are protective of public health. If a project would cause local emissions of CO to exceed any of the *Thresholds of Significance* listed below, the proposed project would result in a significant impact to air quality.

Table 2-3
Thresholds of Significance for Local Carbon Monoxide Emissions

CAAQS Averaging Time	Concentration (ppm)
1-Hour	20.0
8-Hour	9.0
Refer to Appendix D for support documentation.	

2.5. ODOR IMPACTS – PROJECT LEVEL

The *Thresholds of Significance* for odor impacts are qualitative in nature. A project that would result in the siting of a new source should consider the screening level distances and the complaint history of the odor sources:

- Projects that would site a new odor source farther than the applicable screening distance shown in Table 3-3 from an existing receptor, would not likely result in a significant odor impact.

- A type of odor source with five (5) or more confirmed complaints in the new source area per year averaged over three years is considered to have a significant impact on receptors within the screening distance shown in Table 3-3.

Facilities that are regulated by the CalRecycle agency (e.g. landfill, composting, etc) are required to have Odor Impact Minimization Plans (OIMP) in place and have procedures that establish fence line odor detection thresholds. The Air District recognizes a Lead Agency's discretion under CEQA to use established odor detection thresholds as thresholds of significance for CEQA review for CalRecycle regulated facilities with an adopted OIMP. Refer to *Chapter 7 Assessing and Mitigating Odor Impacts* for further discussion of odor analysis.

2.6. CONSTRUCTION-RELATED IMPACTS – PROJECT LEVEL

2.6.1. Criteria Air Pollutants and Precursors

Table 2-4 presents the *Thresholds of Significance* for construction-related criteria air pollutant and precursor emissions. If daily average emissions of construction-related criteria air pollutants or precursors would exceed any applicable *Threshold of Significance* listed in Table 2-4, the project would result in a significant cumulative impact.

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Table 2-4
Thresholds of Significance for Construction-Related Criteria Air Pollutants and Precursors

Pollutant/Precursor	Daily Average Emissions (lb/day)
ROG	54
NO_X	54
PM_{10}	82*
$PM_{2.5}$	54*

* Applies to construction exhaust emissions only.

Notes: CO = carbon monoxide; lb/day = pounds per day; NO_X = oxides of nitrogen; $PM_{2.5}$ = fine particulate matter with an aerodynamic resistance diameter of 2.5 micrometers or less; PM_{10} = respirable particulate matter with an aerodynamic resistance diameter of 10 micrometers or less; ROG = reactive organic gases; SO_2 = sulfur dioxide. Refer to Appendix D for support documentation.

2.6.2. Greenhouse Gases

The District does not have an adopted *Threshold of Significance* for construction-related GHG emissions. However, the Lead Agency should quantify and disclose GHG emissions that would occur during construction, and make a determination on the significance of these construction-generated GHG emission impacts in relation to meeting AB 32 GHG reduction goals, as required by the Public Resources Code, Section 21082.2. The Lead Agency is encouraged to incorporate best management practices to reduce GHG emissions during construction, as feasible and applicable.

AIR QUALITY AND LAND USE HANDBOOK: A COMMUNITY HEALTH PERSPECTIVE

April 2005

California Environmental Protection Agency
California Air Resources Board

Air Agency Contacts

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U.S. EPA, Region 9
Phone: (866)-EPA-WEST
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Email: r9.info@epa.gov

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Modoc County APCD
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Mojave Desert AQMD
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(800) 635-4617
Website: www.mdaqmd.ca.gov

Monterey Bay Unified APCD
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Placer County APCD
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(Madera, Fresno, Kings)
(800) 926-5550
(Tulare and Valley portion of Kern)
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Santa Barbara County APCD
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Shasta County AQMD
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Siskiyou County APCD
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South Coast AQMD
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Email: bwallerstein@aqmd.gov

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Tuolumne County APCD
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bsandman@co.tuolumne.ca.us

Ventura County APCD
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Email: administration@ysaqmd.org

To My Local Government Colleagues....

I am pleased to introduce this informational guide to air quality and land use issues focused on community health. As a former county supervisor, I know from experience the complexity of local land use decisions. There are multiple factors to consider and balance. This document provides important public health information that we hope will be considered along with housing needs, economic development priorities, and other quality of life issues.

An important focus of this document is prevention. We hope the air quality information provided will help inform decision-makers about the benefits of avoiding certain siting situations. The overarching goal is to avoid placing people in harm's way. Recent studies have shown that public exposure to air pollution can be substantially elevated near freeways and certain other facilities. What is encouraging is that the health risk is greatly reduced with distance. For that reason, we have provided some general recommendations aimed at keeping appropriate distances between sources of air pollution and land uses such as residences.

Land use decisions are a local government responsibility. The Air Resources Board's role is advisory and these recommendations do not establish regulatory standards of any kind. However, we hope that the information in this document will be seriously considered by local elected officials and land use agencies. We also hope that this document will promote enhanced communication between land use agencies and local air pollution control agencies. We developed this document in close coordination with the California Air Pollution Control Officers Association with that goal in mind.

I hope you find this document both informative and useful.

Barbara Riordan

Mrs. Barbara Riordan
Interim Chairman
California Air Resources Board

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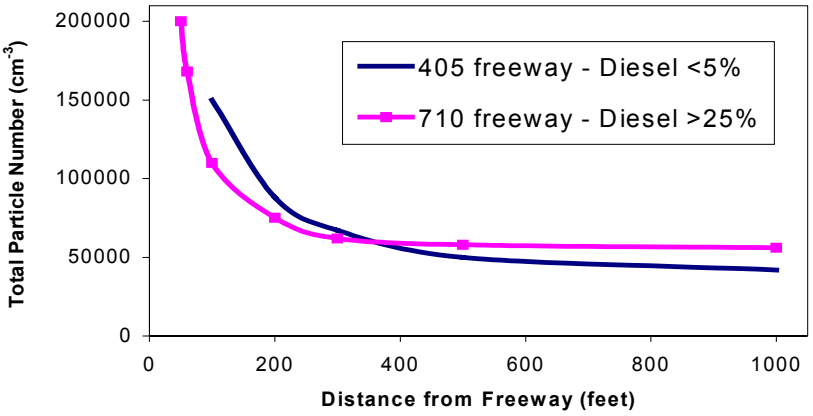
strongest within 300 feet. This demonstrates that the adverse effects diminished with distance.

In addition to the respiratory health effects in children, proximity to freeways increases potential cancer risk and contributes to total particulate matter exposure. There are three carcinogenic toxic air contaminants that constitute the majority of the known health risk from motor vehicle traffic – diesel particulate matter (diesel PM) from trucks, and benzene and 1,3-butadiene from passenger vehicles. On a typical urban freeway (truck traffic of 10,000-20,000/day), diesel PM represents about 70 percent of the potential cancer risk from the vehicle traffic. Diesel particulate emissions are also of special concern because health studies show an association between particulate matter and premature mortality in those with existing cardiovascular disease.

Distance Related Findings

A southern California study (Zhu, 2002) showed measured concentrations of vehicle-related pollutants, including ultra-fine particles, decreased dramatically within approximately 300 feet of the 710 and 405 freeways. Another study looked at the validity of using distance from a roadway as a measure of exposure

Figure 1-1
Decrease In Concentration of Freeway Diesel PM Emissions With Distance



to traffic related air pollution (Knape, 1999). This study showed that concentrations of traffic related pollutants declined with distance from the road, primarily in the first 500 feet.

These findings are consistent with air quality modeling and risk analyses done by ARB staff that show an estimated range of potential cancer risk that decreases with distance from freeways. The estimated risk varies with the local meteorology, including wind pattern. As an example, at 300 feet downwind from a freeway (Interstate 80) with truck traffic of 10,000 trucks per day, the potential cancer risk was as high as 100 in one million (ARB Roseville Rail Yard Study). The cancer health risk at 300 feet on the upwind side of the freeway was much

less. The risk at that distance for other freeways will vary based on local conditions – it may be higher or lower. However, in all these analyses the relative exposure and health risk dropped substantially within the first 300 feet. This phenomenon is illustrated in Figure 1-1.

State law restricts the siting of new schools within 500 feet of a freeway, urban roadways with 100,000 vehicles/day, or rural roadways with 50,000 vehicles with some exceptions.[2] However, no such requirements apply to the siting of residences, day care centers, playgrounds, or medical facilities. The available data show that exposure is greatly reduced at approximately 300 feet. In the traffic-related studies the additional health risk attributable to the proximity effect was strongest within 1,000 feet.

The combination of the children's health studies and the distance related findings suggests that it is important to avoid exposing children to elevated air pollution levels immediately downwind of freeways and high traffic roadways. These studies suggest a substantial benefit to a 500-foot separation.

The impact of traffic emissions is on a gradient that at some point becomes indistinguishable from the regional air pollution problem. As air agencies work to reduce the underlying regional health risk from diesel PM and other pollutants, the impact of proximity will also be reduced. In the meantime, as a preventative measure, we hope to avoid exposing more children and other vulnerable individuals to the highest concentrations of traffic-related emissions.

Recommendation

- Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.

References

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- Lin, S. et al. *"Childhood asthma hospitalization and residential exposure to state route traffic."* Environ Res. 2002;88:73-81
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- Kim, J. et al. *"Traffic-related air pollution and respiratory health: East Bay Children's Respiratory Health Study."* American Journal of Respiratory and Critical Care Medicine 2004; Vol. 170. pp. 520-526

[2] Section 17213 of the California Education Code and section 21151.8 of the California Public Resources Code. See also Appendix E for a description of special processes that apply to school siting.

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Climate and Average Weather Year Round in Morgan Hill California, United States

In Morgan Hill, the summers are long, warm, arid, and clear and the winters are cold, wet, and partly cloudy. Over the course of the year, the temperature typically varies from 39°F to 85°F and is rarely below 31°F or above 94°F.

Based on the tourism score, the best time of year to visit Morgan Hill for warm-weather activities is from mid June to late September.

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Climate in Morgan Hill

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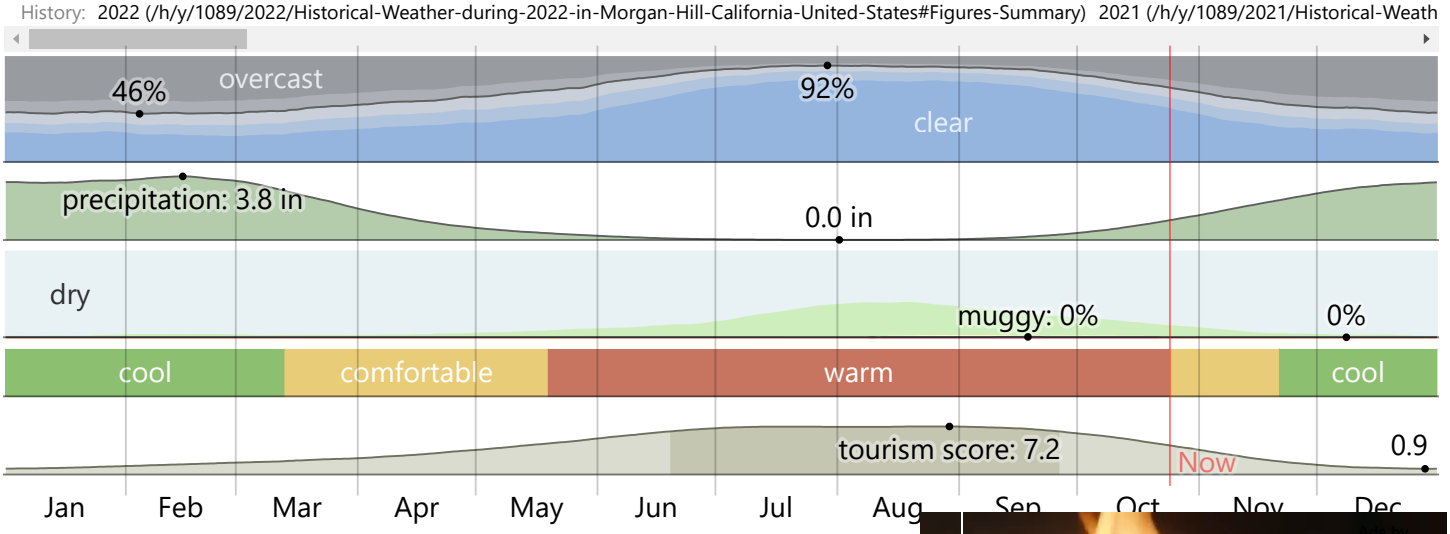

Morgan Hill weather by month. Click on each chart for more

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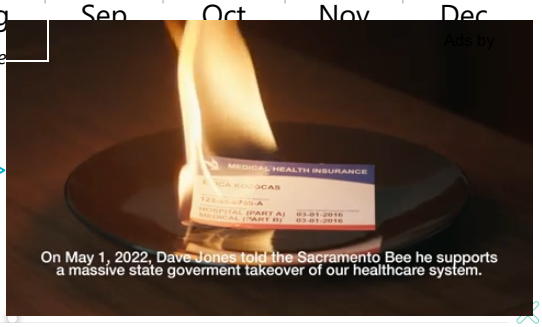

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Average Temperature in Morgan Hill

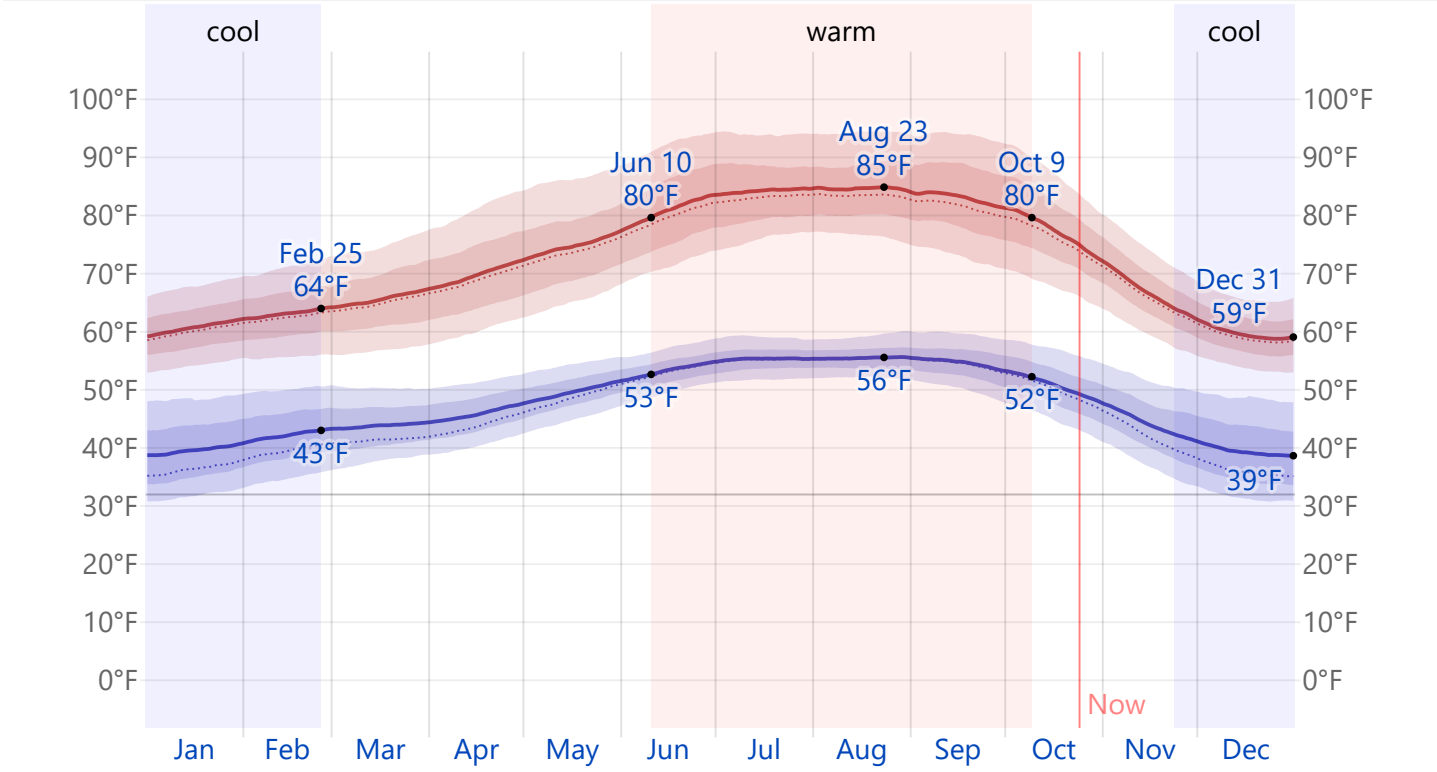
The warm season lasts for 4.0 months, from June 10 to October 9, with an average daily high temperature above 80°F. The hottest month of the year in Morgan Hill is July, with an average high of 84°F and low of 55°F.

The cool season lasts for 3.0 months, from November 23 to February 25, with an average daily high temperature below 64°F. The coldest month of the year in Morgan Hill is December, with an average low of 39°F and high of 60°F.

Average High and Low Temperature in Morgan Hill

Compare (/compare/y/1089/Comparison-of-the-Average-Weather-in-Morgan-Hill)

History: 2022 (/h/y/1089/2022/Historical-Weather-during-2022-in-Morgan-Hill-California-United-States#Figures-Temperature) 2021 (/h/y/1089/2021/Historical-We



The daily average high (red line) and low (blue line) temperature, with 25th to 75th and 10th to 90th percentile bands. The thin dotted lines are the corresponding average perceived temperatures.

Average	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
High	61°F	63°F	66°F	70°F	75°F	81°F	84°F	85°F	83°F	77°F	66°F	60°F
Temp.	49°F	51°F	54°F	56°F	61°F	65°F	67°F	67°F	67°F	62°F	53°F	48°F
Low	40°F	42°F	44°F	46°F	50°F	53°F	55°F	55°F	55°F	51°F	44°F	39°F

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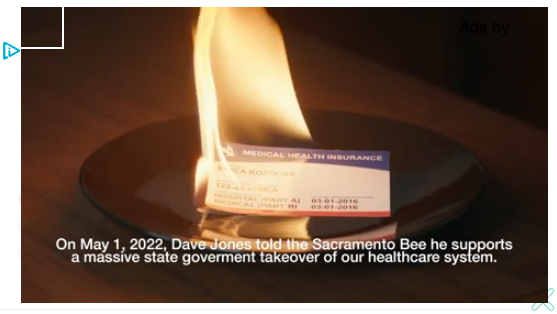
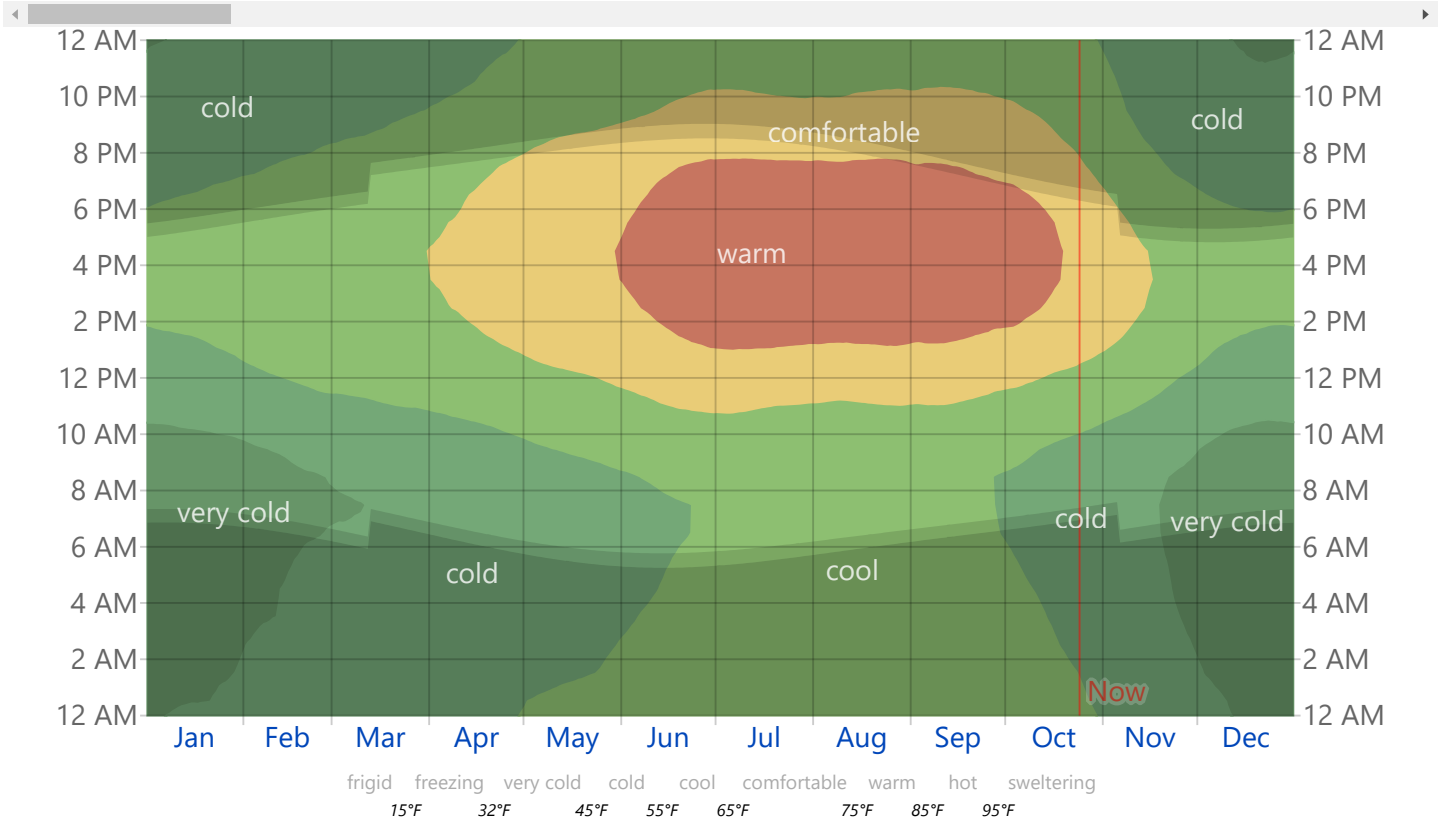


The figure below shows you a compact characterization of the entire year of hourly average temperatures. The horizontal axis is the day of the year, the vertical axis is the hour of the day, and the color is the average temperature for that hour and day.

Average Hourly Temperature in Morgan Hill

Compare (/compare/y/1089/Comparison-of-the-Average-Weather-in-Morgan-Hill)

History: 2022 (/h/y/1089/2022/Historical-Weather-during-2022-in-Morgan-Hill-California-United-States#Figures-ColorTemperature) 2021 (/h/y/1089/2021/Historica



The average hourly temperature, color coded into bands. The shaded overlays indicate night and civil twilight.

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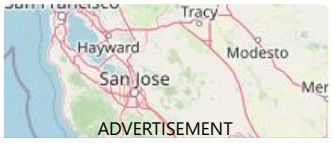
Santiago, Chile (/y/26525/Average-Weather-in-Santiago-Chile-Year-Round) (5,885 miles away) and Willown
Willowmore-South-Africa-Year-Round) (10,474 miles) are the far-away foreign places with temperatures mo
(/compare/y/1089~26525~89138/Comparison-of-the-Average-Weather-in-Morgan-Hill-Santiago-and-Will



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Compare Morgan Hill to another city:

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Clouds

In Morgan Hill, the average percentage of the sky covered by clouds experiences significant seasonal variation over the course of the year.

The clearer part of the year in Morgan Hill begins around May 21 and lasts for 5.2 months, ending around October 27.

The clearest month of the year in Morgan Hill is August, during which on average the sky is clear, mostly clear, or partly cloudy 91% of the time.

The cloudier part of the year begins around October 27 and lasts for 6.8 months, ending around May 21.

The cloudiest month of the year in Morgan Hill is February, during which on average the sky is overcast or mostly cloudy 54% of the time.

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Cloud Cover Categories in Morgan Hill

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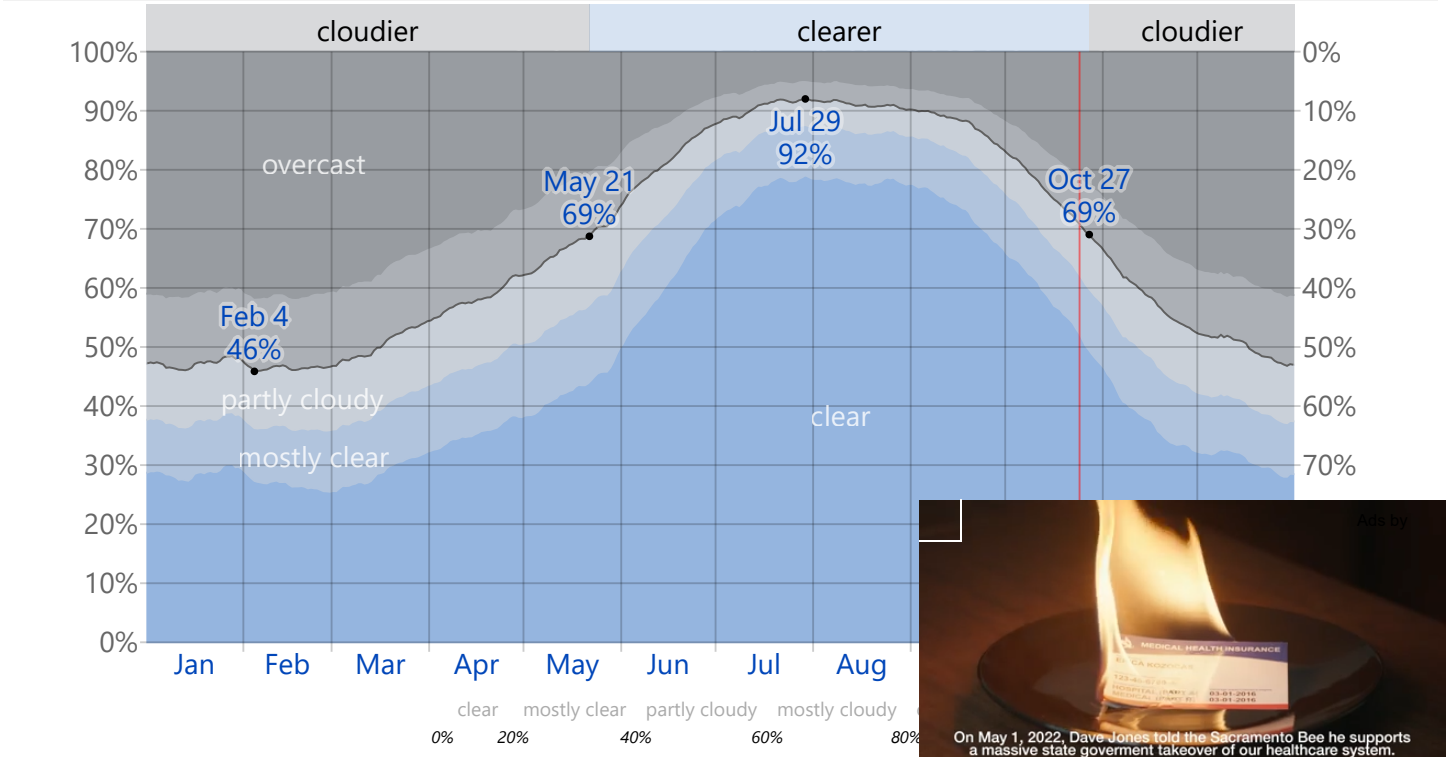
History: 2022 (/h/y/1089/2022/Historical-Weather-during-2022-in-Morgan-Hill-California-United-States#Figures-CloudCover) 2021 (/h/y/1089/2021/Historical-Wea



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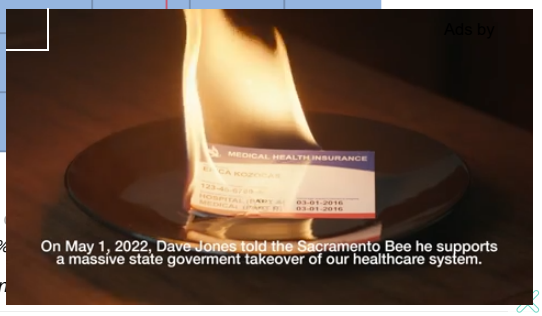

The percentage of time spent in each cloud cover band, categorized by the percen

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Fraction	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Cloudier	53%	54%	49%	42%	32%	18%	9%	9%	12%	25%	42%	50%
Clearer	47%	46%	51%	58%	68%	82%	91%	91%	88%	75%	58%	50%

Precipitation

A wet day is one with at least 0.04 inches of liquid or liquid-equivalent precipitation. The chance of wet days in Morgan Hill varies throughout the year.

The wetter season lasts 5.2 months, from November 5 to April 10, with a greater than 15% chance of a given day being a wet day. The month with the most wet days in Morgan Hill is February, with an average of 7.9 days with at least 0.04 inches of precipitation.

The drier season lasts 6.8 months, from April 10 to November 5. The month with the fewest wet days in Morgan Hill is August, with an average of 0.1 days with at least 0.04 inches of precipitation.

Among wet days, we distinguish between those that experience rain alone, snow alone, or a mixture of the two. The month with the most days of rain alone in Morgan Hill is February, with an average of 7.9 days. Based on this categorization, the most common form of precipitation throughout the year is rain alone, with a peak probability of 30% on February 20.

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Daily Chance of Precipitation in Morgan Hill

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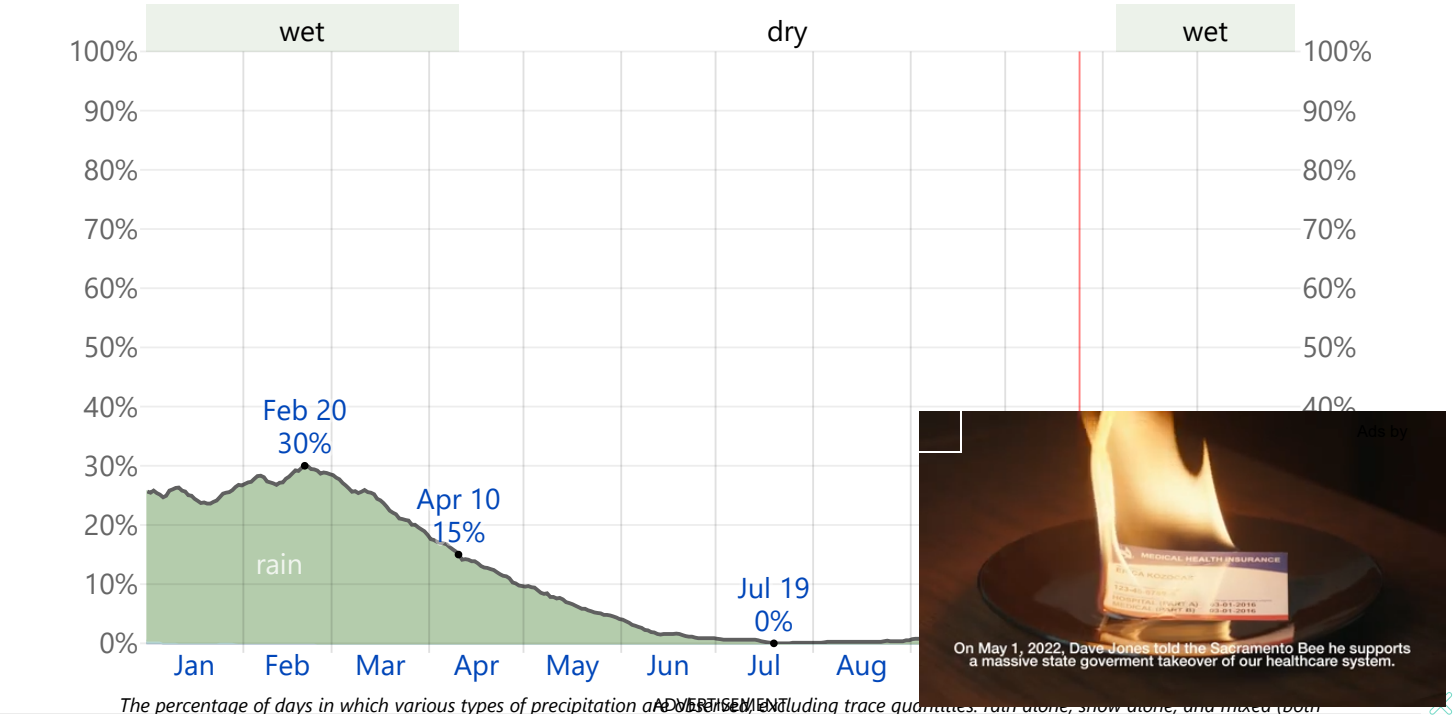
History: 2022 (/h/y/1089/2022/Historical-Weather-during-2022-in-Morgan-Hill-California-United-States#Figures-PrecipitationProbability) 2021 (/h/y/1089/2021/His



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The percentage of days in which various types of precipitation are observed, excluding trace quantities: rain alone, snow alone, and mixed (both

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Days of	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Rain	7.7d	7.9d	7.2d	4.0d	2.0d	0.5d	0.1d	0.1d	0.7d	2.5d	5.7d	7.7d

Rainfall

To show variation within the months and not just the monthly totals, we show the rainfall accumulated over a sliding 31-day period centered around each day of the year. Morgan Hill experiences significant seasonal variation in monthly rainfall.

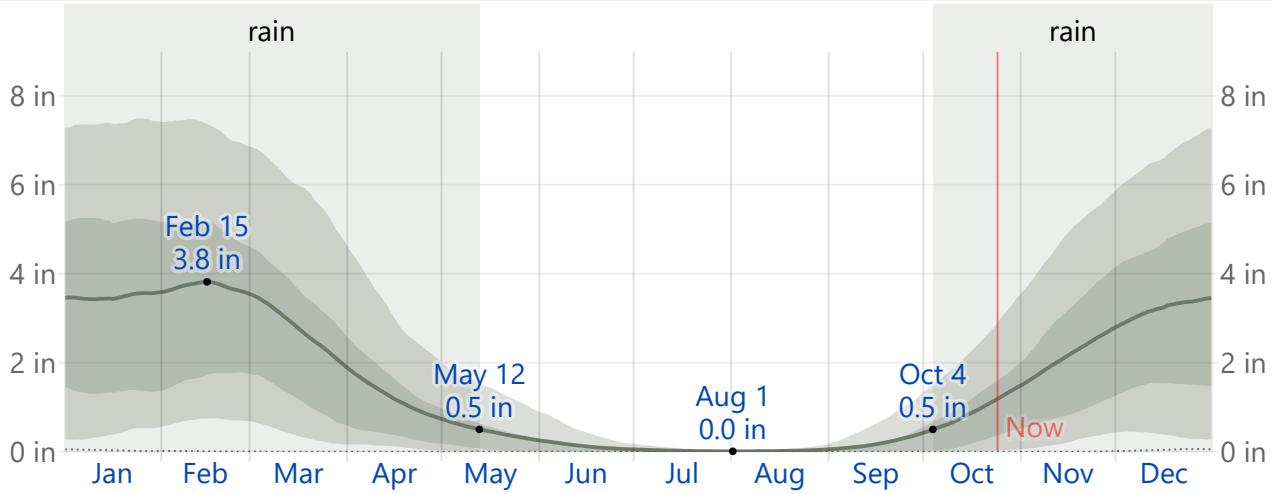
The rainy period of the year lasts for 7.3 months, from October 4 to May 12, with a sliding 31-day rainfall of at least 0.5 inches. The month with the most rain in Morgan Hill is February, with an average rainfall of 3.8 inches.

The rainless period of the year lasts for 4.7 months, from May 12 to October 4. The month with the least rain in Morgan Hill is August, with an average rainfall of 0.0 inches.

Average Monthly Rainfall in Morgan Hill

Compare (/compare/y/1089/Comparison-of-the-Average-Weather-in-Morgan-Hill)

History: 2022 (/h/y/1089/2022/Historical-Weather-during-2022-in-Morgan-Hill-California-United-States#Figures-Rainfall) 2021 (/h/y/1089/2021/Historical-Weather



The average rainfall (solid line) accumulated over the course of a sliding 31-day period centered on the day in question, with 25th to 75th and 10th to 90th percentile bands. The thin dotted line is the corresponding average snowfall.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Rainfall	3.4″	3.8″	2.8″	1.2″	0.5″	0.1″	0.0″	0.0″	0.2″	0.9″	2.1″	3.2″

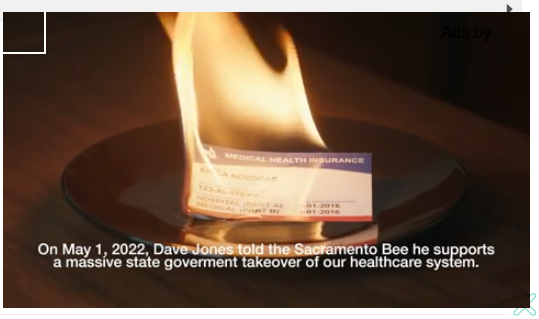
Sun

The length of the day in Morgan Hill varies significantly over the course of the year. In 2022, the shortest day is December 21, with 9 hours, 36 minutes of daylight; the longest day is June 21, with 14 hours, 43 minutes of daylight.

Hours of Daylight and Twilight in Morgan Hill

Compare (/compare/y/1089/Comparison-of-the-Average-Weather-in-Morgan-Hill)

History: 2022 (/h/y/1089/2022/Historical-Weather-during-2022-in-Morgan-Hill-California-United-States#Figures-Daylight) 2021 (/h/y/1089/2021/Historical-Weathe



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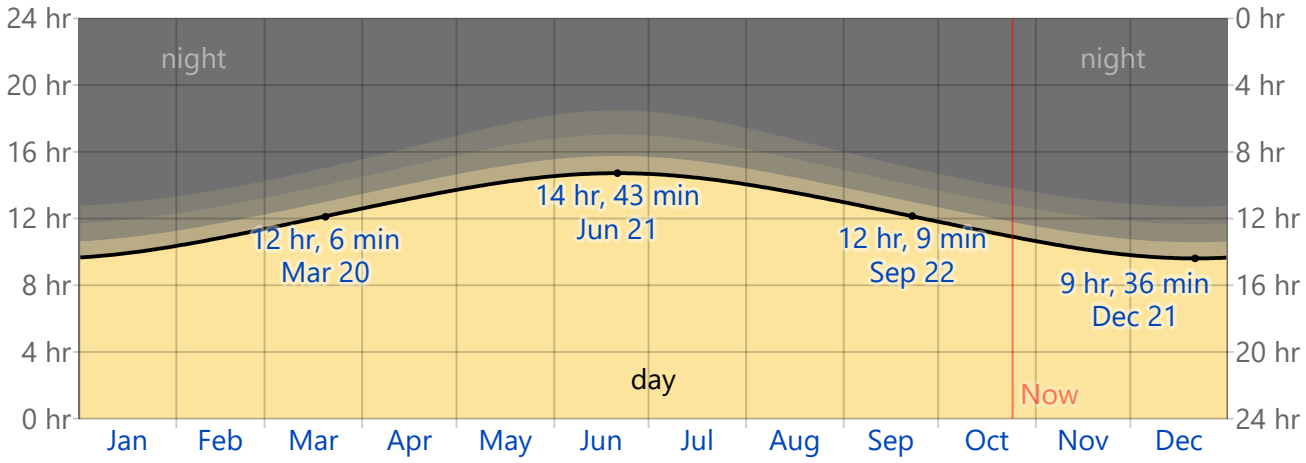


The number of hours during which the Sun is visible (black line). From bottom (most yellow) to top (most gray), the color bands indicate: full daylight, twilight (civil, nautical, and astronomical), and full night.

Hours of	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Daylight	10.0h	10.9h	12.0h	13.2h	14.2h	14.7h	14.4h	13.5h	12.4h	11.2h	10.2h	9.7h

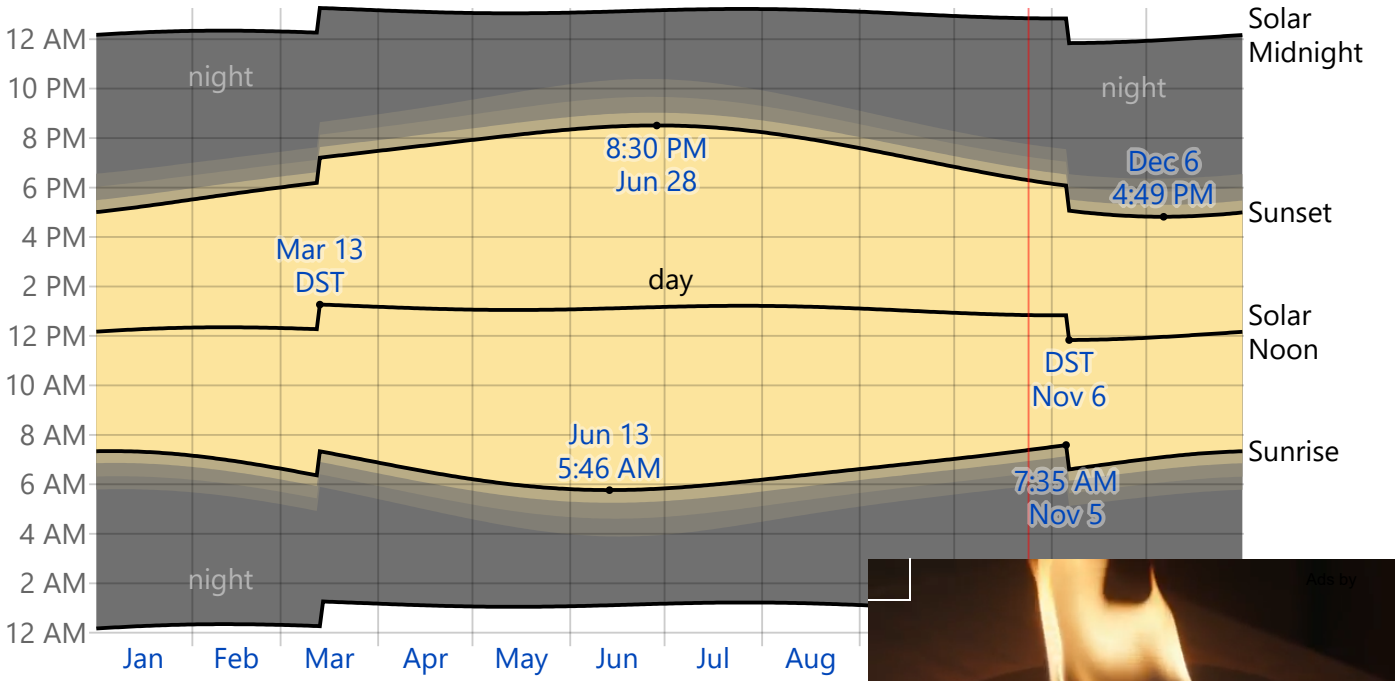
The earliest sunrise is at 5:46 AM on June 13, and the latest sunrise is 1 hour, 49 minutes later at 7:35 AM on November 5. The earliest sunset is at 4:49 PM on December 6, and the latest sunset is 3 hours, 42 minutes later at 8:30 PM on June 28.

Daylight saving time (DST) is observed in Morgan Hill during 2022, starting in the spring on March 13, lasting 7.8 months, and ending in the fall on November 6.

Sunrise & Sunset with Twilight and Daylight Saving Time in Morgan Hill

Compare (/compare/y/1089/Comparison-of-the-Average-Weather-in-Morgan-Hill)

History: 2022 (/h/y/1089/2022/Historical-Weather-during-2022-in-Morgan-Hill-California-United-States#Figures-SolarDay) 2021 (/h/y/1089/2021/Historical-Weathe



The solar day over the course of the year 2022. From bottom to top, the black lines are the previo the next solar midnight. The day, twilights (civil, nautical, and astronomical), and night are indic transitions to and from daylight saving time are indicated by t

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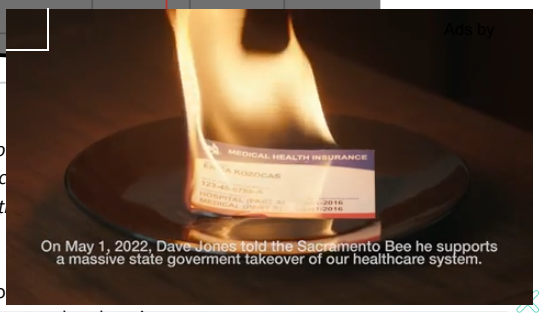

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The figure below presents a compact representation of the sun's elevation (the angle of the sun above the of every day in the reporting period. The horizontal axis is the day of the year and the vertical axis is the ho

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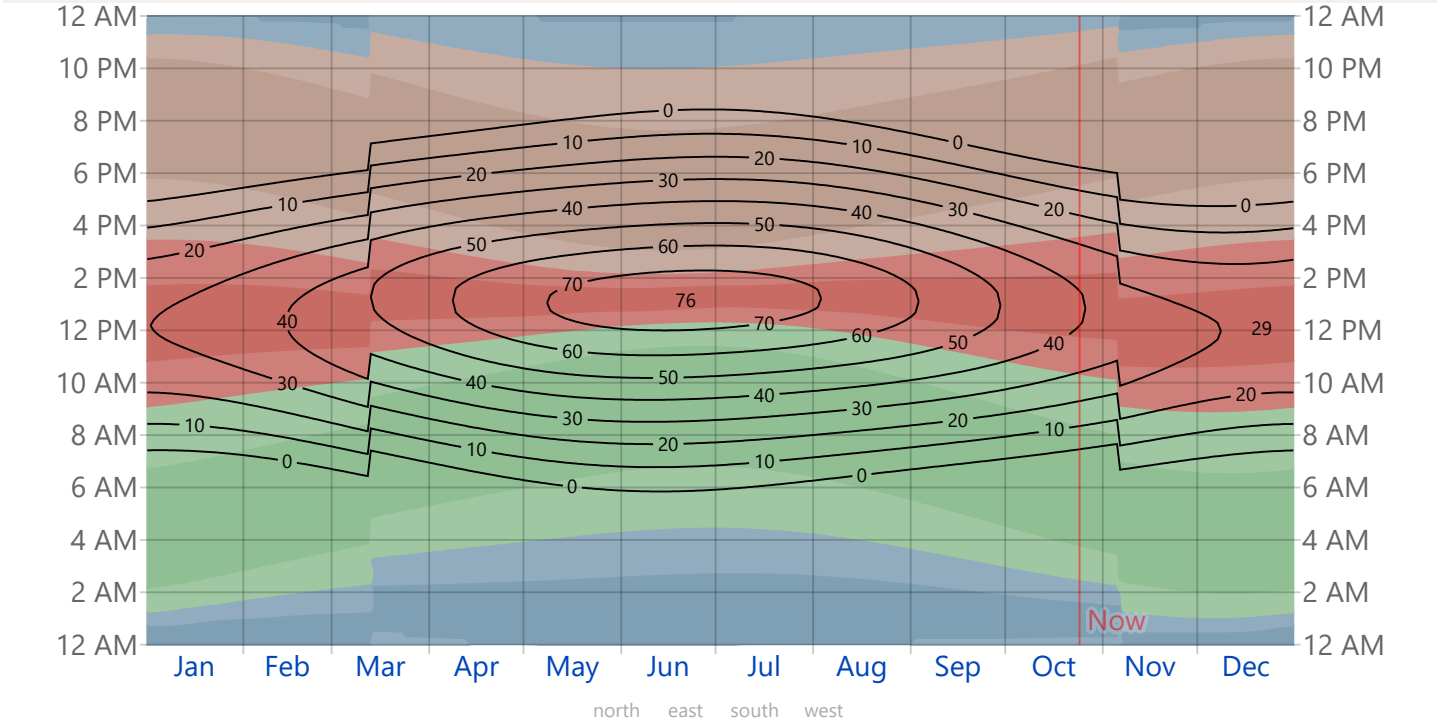


Solar elevation and azimuth over the course of the year 2022. The black lines are lines of constant solar elevation (the angle of the sun above the horizon, in degrees). The background color fills indicate the azimuth (the compass bearing) of the sun. The lightly tinted areas at the boundaries of the cardinal compass points indicate the implied intermediate directions (northeast, southeast, southwest, and northwest).

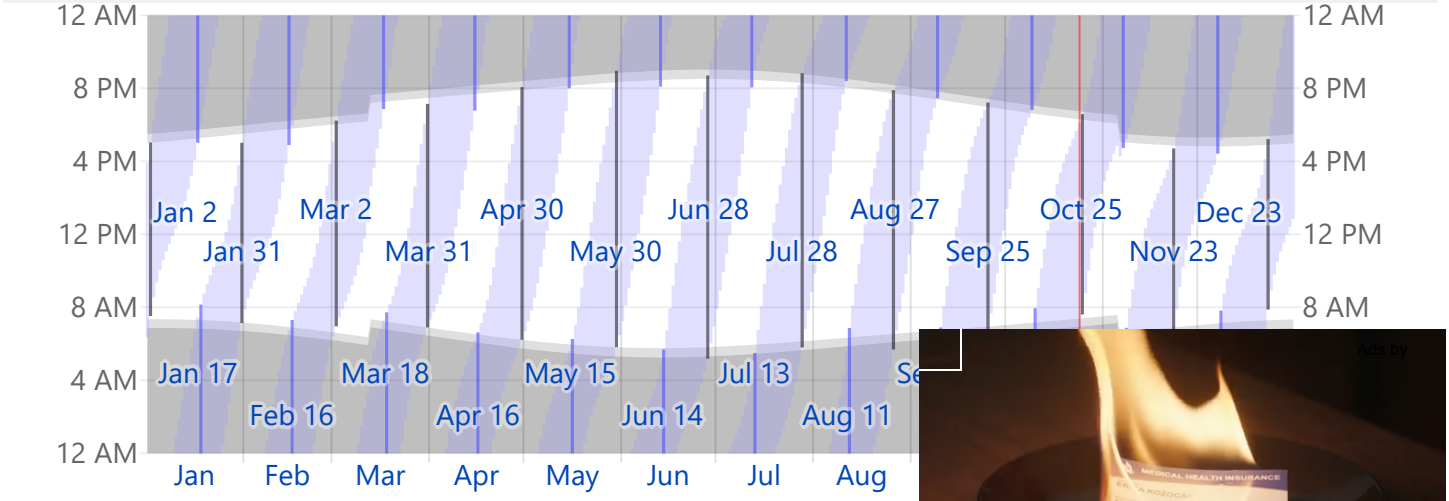
Moon

The figure below presents a compact representation of key lunar data for 2022. The horizontal axis is the day, the vertical axis is the hour of the day, and the colored areas indicate when the moon is above the horizon. The vertical gray bars (new Moons) and blue bars (full Moons) indicate key Moon phases.

Moon Rise, Set & Phases in Morgan Hill

Compare (/compare/y/1089/Comparison-of-the-Average-Weather-in-Morgan-Hill)

History: 2022 (/h/y/1089/2022/Historical-Weather-during-2022-in-Morgan-Hill-California-United-States#Figures-LunarDay) 2021 (/h/y/1089/2021/Historical-Weath



The time in which the moon is above the horizon (light blue area), with new moons (dark gray shaded overlays indicate night and civil twilight

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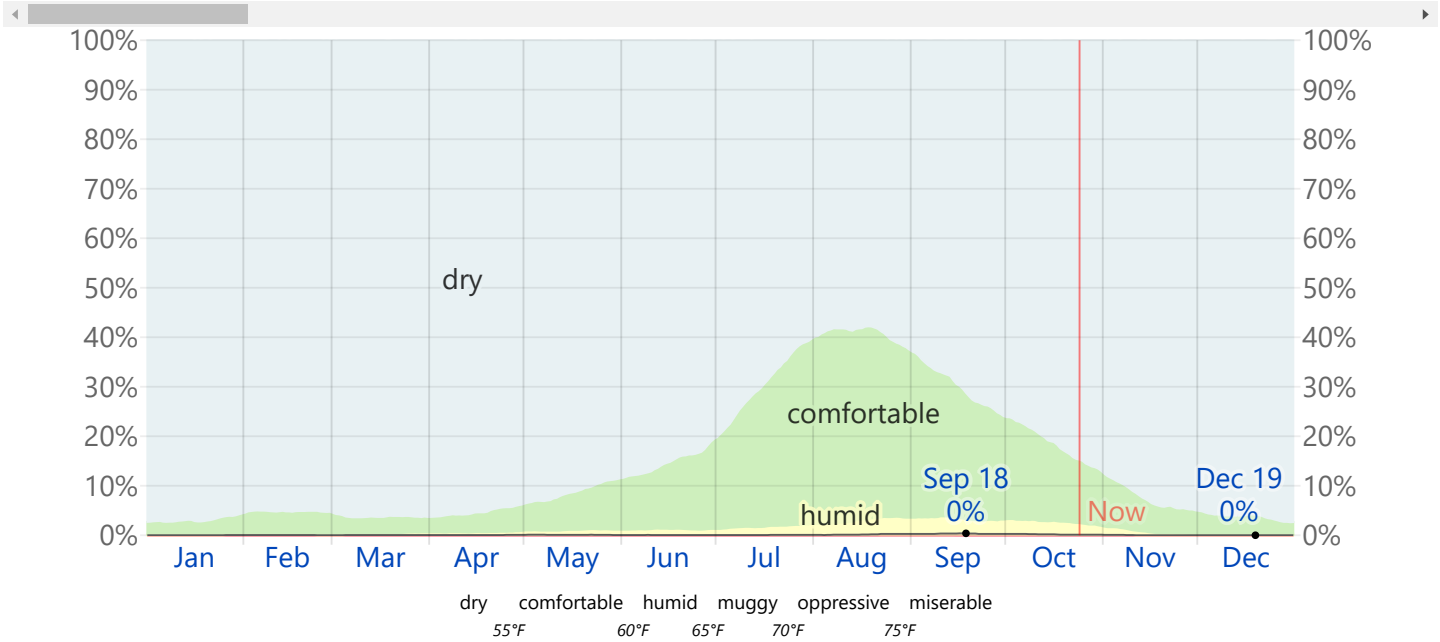
The perceived humidity level in Morgan Hill, as measured by the percentage of time in which the humidity comfort level is muggy, oppressive, or miserable, does not vary significantly over the course of the year, remaining a virtually constant 0% throughout.

Humidity Comfort Levels in Morgan Hill

Compare (/compare/y/1089/Comparison-of-the-Average-Weather-in-Morgan-Hill)

History: 2022 (/h/y/1089/2022/Historical-Weather-during-2022-in-Morgan-Hill-California-United-States#Figures-Humidity) 2021 (/h/y/1089/2021/Historical-Weathe



The percentage of time spent at various humidity comfort levels, categorized by dew point.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Muggy days	0.0d	0.0d	0.0d	0.0d	0.0d	0.0d	0.0d	0.1d	0.1d	0.1d	0.0d	0.0d

Wind

This section discusses the wide-area hourly average wind vector (speed and direction) at 10 meters above the ground. The wind experienced at any given location is highly dependent on local topography and other factors, and instantaneous wind speed and direction vary more widely than hourly averages.

The average hourly wind speed in Morgan Hill experiences mild seasonal variation over the course of the year.

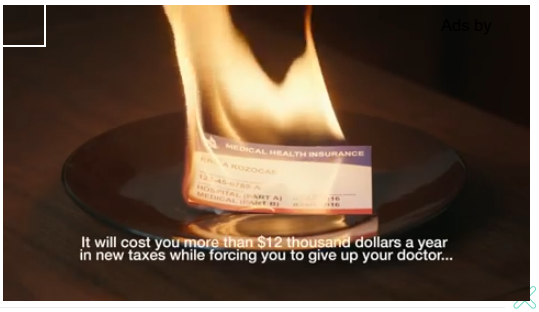
The windier part of the year lasts for 4.7 months, from March 28 to August 17, with average wind speeds of more than 6.7 miles per hour. The windiest month of the year in Morgan Hill is June, with an average hourly wind speed of 7.7 miles per hour.

The calmer time of year lasts for 7.3 months, from August 17 to March 28. The calmest month of the year in Morgan Hill is October, with an average hourly wind speed of 5.7 miles per hour.

Average Wind Speed in Morgan Hill

Compare (/compare/y/1089/Comparison-of-the-Average-Weather-in-Morgan-Hill)

History: 2022 (/h/y/1089/2022/Historical-Weather-during-2022-in-Morgan-Hill-California-United-States#Figures-WindSpeed) 2021 (/h/y/1089/2021/Historical-Wea



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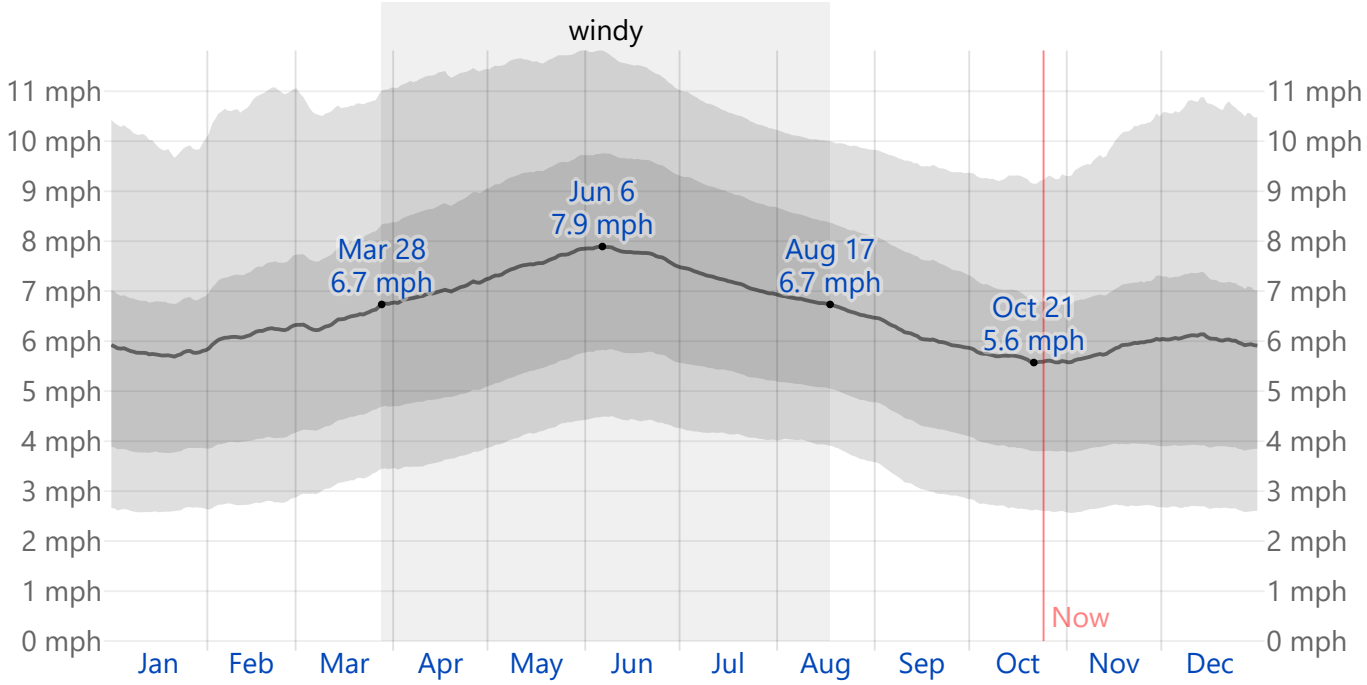


The average of mean hourly wind speeds (dark gray line), with 25th to 75th and 10th to 90th percentile bands.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Wind Speed (mph)	5.8	6.1	6.5	7.0	7.6	7.7	7.2	6.7	6.1	5.7	5.8	6.0

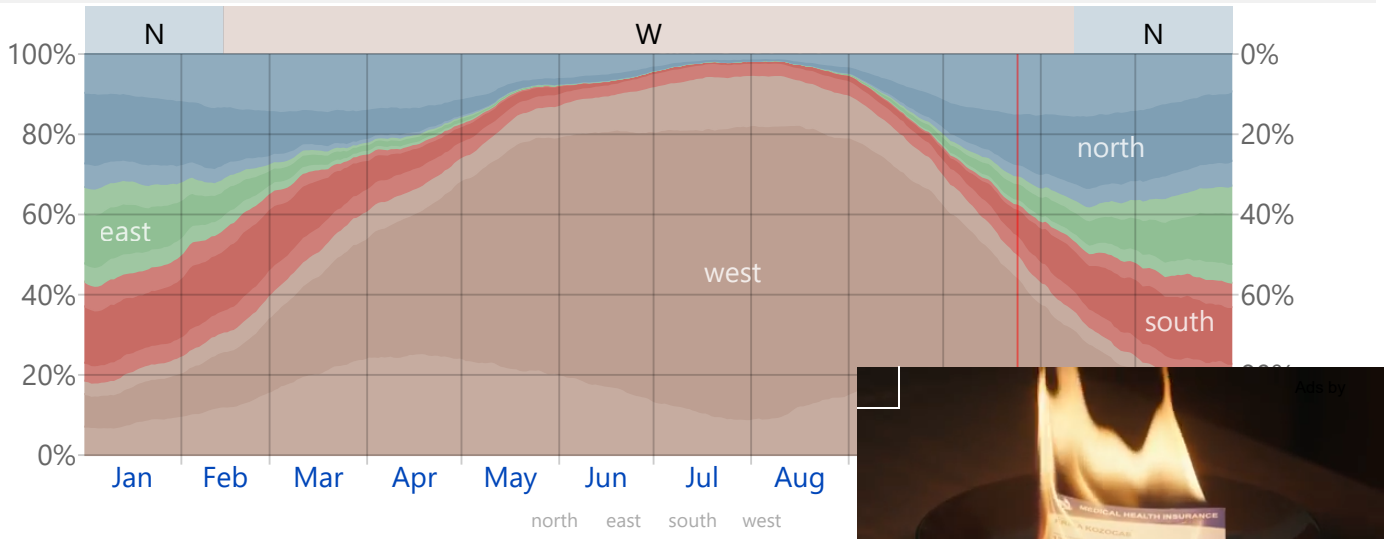
The predominant average hourly wind direction in Morgan Hill varies throughout the year.

The wind is most often from the west for 8.9 months, from February 14 to November 11, with a peak percentage of 95% on August 1. The wind is most often from the north for 3.1 months, from November 11 to February 14, with a peak percentage of 33% on January 1.

Wind Direction in Morgan Hill

Compare (/compare/y/1089/Comparison-of-the-Average-Weather-in-Morgan-Hill)

History: 2022 (/h/y/1089/2022/Historical-Weather-during-2022-in-Morgan-Hill-California-United-States#Figures-WindDirection) 2021 (/h/y/1089/2021/Historical-W



The percentage of hours in which the mean wind direction is from each of the four cardinal win
wind speed is less than 1.0 mph. The lightly tinted areas at the boundaries are the percentage of
(northeast, southeast, southwest, and northwest)

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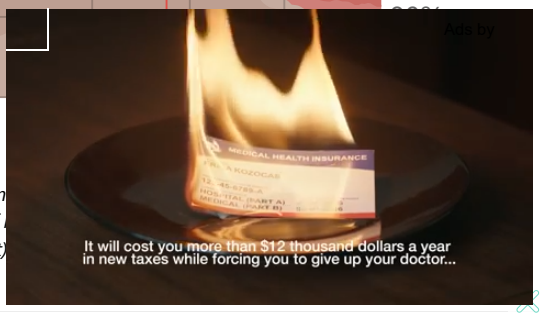

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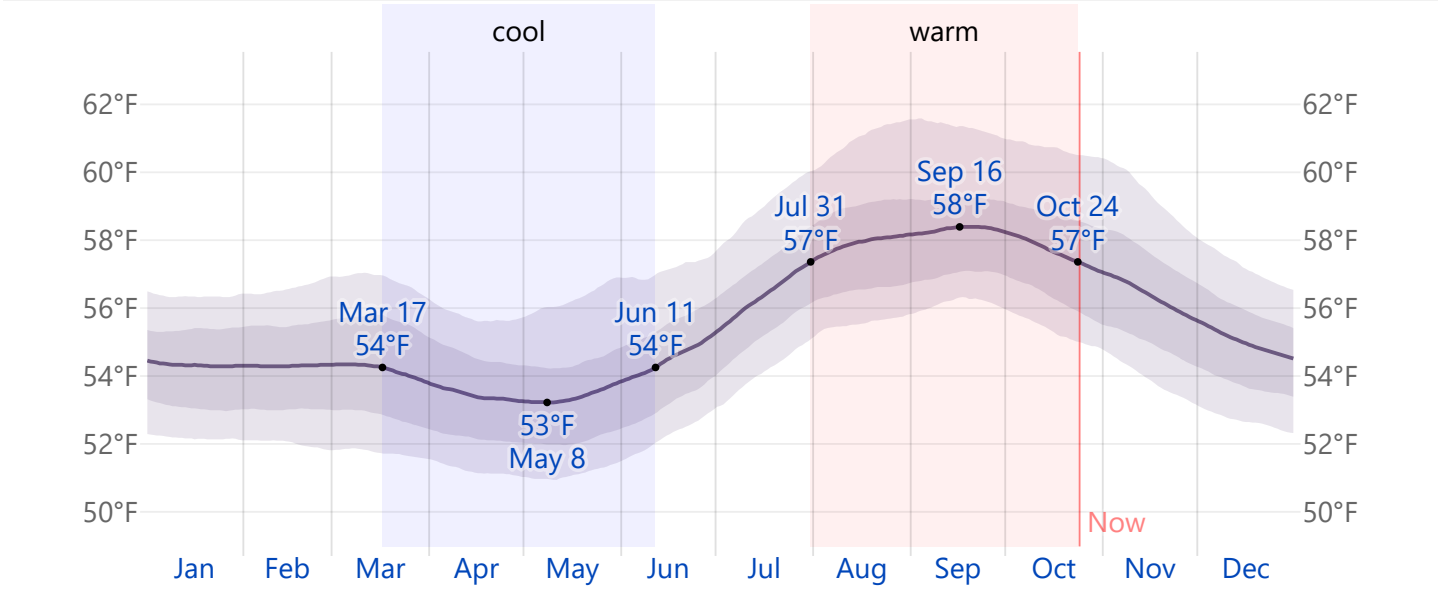
The time of year with warmer water lasts for 2.8 months, from July 31 to October 24, with an average temperature above 57°F. The month of the year in Morgan Hill with the warmest water is September, with an average temperature of 58°F.

The time of year with cooler water lasts for 2.8 months, from March 17 to June 11, with an average temperature below 54°F. The month of the year in Morgan Hill with the coolest water is May, with an average temperature of 53°F.

Average Water Temperature in Morgan Hill

Compare (/compare/y/1089/Comparison-of-the-Average-Weather-in-Morgan-Hill)

History: 2022 (/h/y/1089/2022/Historical-Weather-during-2022-in-Morgan-Hill-California-United-States#Figures-WaterTemperature) 2021 (/h/y/1089/2021/Historic



The daily average water temperature (purple line), with 25th to 75th and 10th to 90th percentile bands.

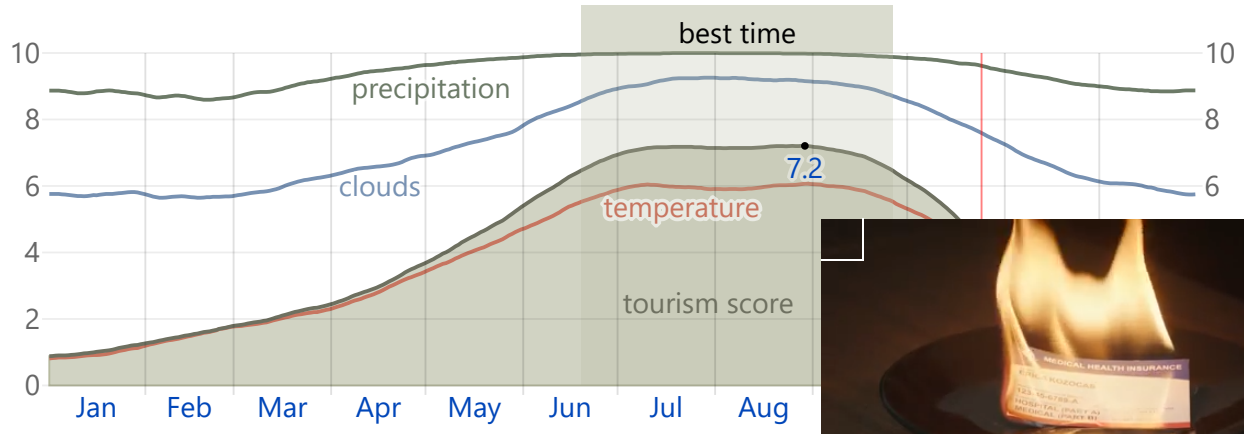
Water	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Temperature	54°F	54°F	54°F	53°F	53°F	55°F	56°F	58°F	58°F	58°F	56°F	55°F

Best Time of Year to Visit

To characterize how pleasant the weather is in Morgan Hill throughout the year, we compute two travel scores.

The tourism score favors clear, rainless days with perceived temperatures between 65°F and 80°F. Based on this score, the best time of year to visit Morgan Hill for general outdoor tourist activities is from mid June to late September, with a peak score in the last week of August.

Tourism Score in Morgan Hill



The tourism score (filled area), and its constituents: the temperature score (red line), the cloud c
(green line).

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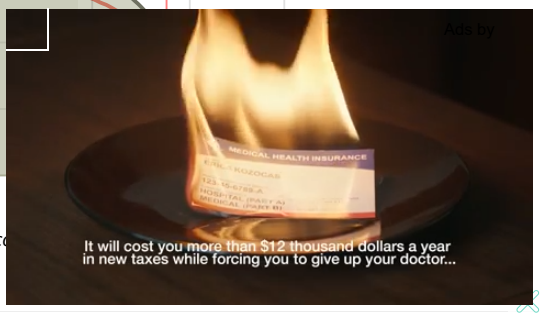
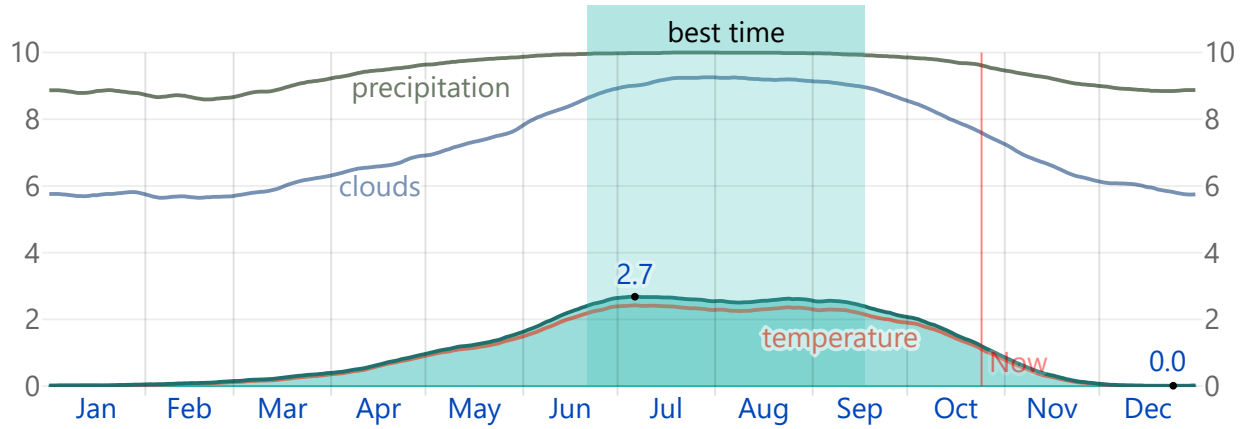




The beach/pool score (filled area), and its constituents: the temperature score (red line), the cloud cover score (blue line), and the precipitation score (green line).

Methodology

For each hour between 8:00 AM and 9:00 PM of each day in the analysis period (1980 to 2016), independent scores are computed for perceived temperature, cloud cover, and total precipitation. Those scores are combined into a single hourly composite score, which is then aggregated into days, averaged over all the years in the analysis period, and smoothed.

Our cloud cover score is 10 for fully clear skies, falling linearly to 9 for mostly clear skies, and to 1 for fully overcast skies.

Our precipitation score, which is based on the three-hour precipitation centered on the hour in question, is 10 for no precipitation, falling linearly to 9 for trace precipitation, and to 0 for 0.04 inches of precipitation or more.

Our tourism temperature score is 0 for perceived temperatures below 50°F, rising linearly to 9 for 65°F, to 10 for 75°F, falling linearly to 9 for 80°F, and to 1 for 90°F or hotter.

Our beach/pool temperature score is 0 for perceived temperatures below 65°F, rising linearly to 9 for 75°F, to 10 for 82°F, falling linearly to 9 for 90°F, and to 1 for 100°F or hotter.

Growing Season

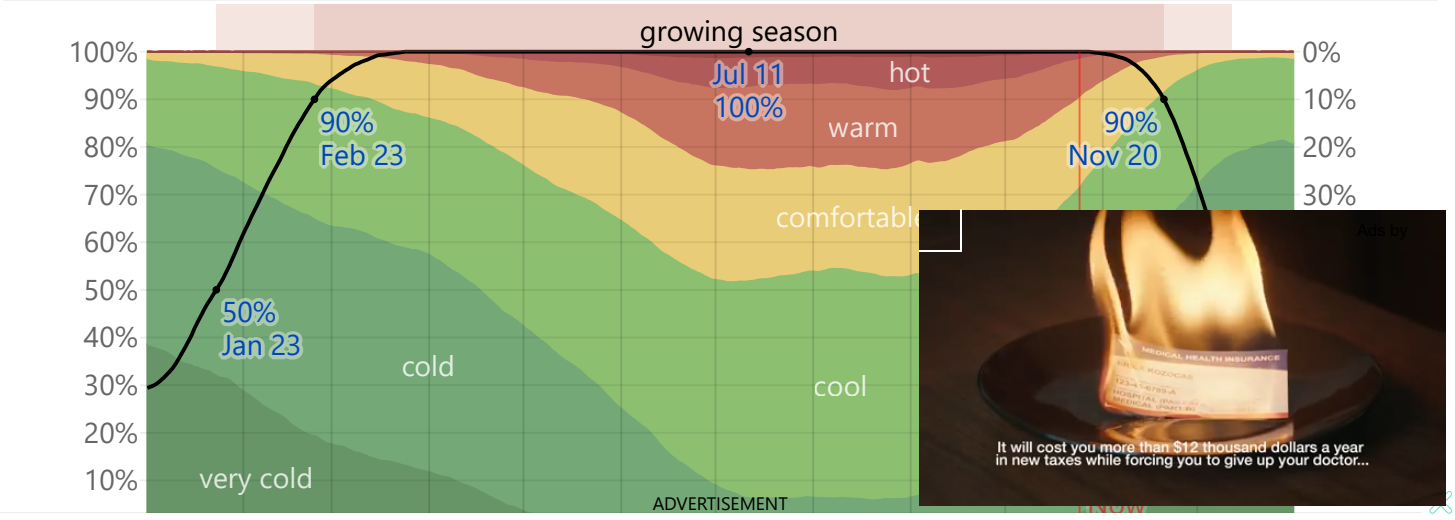
Definitions of the growing season vary throughout the world, but for the purposes of this report, we define it as the longest continuous period of non-freezing temperatures (≥ 32°F) in the year (the calendar year in the Northern Hemisphere, or from July 1 until June 30 in the Southern Hemisphere).

The growing season in Morgan Hill typically lasts for 11 months (322 days), from around January 23 to around December 11, rarely starting after February 23, or ending before November 20.

Time Spent in Various Temperature Bands and the Growing Season in Morgan Hill

Compare (/compare/y/1089/Comparison-of-the-Average-Weather-in-Morgan-Hill)

History: 2022 (/h/y/1089/2022/Historical-Weather-during-2022-in-Morgan-Hill-California-United-States#Figures-GrowingSeason) 2021 (/h/y/1089/2021/Historical-



The percentage of time spent in various temperature bands. The black line is the percentage chance that a given day is within the growing season.

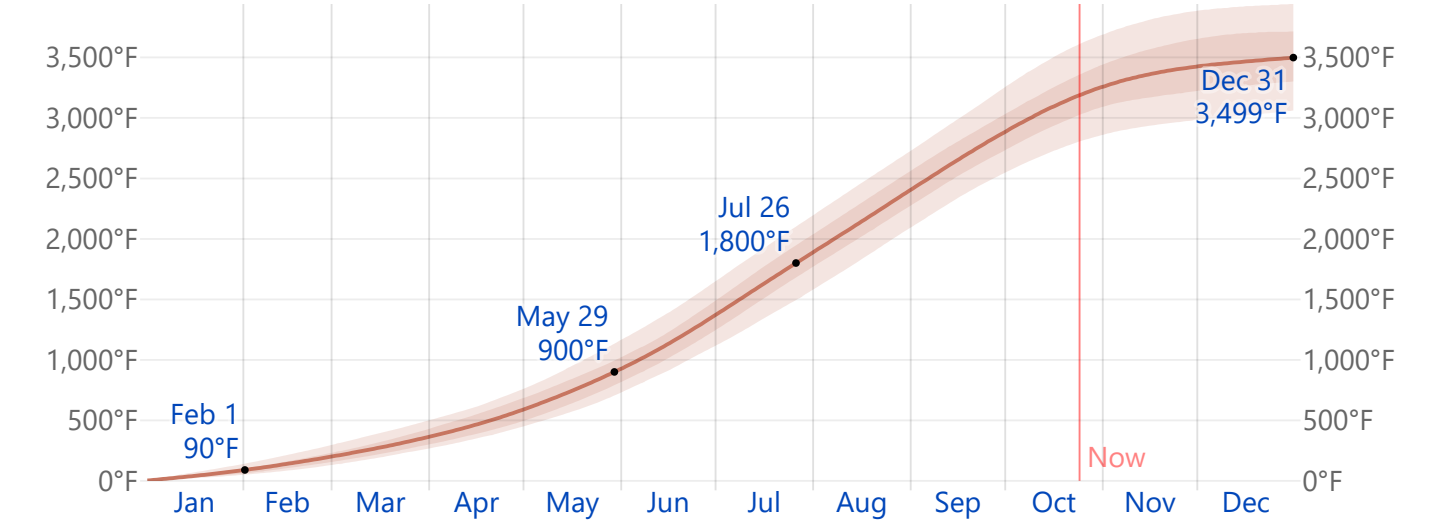
Growing degree days are a measure of yearly heat accumulation used to predict plant and animal development, and defined as the integral of warmth above a base temperature, discarding any excess above a maximum temperature. In this report, we use a base of 50°F and a cap of 86°F.

Based on growing degree days alone, the first spring blooms in Morgan Hill should appear around February 1, only rarely appearing before January 20 or after February 16.

Growing Degree Days in Morgan Hill

Compare (/compare/y/1089/Comparison-of-the-Average-Weather-in-Morgan-Hill)

History: 2022 (/h/y/1089/2022/Historical-Weather-during-2022-in-Morgan-Hill-California-United-States#Figures-GrowingDegreeDays) 2021 (/h/y/1089/2021/Histor



The average growing degree days accumulated over the course of the year, with 25th to 75th and 10th to 90th percentile bands.

Solar Energy

This section discusses the total daily incident shortwave solar energy reaching the surface of the ground over a wide area, taking full account of seasonal variations in the length of the day, the elevation of the Sun above the horizon, and absorption by clouds and other atmospheric constituents. Shortwave radiation includes visible light and ultraviolet radiation.

The average daily incident shortwave solar energy experiences extreme seasonal variation over the course of the year.

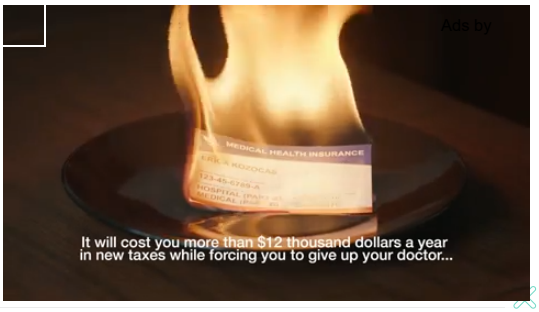
The brighter period of the year lasts for 3.6 months, from May 7 to August 25, with an average daily incident shortwave energy per square meter above 7.3 kWh. The brightest month of the year in Morgan Hill is June, with an average of 8.4 kWh.

The darker period of the year lasts for 3.5 months, from November 4 to February 18, with an average daily incident shortwave energy per square meter below 3.5 kWh. The darkest month of the year in Morgan Hill is December, with an average of 2.4 kWh.

Average Daily Incident Shortwave Solar Energy in Morgan Hill

Compare (/compare/y/1089/Comparison-of-the-Average-Weather-in-Morgan-Hill)

History: 2022 (/h/y/1089/2022/Historical-Weather-during-2022-in-Morgan-Hill-California-United-States#Figures-SolarEnergy) 2021 (/h/y/1089/2021/Historical-Wea



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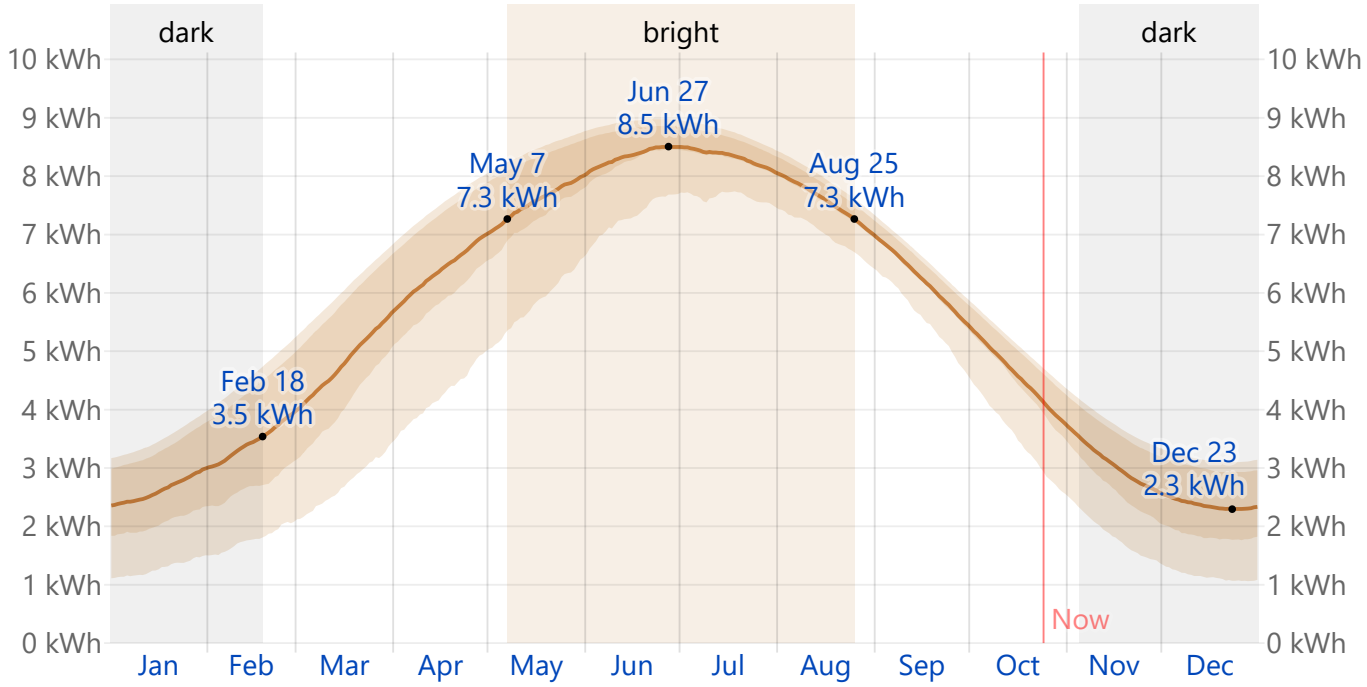

The average daily shortwave solar energy reaching the ground per square meter (orange line), with 25th to 75th and 10th to 90th percentile bands.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Solar Energy (kWh)	2.6	3.5	4.9	6.4	7.6	8.4	8.3	7.5	6.2	4.5	3.0	2.4

Topography

For the purposes of this report, the geographical coordinates of Morgan Hill are 37.131 deg latitude, -121.654 deg longitude, and 354 ft elevation.

The topography within 2 miles of Morgan Hill contains very significant variations in elevation, with a maximum elevation change of 1,056 feet and an average elevation above sea level of 431 feet. Within 10 miles contains very significant variations in elevation (3,346 feet). Within 50 miles also contains extreme variations in elevation (4,314 feet).

The area within 2 miles of Morgan Hill is covered by artificial surfaces (52%), cropland (22%), and grassland (18%), within 10 miles by grassland (37%) and shrubs (24%), and within 50 miles by grassland (29%) and water (19%).

Data Sources

This report illustrates the typical weather in Morgan Hill, based on a statistical analysis of historical hourly weather reports and model reconstructions from January 1, 1980 to December 31, 2016.

Temperature and Dew Point

There are 3 weather stations near enough to contribute to our estimation of the temperature and dew point in Morgan Hill.

For each station, the records are corrected for the elevation difference between that station and Morgan Hill according to the International Standard Atmosphere (https://en.wikipedia.org/wiki/International_Standard_Atmosphere), and by the relative change present in the MERRA-2 satellite-era reanalysis (https://gmao.gsfc.nasa.gov/reanalysis/MERRA-2/) between the two locations.

The estimated value at Morgan Hill is computed as the weighted average of the individual contributions fr
the distance between Morgan Hill and a given station.

The stations contributing to this reconstruction are:

- South County Airport Of Santa Clara County (KE16, 85%, 5 mi, southeast, -72 ft elevation change)
- Reid-Hillview of Santa Clara County Airport (/y/149702/Average-Weather-at-Reid-Hillview-of-Santa-
  (KRHV, 13%, 17 mi, northwest, -223 ft elevation change)
- Modesto City-County Airport (/y/145295/Average-Weather-at-Modesto-City-County-Airport-Califor
  (KMOD, 2.4%, 52 mi, northeast, -282 ft elevation change)

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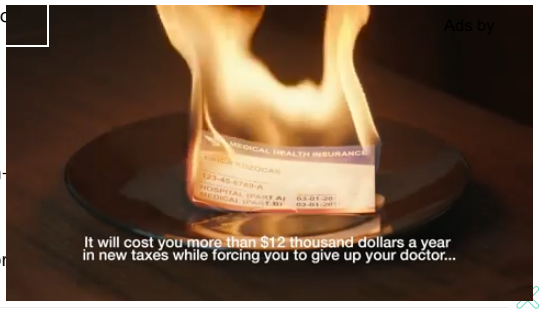

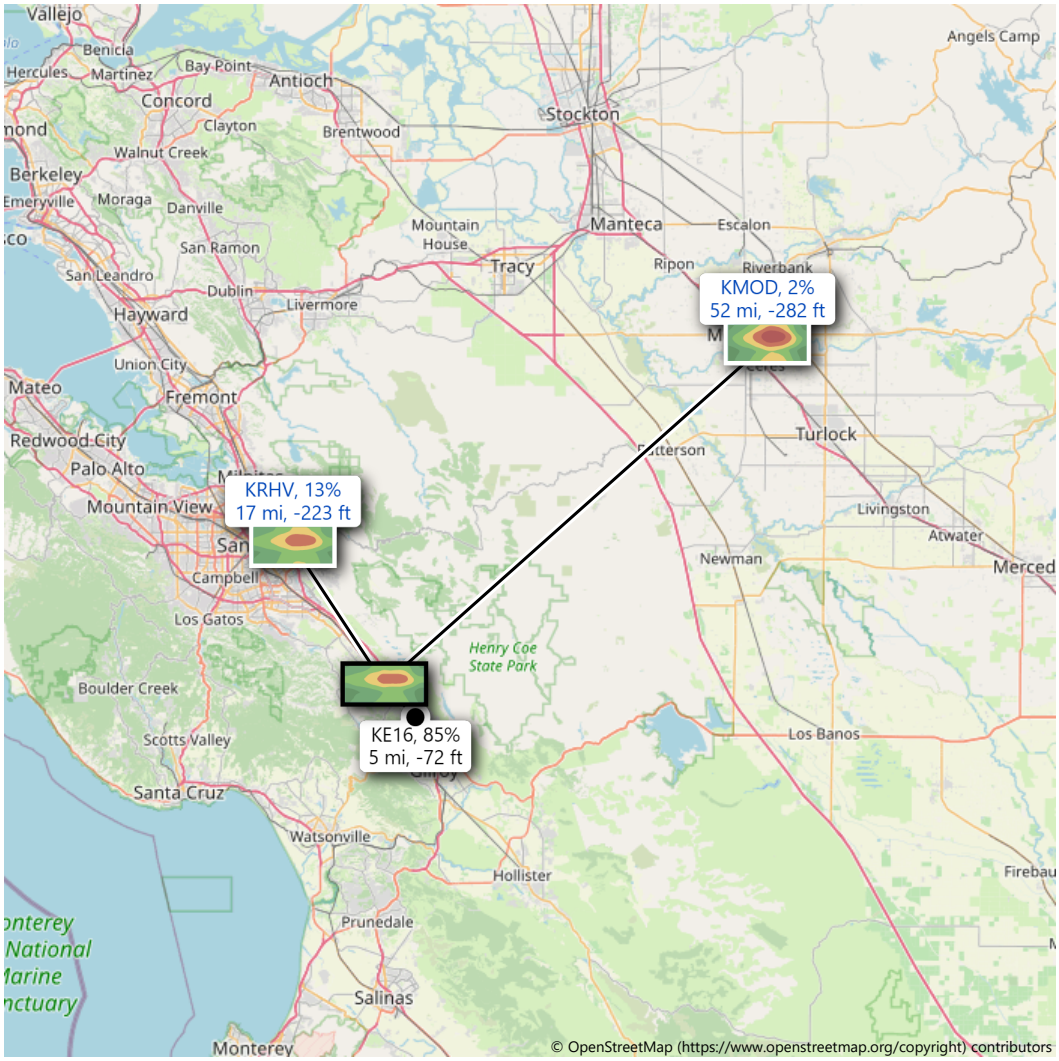

To get a sense of how much these sources agree with each other, you can view a comparison (/compare/y/1089~149702~145295/Comparison-of-the-Average-Weather-in-Morgan-Hill-Reid-Hillview-of-Santa-Clara-County-Airport-and-Modesto-City-County-Airport) of Morgan Hill and the stations that contribute to our estimates of its temperature history and climate. Please note that each source's contribution is adjusted for elevation and the relative change present in the MERRA-2 data.

Other Data

All data relating to the Sun's position (e.g., sunrise and sunset) are computed using astronomical formulas from the book, Astronomical Algorithms 2nd Edition (https://www.amazon.com/Astronomical-Algorithms-Jean-Meeus/dp/0943396611), by Jean Meeus.

All other weather data, including cloud cover, precipitation, wind speed and direction, and solar flux, come from NASA's MERRA-2 Modern-Era Retrospective Analysis (https://gmao.gsfc.nasa.gov/reanalysis/MERRA-2/). This reanalysis combines a variety of wide-area measurements in a state-of-the-art global meteorological model to reconstruct the hourly history of weather throughout the world on a 50-kilometer grid.

Land Use data comes from the Global Land Cover SHARE database (http://www.fao.org/land-water/land/land-governance/land-resources-planning-toolbox/category/details/en/c/1036355/), published by the Food and Agriculture Organization of the United Nations.

Elevation data comes from the Shuttle Radar Topography Mission (SRTM) (http://www2.jpl.nasa.gov/srtm

Names, locations, and time zones of places and some airports come from the GeoNames Geographical Dat

Time zones for airports and weather stations are provided by AskGeo.com (https://askgeo.com/).

Maps are © OpenStreetMap (https://www.openstreetmap.org/copyright) contributors.

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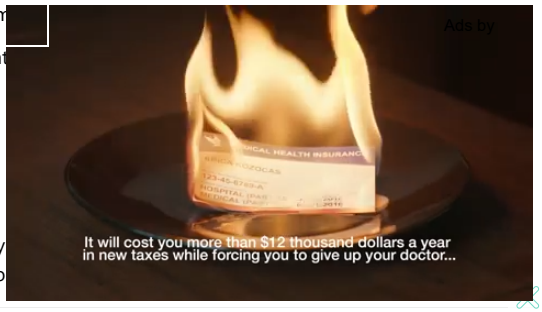

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other defects. We assume no responsibility for any decisions made on the basis of the content presented o

We further caution that our travel scores are only as good as the data that underpin them, that weather conditions at any given location and time are unpredictable and variable, and that the definition of the scores reflects a particular set of preferences that may not agree with those of any particular reader.

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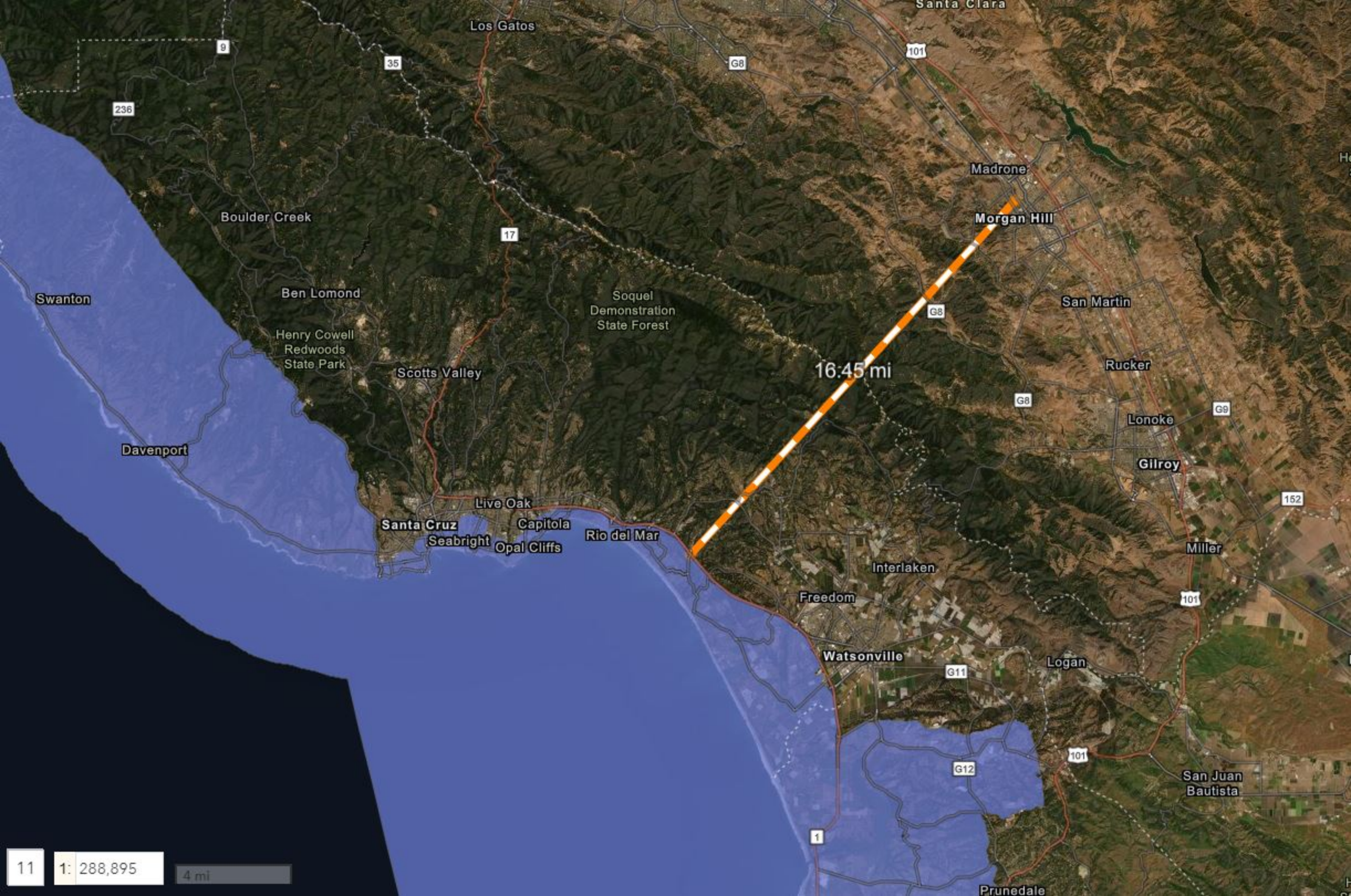
Los Gatos
Santa Clara
Madrone
Morgan Hill
Boulder Creek
Swanton
Ben Lomond
Soquel
Demonstration
State Forest
San Martin
Henry Cowell
Redwoods
State Park
Scotts Valley
16.45 mi
Rucker
Lonoke
Davenport
Gilroy
Live Oak
Santa Cruz
Capitola
Seabright
Opal Cliffs
Rio del Mar
Miller
Interlaken
Freedom
Watsonville
Logan
San Juan
Bautista
Prunedale
9
35
236
17
G8
101
G9
152
G11
G12
1
11
1: 288,895
4 mi

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Santa Clara County, California

Local office

Sacramento Fish And Wildlife Office

(916) 414-6600
(916) 414-6713

Federal Building

2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

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Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

---

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

NOT FOR CONSULTATION

2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
San Joaquin Kit Fox Vulpes macrotis mutica Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2873	Endangered

Birds

NAME	STATUS
California Condor Gymnogyps californianus There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8193	Endangered
California Least Tern Sterna antillarum browni Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8104	Endangered

Amphibians

NAME	STATUS
California Red-legged Frog Rana draytonii Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/2891	Threatened
California Tiger Salamander Ambystoma californiense There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/2076	Threatened

Fishes

NOT FOR CONSULTATION

NAME	STATUS
Delta Smelt Hypomesus transpacificus Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/321	Threatened

Insects

NAME	STATUS
Bay Checkerspot Butterfly Euphydryas editha bayensis Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/2320	Threatened
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Flowering Plants

NAME	STATUS
Metcalf Canyon Jewelflower Streptanthus albidus ssp. albidus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4186	Endangered
Santa Clara Valley Dudleya Dudleya setchellii Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3207	Endangered
Tiburon Paintbrush Castilleja affinis ssp. neglecta Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2687	Endangered

Critical habitats

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Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

NOT FOR CONSULTATION

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Allen's Hummingbird *Selasphorus sasin* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637	Breeds Feb 1 to Jul 15
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Jan 1 to Aug 31
Belding's Savannah Sparrow *Passerculus sandwichensis beldingi* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8	Breeds Apr 1 to Aug 15
Bullock's Oriole *Icterus bullockii* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 21 to Jul 25
California Thrasher *Toxostoma redivivum* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jan 1 to Jul 31
Clark's Grebe *Aechmophorus clarkii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jun 1 to Aug 31
Common Yellowthroat *Geothlypis trichas sinuosa* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/2084	Breeds May 20 to Jul 31

NOT FOR CONSULTATION

Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Lawrence's Goldfinch Carduelis lawrencei — Breeds Mar 20 to Sep 20

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9464

Nuttall's Woodpecker Picoides nuttallii — Breeds Apr 1 to Jul 20

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Olive-sided Flycatcher Contopus cooperi — Breeds May 20 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3914

Tricolored Blackbird Agelaius tricolor — Breeds Mar 15 to Aug 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3910

Western Grebe aechmophorus occidentalis — Breeds Jun 1 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/6743

Wrentit Chamaea fasciata — Breeds Mar 15 to Aug 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

NOT FOR CONSULTATION

Yellow-billed Magpie *Pica nuttalli* Breeds Apr 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9726

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

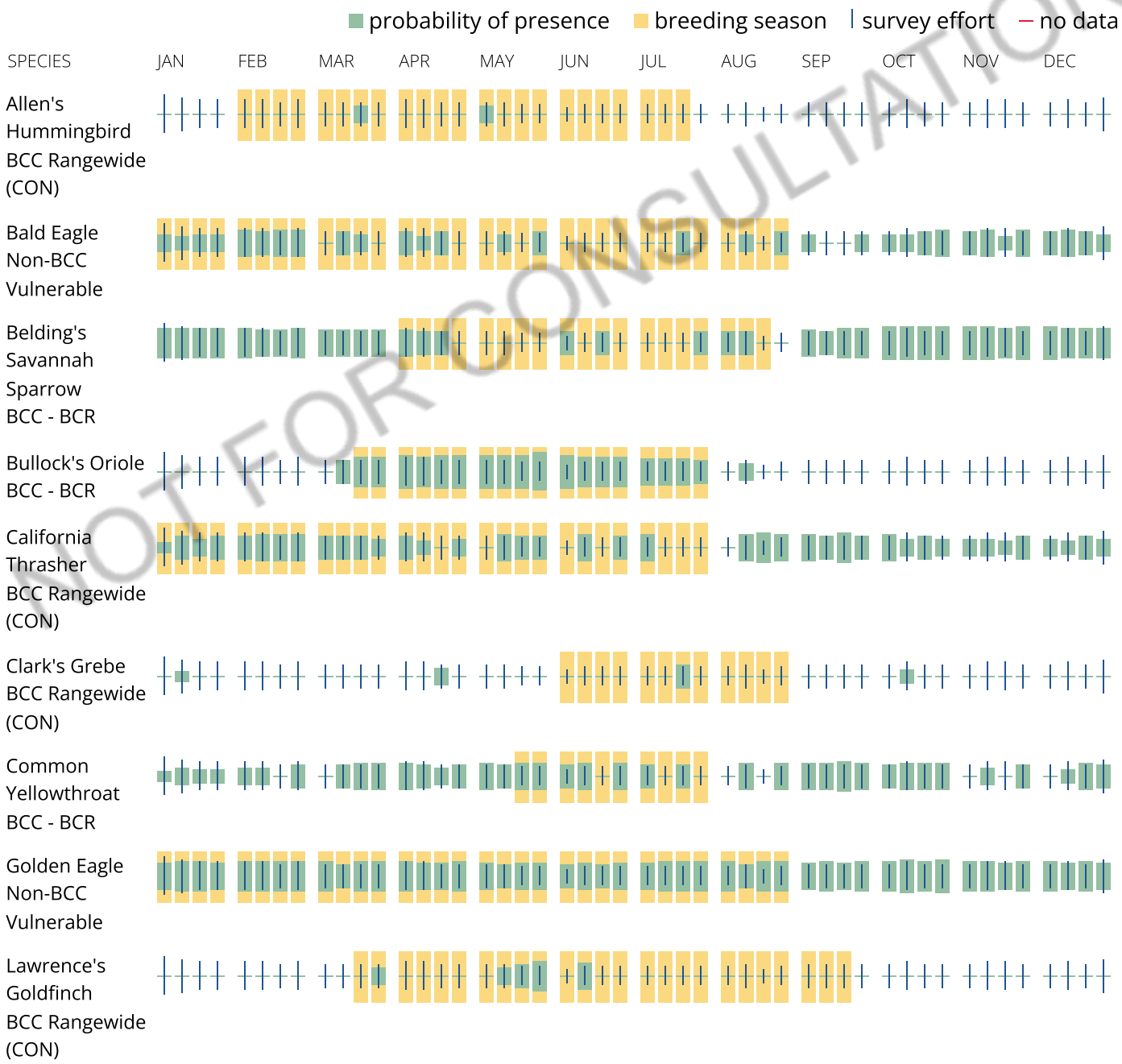
NOT FOR CONSULTATION

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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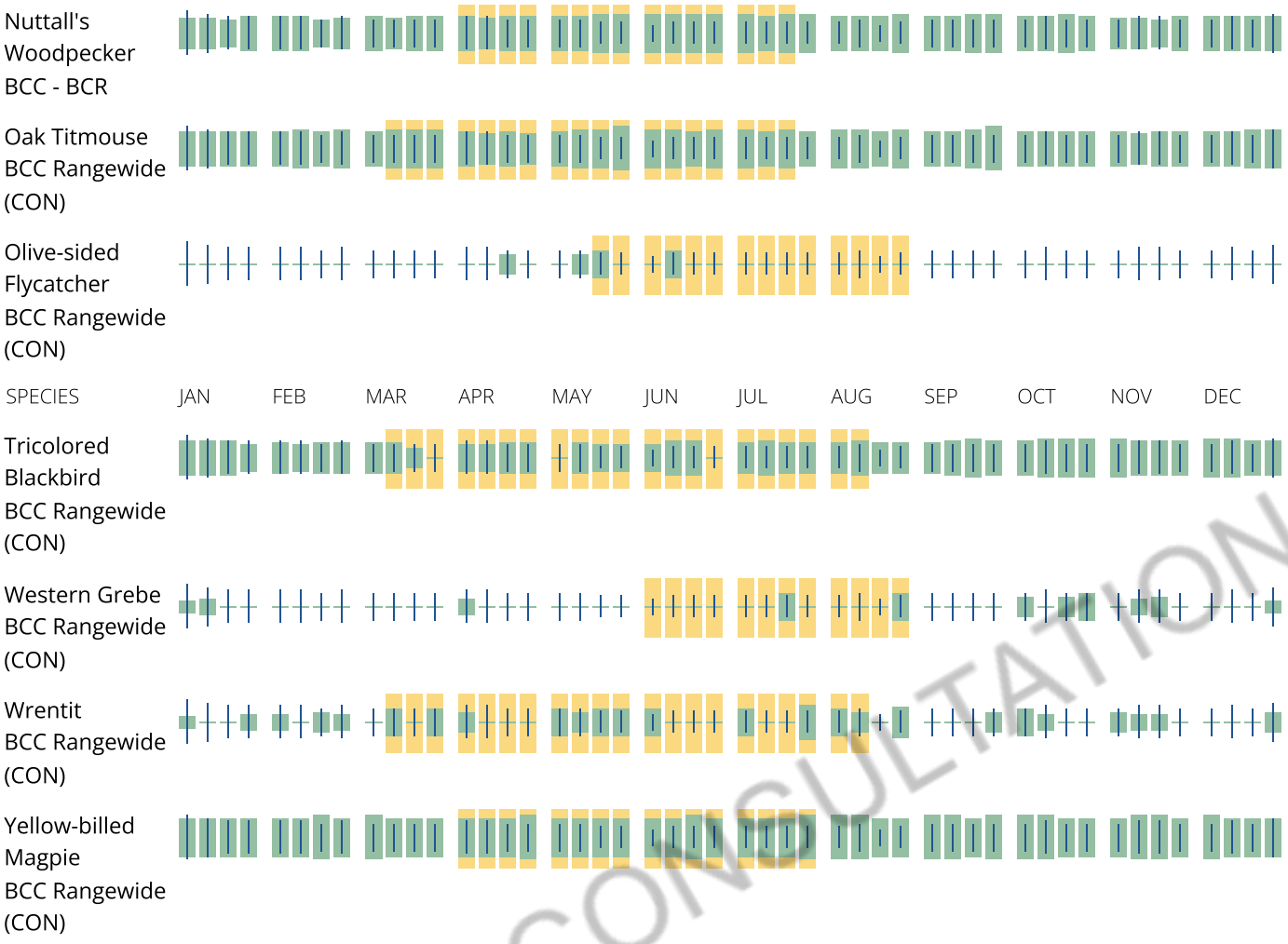

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Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to

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you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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Coastal Barrier Resources System

Projects within the John H. Chafee Coastal Barrier Resources System (CBRS) may be subject to the restrictions on federal expenditures and financial assistance and the consultation requirements of the Coastal Barrier Resources Act (CBRA) (16 U.S.C. 3501 et seq.). For more information, please contact the local Ecological Services Field Office or visit the CBRA Consultations website. The CBRA website provides tools such as a flow chart to help determine whether consultation is required and a template to facilitate the consultation process.

There are no known coastal barriers at this location.

Data limitations

The CBRS boundaries used in IPaC are representations of the controlling boundaries, which are depicted on the official CBRS maps. The boundaries depicted in this layer are not to be considered authoritative for in/out determinations close to a CBRS boundary (i.e., within the "CBRS Buffer Zone" that appears as a hatched area on either side of the boundary). For projects that are very close to a CBRS boundary but do not clearly intersect a unit, you may contact the Service for an official determination by following the instructions here: https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation

Data exclusions

CBRS units extend seaward out to either the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS data, therefore projects in the offshore areas of units (e.g., dredging, breakwaters, offshore wind energy or oil and gas projects) may be subject to CBRA even if they do not intersect the CBRS data. For additional information, please contact CBRA@fws.gov.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

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For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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SciName	ComName	TaxonGrou	ElmCode	TotalOccs	FedList	CalList	GRank	SRank	RPlantRank	OthrStatus	Habitats	GenHab	MicroHab	ReturnOccs
Ambystom	California t	Amphibian	AAAAA011	1265	Threatened	Threatened	G2G3T3	S3		CDFW_WL-	Cismontan	Lives in vac	Need unde	100
Castilleja a	Tiburon pai	Dicots	PDSCR0D0	7	Endangere	Threatened	G4G5T1T2	S1S2	1B.2	SB_CalBG/	Ultramafic	Valley and	Rocky serp	2
Ceanothus	Coyote cea	Dicots	PDRHA041	4	Endangere	None	G1	S1	1B.1	SB_CalBG/	Chaparral	Chaparral,	Serpentine	4
Chorizanth	Monterey s	Dicots	PDPGN040	51	Threatened	None	G2T2	S2	1B.2	BLM_S-Sen	Chaparral	Coastal du	Sandy soils	2
Chorizanth	robust spin	Dicots	PDPGN040	20	Endangere	None	G2T1	S1	1B.1		Chaparral	Cismontan	Sandy terra	1
Dudleya ab	Santa Clara	Dicots	PDCRA040	59	Endangere	None	G4T2	S2	1B.1	SB_CalBG/	Cismontan	Valley and	On rocky se	51
Euphilotes	Smith's blu	Insects	IILEPG202	68	Endangere	None	G5T1T2	S1			Coastal du	Most comn	Hostplant:	1
Euphydryas	Bay checke	Insects	IILEPK405	30	Threatened	None	G5T1	S1			Coastal du	Restricted	Plantago er	17
Lasthenia c	Contra Cos	Dicots	PDAST5L0	36	Endangere	None	G1	S1	1B.1	SB_UCBG-l	Alkali playa	Valley and	Vernal pool	2
Oncorhync	steelhead -	Fish	AFCHA020	44	Threatened	None	G5T2T3Q	S2S3		AFS_TH-Thr	Aquatic	S	DPS includes all natura	2
Oncorhync	steelhead -	Fish	AFCHA020	41	Threatened	None	G5T2Q	S2		AFS_TH-Thr	Aquatic	S	Federal listing refers to	3
Rana drayt	California r	Amphibian	AAABH010	1671	Threatened	None	G2G3	S2S3		CDFW_SSC	Aquatic	A	Lowlands a	Requires 1	72
Streptanth	Metcalf Ca	Dicots	PDBRA2G0	13	Endangere	None	G2T1	S1	1B.1	SB_CalBG/	Ultramafic	Valley and	Relatively o	13
Vireo bellii	least Bell's	Birds	ABPBW011	504	Endangere	Endangere	G5T2	S2		NABCI_YW	Riparian for	Summer re	Nests plac	1
Vulpes mac	San Joaquir	Mammals	AMAJA030	1020	Endangere	Threatened	G4T2	S2			Chenopod	Annual gra	Need loose	1

Developed Land Cover Types

Developed areas comprise all types of development for residential, commercial, industrial, transportation, landfill, landscaping, and recreational uses (e.g., sites with structures, paved surfaces, horticultural plantings, golf courses, and irrigated lawns). Developed sites were mapped on the basis of their distinct signatures on aerial photographs. Developed areas are often characterized by geometric or regular shapes, and are readily distinguished from naturally occurring signatures in any terrain. This category was separated into six land cover types: urban-suburban, rural residential, barren, landfill, golf courses/urban parks, and ornamental woodland.

Urban-Suburban

The *urban-suburban* land cover comprises 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. These include areas that have structures, paved and impermeable surfaces, horticultural plantings, and lawns smaller than 10 acres (irrigated lawns larger than 10 acres were mapped as urban parks). Many small, rural residential areas were observed in the inventory area. Such areas were mapped as urban if they exhibited at least 10 acres of buildings, turf, and pavement. Rural residential areas of less than 10 acres that were adjacent to or surrounded by agriculture and/or natural land cover types were mapped as the adjacent land cover type. Parcels of non-urban land cover types within the study area on which development projects were already approved were mapped as urban-suburban.

Vegetation found in the urban-suburban land cover type is usually in the form of landscaped residences, planted street trees (i.e., elm, ash, liquidambar, pine, palm), and parklands. Most of the vegetation is composed of nonnative or cultivated plant species. One invasive nonnative tree, the tree-of-heaven, has become established in yards and vacant lots in the City of San José area (Santa Clara Basin Watershed Management Initiative 2003).

The major urban-suburban area in the study area is San José, located in the northern portion of the Santa Clara Valley. Other urban-suburban areas include areas within Morgan Hill and Gilroy. Urban-suburban areas comprise 89,438 acres (19.4%) of the study area (**Table 3-7** and **Figure 3-10**).

It is unlikely that any covered species would be found in urban-suburban areas; however, Bay checkerspot butterfly may migrate across urban-suburban areas (i.e., parking lots) between patches of serpentine grassland. Still, this land cover type is largely characterized by impermeable surfaces and extreme hazards to wildlife that provide no habitat value.

Rural Residential

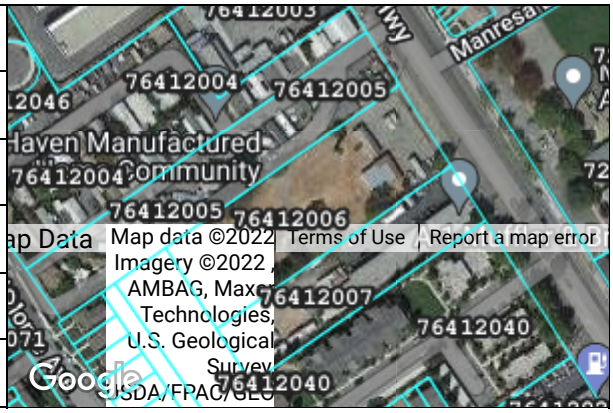
The *rural residential* land cover type is similar to the urban-suburban type except that it is typically much less dense (defined as less than 1 structure per 2.5 acres) and usually contains extensive landscaping and/or irrigated lands (including small areas of pasture).

SANTA CLARA VALLEY HABITAT AGENCY

City of Gilroy | City of Morgan Hill | City of San José | County of Santa Clara | Santa Clara Valley Water District | Santa Clara Valley Transportation Authority

General Information

APN	76412006
Address	17965 MONTEREY RD MORGAN HILL CA 95037
Recorded Area	1.54 acres
City	▪ MORGAN HILL (1.5 acres)
Urban Service Area	▪ Morgan Hill (1.5 acres)
Planning Limits of Urban Growth	▪ Morgan Hill (1.5 acres)

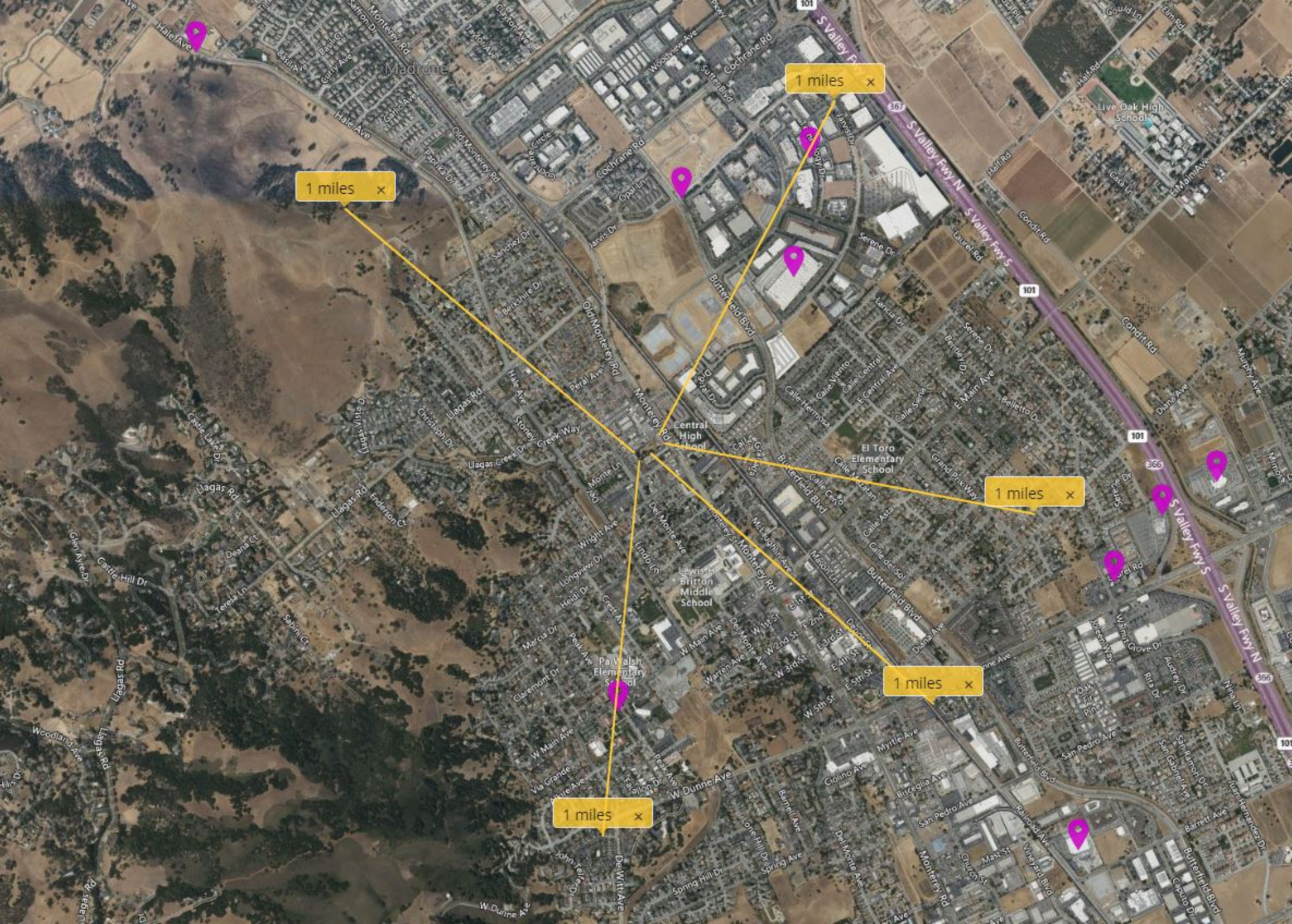


Habitat Plan Information

Habitat Plan Permit Area	YES
Private Development Areas	▪ Area 4: Urban Development Equal to or Greater Than 2 Acres Covered (1.5 acres)
Land Cover	▪ Urban - Suburban (1.5 acres)
Land Cover Fee Zones	▪ Urban Areas (No Land Cover Fee) (1.5 acres)
Potential Wetland Fee Zones	N/A
Potential Serpentine Fee Zones	N/A
Burrowing Owl Survey and Fee Zone	N/A
Wildlife Survey Areas	N/A
Plant Survey Areas	N/A
Category 1 Streams and Setbacks	N/A
Category 1 Streams and Setbacks (stream length)	N/A
Valley Oak and Blue Oak Woodland	N/A
Urban Reserve System Interface Zones	N/A

The data provided in the Geobrowser are intended to be used as an initial planning tool for project applicants. All fees and survey requirements will be implemented based on field-verified information that is specific to each project.

All information provided in official Santa Clara Valley Habitat Agency (SCVHA) websites is provided for informational purposes only and does not constitute a legal contract between the SCVHA and any person or entity. Information on the websites is subject to change without prior notice. Although every reasonable effort is made to present current and accurate information, the SCVHA makes no guarantees of any kind.
The SCVHA, its employees, officers, content providers, affiliates or other representatives are not liable for damages of any kind (including, without limitation, lost profits, direct, indirect, compensatory, consequential, exemplary, special, incidental, or punitive damages) arising out of your use of, your inability to use, or the performance of this website or the content whether or not we have been advised of the possibility of such damages.


1 miles
1 miles
1 miles
1 miles
1 miles
Central High School
El Toro Elementary School
Lewis H Britton Middle School
Pa Walsh Elementary School
Live Oak High School
Madrone
S Valley Fwy S
S Valley Fwy N
Hale Ave
Cochrane Rd
Old Monterey Rd
Monterey Rd
Butterfield Blvd
Condit Rd
Llagas Rd
W Dunne Ave
W Main Ave
E Main Ave

Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☑ **No:** ☐
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☑
Is the container diked?	**Yes:** ☐ **No:** ☐
What is the volume (gal) of the container?	2999
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	

Calculate Acceptable Separation Distance

Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	314.91
ASD for Thermal Radiation for People (ASDPPU)	437.03
ASD for Thermal Radiation for Buildings (ASDBPU)	83.54
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options

Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☑ **No:** ☐
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☑
Is the container diked?	**Yes:** ☐ **No:** ☐
What is the volume (gal) of the container?	10000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	

Calculate Acceptable Separation Distance

Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	468.92
ASD for Thermal Radiation for People (ASDPPU)	721.77
ASD for Thermal Radiation for Buildings (ASDBPU)	145.78
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options

California Important Farmland Finder

Ca. Dept of Conservation

17965 Monterey Road

Polygon Tool

Input | Output

Area Of Interest

The result is drawn on the map.

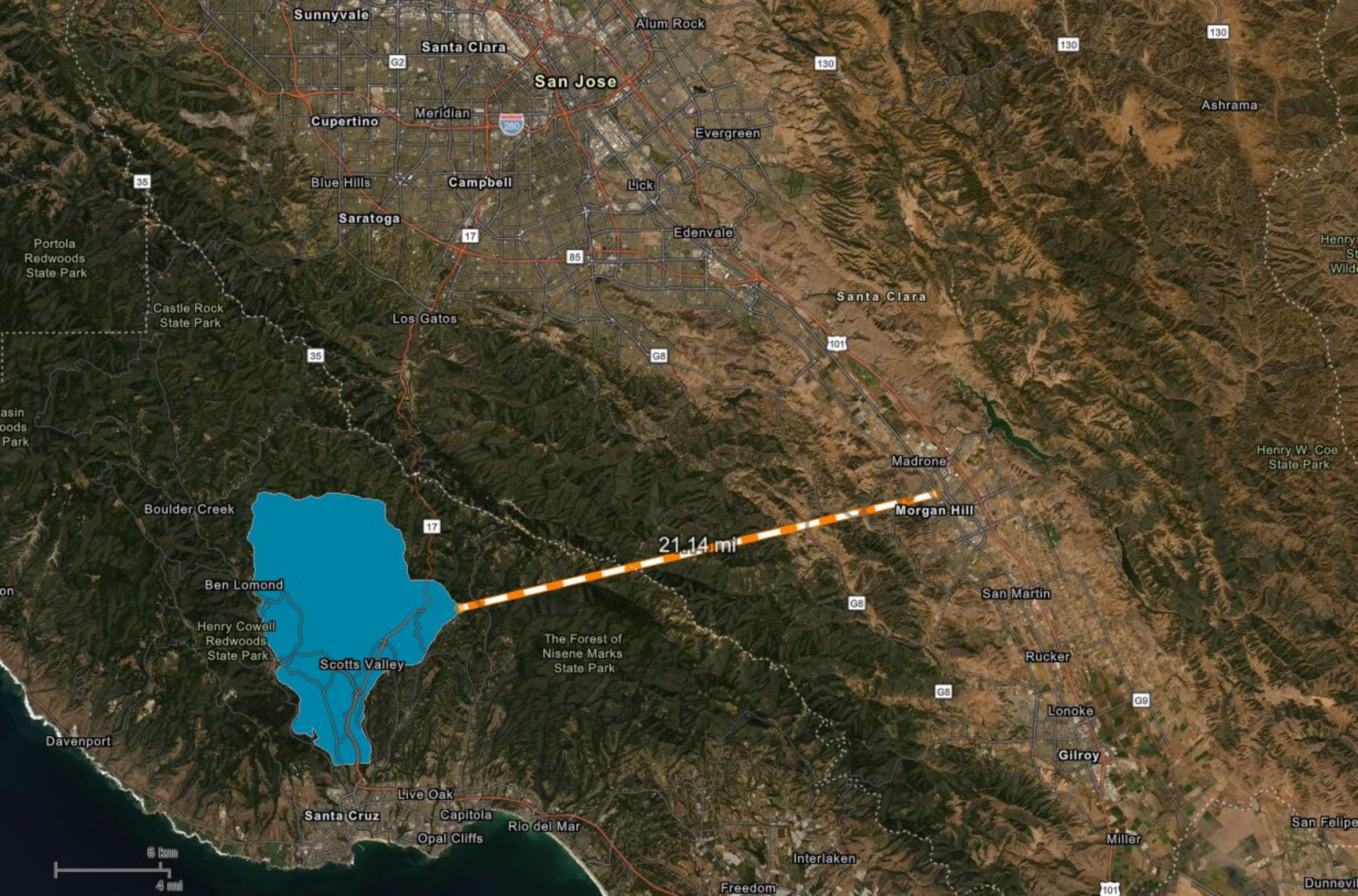
Area Statistics

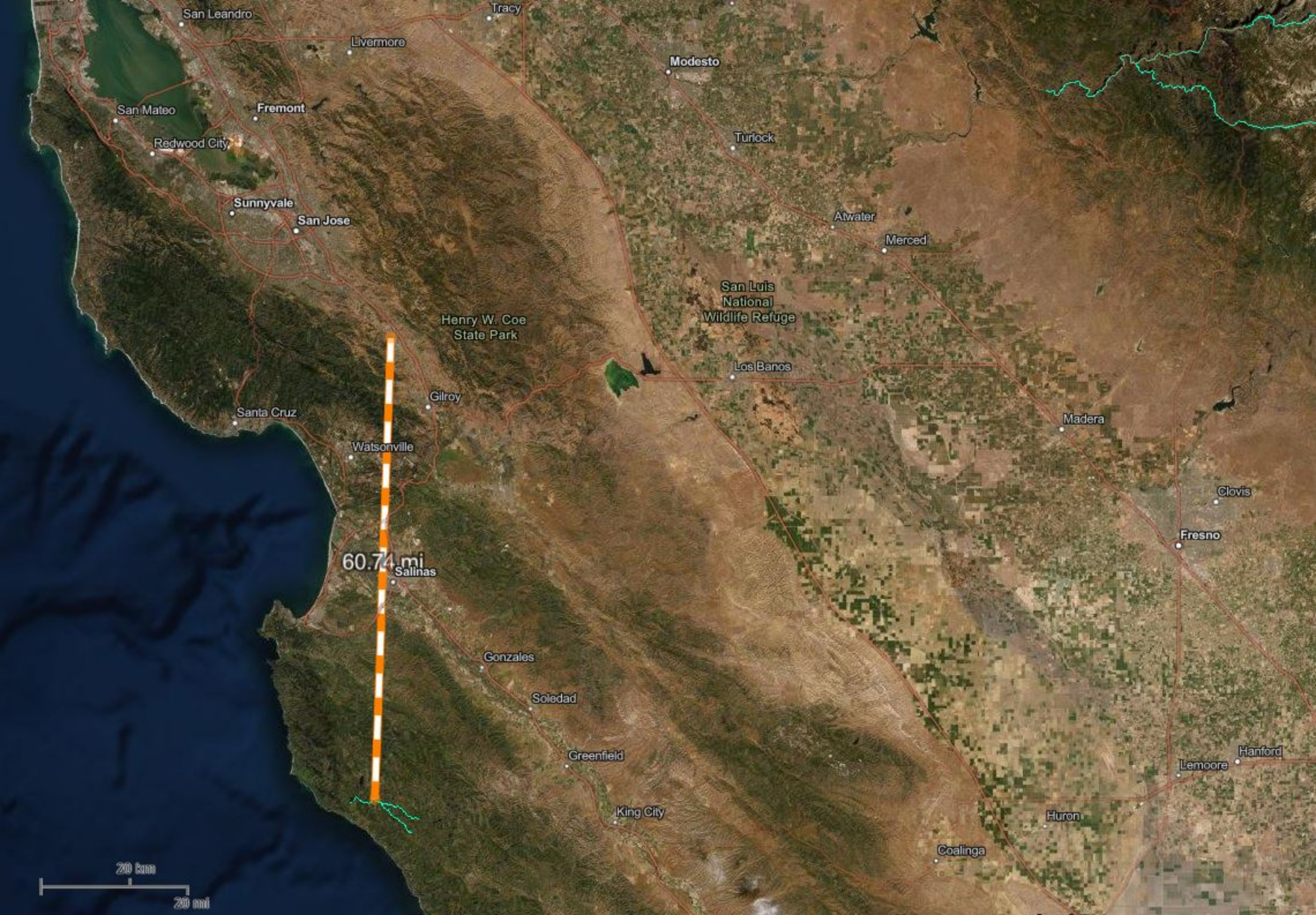
DESCRIPTION	ACRES	PERCENT
Urban and Built-up Land	1.8	100.0

-146,875.344 -96,678.113 Meters

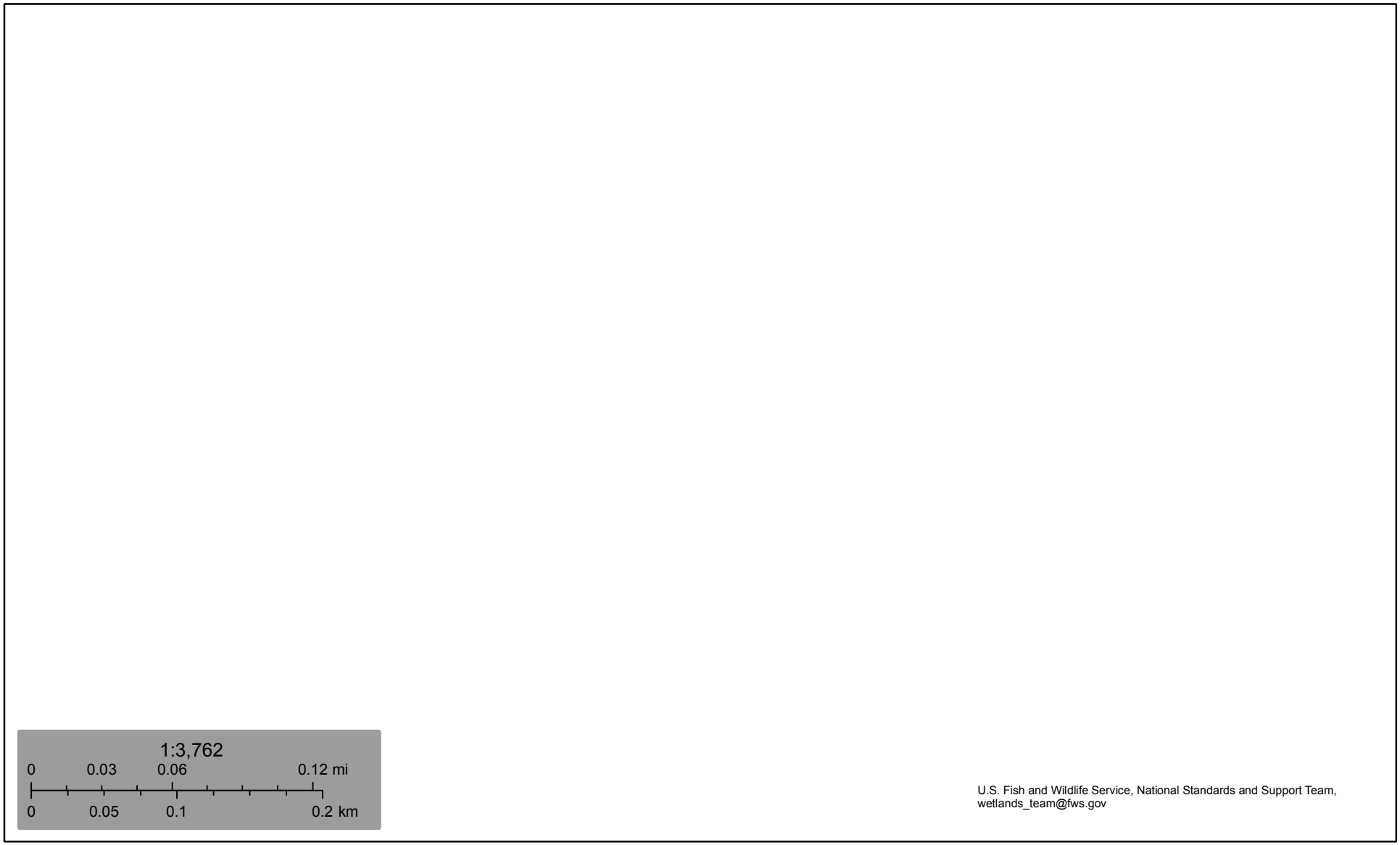
Santa Clara County, Santa Cruz County, Maxar

POWERED BY esri


Sunnyvale
Santa Clara
Alum Rock
San Jose
Cupertino
Meridian
Evergreen
Ashrama
Blue Hills
Campbell
Lick
Saratoga
Edenvale
Portola Redwoods State Park
Castle Rock State Park
Los Gatos
Santa Clara
Madrone
Henry W. Coe State Park
Boulder Creek
Morgan Hill
21.14 mi
Ben Lomond
San Martin
Henry Cowell Redwoods State Park
Scotts Valley
The Forest of Nisene Marks State Park
Rucker
Lonoke
Davenport
Gilroy
Live Oak
Santa Cruz
Capitola
Rio del Mar
Opal Cliffs
Miller
Interlaken
Freedom
6 km
4 mi


San Leandro
Tracy
Livermore
Modesto
San Mateo
Fremont
Redwood City
Turlock
Sunnyvale
San Jose
Atwater
Merced
San Luis
National
Wildlife Refuge
Henry W. Coe
State Park
Los Banos
Gilroy
Santa Cruz
Madera
Watsonville
Clovis
Fresno
60.74 mi
Salinas
Gonzales
Soledad
Greenfield
Hanford
Lemoore
King City
Huron
Coalinga
20 km
20 mi

Magnolias Affordable Housing Project



U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov

October 20, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

An official website of the United States government
Here's how you know

Learn About Environmental Justice

President Clinton signing the EJ Executive Order in 1994.

Environmental justice (EJ) is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation and enforcement of environmental laws, regulations and policies.

Fair treatment means no group of people should bear a disproportionate share of the negative environmental consequences resulting from industrial, governmental and commercial operations or policies.

Meaningful involvement means:

- People have an opportunity to participate in decisions about activities that may affect their environment and/or health;
- The public's contribution can influence the regulatory agency's decision;
- Community concerns will be considered in the decision making process; and
- Decision makers will seek out and facilitate the involvement of those potentially affected.

Want to learn more about the EPA's Office of Environmental Justice <https://epa.gov/aboutepa/about-office-policy-op#oej>**?**

- Factsheet on the EPA's Office of Environmental Justice <https://epa.gov/environmentaljustice/factsheet-epas-office-environmental-justice>
- Learn about Identifying Communities with Environmental Justice (EJ) Concerns <https://youtu.be/rq5qqbbvfxw>

Read the accomplishment reports to learn more about the progress that the EPA has made in advancing environmental justice principles? Click here to read annual progress reports on the Agency's most recent EJ accomplishments. <https://epa.gov/environmentaljustice/annual-environmental-justice-progress-reports>

> "Whether by conscious design or institutional neglect, communities of color in urban ghettos, in rural 'poverty pockets,' or on economically impoverished Native-American reservations face some of the worst environmental devastation in the nation."

- Overview
- Executive Order 12898
- Interagency Working Group
- Laws and Statutes
- Integrating EJ at EPA

EPA and Environmental Justice

EPA's goal is to provide an environment where all people enjoy the same degree of protection from environmental and health hazards and equal access to the decision-making process to maintain a healthy environment in which to live, learn, and work.

EPA's environmental justice mandate extends to all of the Agency's work, including:

- setting standards
- permitting facilities
- awarding grants
- issuing licenses
- regulations
- reviewing proposed actions by the federal agencies

EPA works with all stakeholders to constructively and collaboratively address environmental and public health issues and concerns. The Office of Environmental Justice (OEJ) coordinates the Agency's efforts to integrate environmental justice into all policies, programs, and activities. OEJ's mission is to facilitate Agency efforts to protect environment and public health in minority, low-income, tribal and other vulnerable communities by integrating environmental justice in all programs, policies and activities.

Executive Order 12898

Executive Order 12898 <http://www.archives.gov/federal-register/executive-orders/1994.html#12898> directed federal agencies to develop environmental justice strategies to help federal agencies address disproportionately high and adverse human health or environmental effects of their programs on minority and low-income populations.

The Presidential Memorandum <https://epa.gov/environmentaljustice/presidential-memorandum-heads-all-departments-and-agencies-executive-order> accompanying the order underscores certain provisions of existing law that can help ensure that all communities and persons across the nation live in a safe and healthy environment.

Federal Interagency Working Group

The executive order established an Interagency Working Group <https://epa.gov/environmentaljustice/federal-interagency-working-group-environmental-justice-ej-iwg> on Environmental Justice (EJ IWG) chaired by the EPA Administrator and comprised of the heads of 11 departments or agencies and several White House offices. The EJ IWG now includes 17 agencies and meets on a monthly basis to continue collaborative efforts.

Laws and Statutes

The statutes that EPA implements provide the Agency with authority to consider and address environmental justice concerns. These laws encompass the breadth of the Agency's activities including:

- Setting standards
- Permitting facilities
- Making grants
- Issuing licenses or regulations
- Reviewing proposed actions of other federal agencies

These laws often require the Agency to consider a variety of factors that generally include one or more of the following:

- Public health
- Cumulative impacts
- Social costs
- Welfare impacts

Moreover, some statutory provisions, such as under the Toxics Substances Control Act, explicitly direct the Agency to target low-income populations for assistance. Other statutes direct the Agency to consider vulnerable populations in setting standards. In all cases, the way in which the Agency chooses to implement and enforce its authority can have substantial effects on the achievement of environmental justice for all communities.

Integrating EJ at EPA

Since OEJ was created, there have been significant efforts across EPA to integrate environmental justice into the Agency's day-to-day operations. Read more about how EPA's EJ 2020 Action Agenda <https://epa.gov/environmentaljustice/ej-2020-action-agenda-epas-environmental-justice-strategy> will help EPA advance environmental justice through its programs, policies and activities, and support our cross-agency strategy on making a visible difference in environmentally overburdened, underserved, and economically distressed communities.

Every regional and headquarter office has an environmental justice coordinator who serves as a focal point within that organization. This network of individuals provides outreach and educational opportunities to external, as well as internal, individuals and organizations. To find out more about Agency efforts to address environmental justice, contact an EJ coordinator <https://epa.gov/environmentaljustice/forms/contact-us-about-environmental-justice#local> based on your location or area of interest.

Environmental Justice (EJ) Home <https://epa.gov/environmentaljustice>

Learn About Environmental Justice

Equity Action Plan <https://epa.gov/environmentaljustice/equity-action-plan>

Grants and Resources <https://epa.gov/environmentaljustice/environmental-justice-grants-funding-and-technical-assistance>

National Environmental Justice Advisory Council <https://epa.gov/environmentaljustice/national-environmental-justice-advisory-council>

White House Environmental Justice Advisory Council <https://epa.gov/environmentaljustice/white-house-environmental-justice-advisory-council>

EJ in Your Community <https://epa.gov/environmentaljustice/environmental-justice-your-community>

EJ and National Environmental Policy Act <https://epa.gov/environmentaljustice/environmental-justice-and-national-environmental-policy-act>

EJ and Title VI <https://epa.gov/environmentaljustice/title-vi-and-environmental-justice>

EJ for Tribes and Indigenous Peoples <https://epa.gov/environmentaljustice/environmental-justice-tribes-and-indigenous-peoples>

Equitable Development and EJ <https://epa.gov/environmentaljustice/equitable-development-and-environmental-justice>

Community Voices on EJ <https://epa.gov/environmentaljustice/community-voices-environmental-justice>

Contact Us <https://epa.gov/environmentaljustice/forms/contact-us-about-environmental-justice> to ask a question, provide feedback, or report a problem.

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CITY OF MORGAN HILL

City of Morgan Hill
Wildland Urban Interface

Very High Fire Hazard Severity Zone

High Fire Hazard Severity Zone

City Boundary

0 1,000 2,000 4,000 6,000

Feet

Adopted March 18, 2009
City Council Resolution 6238

This map was produced by the City of Morgan Hill Community Development Department. The data was collected from a variety of reliable sources. However, the City of Morgan Hill makes no representation as to its accuracy and disclaims any liability to persons who may rely upon it.

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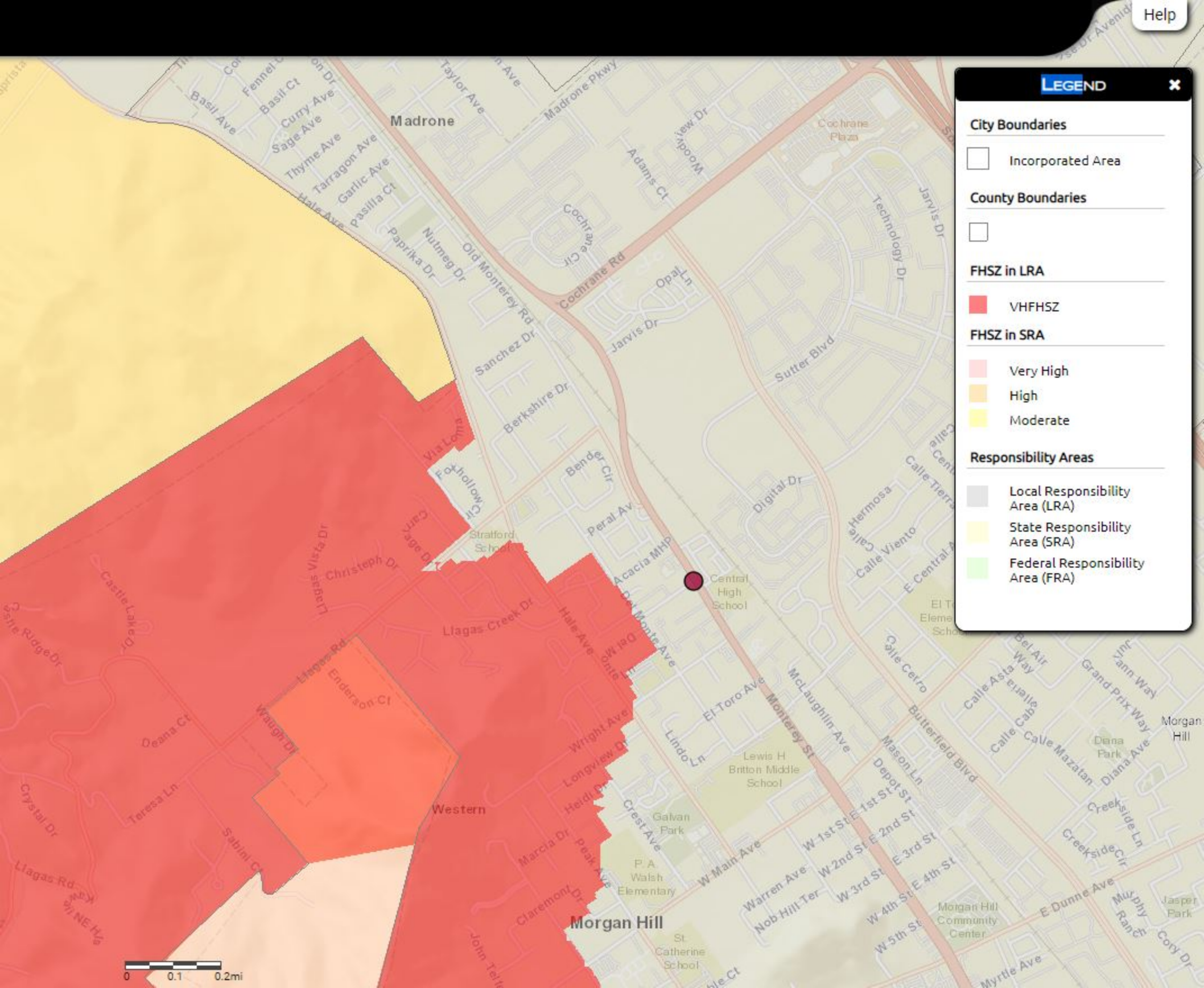
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LEGEND
City Boundaries
Incorporated Area
County Boundaries
FHSZ in LRA
VHFHSZ
FHSZ in SRA
Very High
High
Moderate
Responsibility Areas
Local Responsibility Area (LRA)
State Responsibility Area (SRA)
Federal Responsibility Area (FRA)
Madrone
Western
Morgan Hill
Cochrane Rd
Monterey St
Central High School
Lewis H Britton Middle School
P A Walsh Elementary
St Catherine School
Morgan Hill Community Center
Galvan Park
Diana Park
Murphy Ranch
Jasper Park
Cory Dr
Cochrane Plaza
Madrone Pkwy
Taylor Ave
Basil Ave
Fennel Ct
Basil Ct
Curry Ave
Sage Ave
Thyme Ave
Tarragon Ave
Garlic Ave
Pasilla Ct
Hale Ave
Paprika Dr
Nutmeg Dr
Old Monterey Rd
Sanchez Dr
Berkshire Dr
Cochrane Cir
Adams Ct
Woodview Dr
Opal Ln
Jarvis Dr
Technology Dr
Sutter Blvd
Digital Dr
Bender Cir
Foxhollow Cir
Via Loma
Peral Ave
Acacia MHP
Del Monte Ave
Stratford School
Vista Dr
Christeph Dr
Sage Dr
Llagas Creek Dr
Llagas Rd
Castle Lake Dr
Castle Ridge Dr
Anderson Ct
Deana Ct
Waugh Dr
Teresa Ln
Crystal Dr
Sabini Ct
Wright Ave
Longview Dr
Heidi Dr
Marcia Dr
Peak Ave
Claremont Dr
Crest Ave
Lindo Ln
El Toro Ave
McLaughlin Ave
Calle Cerro
Calle Viento
Calle Hermosa
Calle Tierra
E Central Ave
Butterfield Blvd
Mason Ln
Depot St
W 1st St
E 1st St
W 2nd St
E 2nd St
W 3rd St
E 3rd St
W 4th St
E 4th St
W 5th St
W Main Ave
Warren Ave
Nob Hill Ter
E Dunne Ave
Myrtle Ave
Bel Air Way
Grand Prix Way
Zinn Way
Calle Asta
Calle Caballo
Calle Mazatan
Diana Ave
Creekside Ln
Creekside Cir
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DEPARTMENT OF TOXIC SUBSTANCES CONTROL

ENVIROSTOR

HAZARDOUS WASTE AND SUBSTANCES SITE LIST (CORTESE)

For additional information and listing of sites, please refer to the California Environmental Protection Agency's Cortese web pages

422 RECORDS FOUND EXPORT TO EXCEL PAGE 1 OF

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	1450 MARIN ST. LLC PROJECT / FEDERATED FRY METALS	38330005	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	1450 MARIN STREET/1901 CESAR CHAVEZ	SAN FRANCISCO	94124	NA	SAN FRANCISCO
[REPORT]	[MAP]	1525 AETNA SPRINGS ROAD	60003205	STATE RESPONSE	ACTIVE	1525 AETNA SPRINGS ROAD	POPE VALLEY	94567	15-20%	NAPA
[REPORT]	[MAP]	1601-1633 OCEAN AVENUE	60002818	STATE RESPONSE	ACTIVE	1601-1633 OCEAN AVENUE	SAN FRANCISCO	94112	40-45%	SAN FRANCISCO
[REPORT]	[MAP]	1772 BROADWAY	60002678	STATE RESPONSE	ACTIVE	1772 BROADWAY	REDWOOD CITY	94063	80-85%	SAN MATEO
[REPORT]	[MAP]	2403 MARINE AVENUE	60002922	STATE RESPONSE	ACTIVE	2403 MARINE AVENUE	GARDENA	90249	85-90%	LOS ANGELES
[REPORT]	[MAP]	410 E. 32ND STREET & 317 E. 33RD STREET	60002760	STATE RESPONSE	ACTIVE	410 E. 32ND STREET & 317 E. 33RD STREET	LOS ANGELES	90011	95-100%	LOS ANGELES
[REPORT]	[MAP]	6421 SOUTH BROADWAY	60002974	STATE RESPONSE	ACTIVE	6421 SOUTH BROADWAY	LOS ANGELES	90003	95-100%	LOS ANGELES
[REPORT]	[MAP]	704 NORTH SAN MATEO DRIVE	60003138	STATE RESPONSE	ACTIVE	704 NORTH SAN MATEO DRIVE	SAN MATEO	94401	40-45%	SAN MATEO
[REPORT]	[MAP]	A Z DECASING COMPANY	19330371	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	1420 SOUTH SIGNAL DRIVE	POMONA	91766	95-100%	LOS ANGELES

ACTIVE - LAND

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	AAD DISTRICT & DRY CLEANING, INC.	19000031	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	2306 E. 38TH STREET	VERNON	90058	NA	LOS ANGELES
[REPORT]	[MAP]	ACTION PLATING (2W)	01340116	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	10132 EDES AVENUE	OAKLAND	94603	90-95%	ALAMEDA
[REPORT]	[MAP]	ACTS COMMUNITY DEVELOPMENT	60003038	STATE RESPONSE	ACTIVE	1001 77TH AVENUE	OAKLAND	94621	90-95%	ALAMEDA
[REPORT]	[MAP]	AEROJET GENERAL CORPORATION	34370002	FEDERAL SUPERFUND - LISTED	ACTIVE - LAND USE RESTRICTIONS	HIGHWAY 50 AND AEROJET ROAD	RANCHO CORDOVA	95670	45-50%	SACRAMENTO
[REPORT]	[MAP]	AFTER 5 TUX SHOP	60002994	STATE RESPONSE	ACTIVE	1681 & 1683 WEST LINCOLN AVENUE	ANAHEIM	62860	80-85%	ORANGE
[REPORT]	[MAP]	AJ COMMERCIAL LAUNDRY/ALL CHEM SUPPLY	60000133	STATE RESPONSE	ACTIVE	1173-1175 CAMPBELL AVENUE	SAN JOSE	95126	45-50%	SANTA CLARA
[REPORT]	[MAP]	ALARK HARD CHROME	33340002	FEDERAL SUPERFUND - LISTED	ACTIVE	2775 MAIN STREET	RIVERSIDE	92501	95-100%	RIVERSIDE
[REPORT]	[MAP]	ALCO PACIFIC, INC.	19340753	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	16914 SOUTH BROADWAY	CARSON	90248	90-95%	LOS ANGELES
[REPORT]	[MAP]	ALLEN RANCH TAILINGS	70000030	STATE RESPONSE	ACTIVE	APPROXIMATELY ONE HALF MILE WEST OF ALLEN RANCH ROAD, AND TWO MILES NORTH OF STATE ROUTE 104	JACKSON	95968	40-45%	AMADOR
[REPORT]	[MAP]	ALMADEN QUICKSILVER COUNTY PARK	43100001	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	ALAMITOS ROAD & HICKS ROAD	SAN JOSE	95110	5-10%	SANTA CLARA
[REPORT]	[MAP]	ALUMIN-ART PLATING COMPANY INC.	60001398	STATE RESPONSE	ACTIVE	803 WEST STATE ST	ONTARIO	91762	95-100%	SAN BERNARDINO
[REPORT]	[MAP]	AMCO CHEMICAL	01390001	FEDERAL SUPERFUND - LISTED	ACTIVE	1414 THIRD STREET	OAKLAND	94607	90-95%	ALAMEDA

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	AMTRAK REDONDO JUNCTION FACILITY	19400012	STATE RESPONSE	ACTIVE	2415 E WASHINGTON BLVD.	LOS ANGELES	90021	80-85%	LOS ANGELES
[REPORT]	[MAP]	ANGELES CHEMICAL COMPANY INC	19290306	STATE RESPONSE	ACTIVE	8915 SORENSEN AVENUE	SANTA FE SPRINGS	90670	90-95%	LOS ANGELES
[REPORT]	[MAP]	AREA 3 (SAN GABRIEL VALLEY SUPERFUND SITE)	60001335	FEDERAL SUPERFUND - LISTED	ACTIVE	COVERS CITY OF SAN GABRIEL, PORTIONS OF CITIES OF ALHAMBRA, ROSEMEAD, TEMPLE CITY, SAN MARINO AND SOUTH PASADENA	ALHAMBRA	91778	70-75%	LOS ANGELES
[REPORT]	[MAP]	ARGONAUT MINE	03100002	FEDERAL SUPERFUND - LISTED	ACTIVE	ARGONAUT LANE	JACKSON	95642	50-55%	AMADOR
[REPORT]	[MAP]	ARLENE'S CLEANERS	60001242	STATE RESPONSE	ACTIVE	2017 CHESTNUT STREET	SAN FRANCISCO	94123	5-10%	SAN FRANCISCO
[REPORT]	[MAP]	ASCON LANDFILL	30490018	STATE RESPONSE	ACTIVE	21641 MAGNOLIA STREET	HUNTINGTON BEACH	92646	25-30%	ORANGE
[REPORT]	[MAP]	ATLAS ASBESTOS MINE	10320044	FEDERAL SUPERFUND - LISTED	ACTIVE - LAND USE RESTRICTIONS	20 MILES NW OF COALINGA-LOS GATOS CK RD	COALINGA	93210	75-80%	FRESNO
[REPORT]	[MAP]	AUTONETICS/RAYTHEON	60002054	STATE RESPONSE	ACTIVE	310 EAST WALNUT AVENUE	FULLERTON	92832	85-90%	ORANGE
[REPORT]	[MAP]	AVALON PROPERTY	60001560	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	200 FALLS CANYON ROAD	CITY OF AVALON	90704	30-35%	LOS ANGELES
[REPORT]	[MAP]	AVENUE A UNAUTHORIZED DISPOSAL SITE	15490015	STATE RESPONSE	ACTIVE	AVENUE A 1-1/2 MILE EAST HIGHWAY 14	ROSAMOND	93560	55-60%	KERN
[REPORT]	[MAP]	AYDIN ENERGY	43360085	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	3180 HANOVER STREET	PALO ALTO	94304	1-5%	SANTA CLARA

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	BALDWIN PARK (SAN GABRIEL VALLEY SUPERFUND SITE)	60001336	FEDERAL SUPERFUND - LISTED	ACTIVE	COVERS PORTIONS OF CITIES OF AZUSA, IRWINDALE, BALDWIN PARK AND WEST COVINA	BALDWIN PARK	91706	90-95%	LOS ANGELES
[REPORT]	[MAP]	BASIN BY-PRODUCTS	19290278	STATE RESPONSE	ACTIVE	3031 EAST I STREET	WILMINGTON	90744	NA	LOS ANGELES
[REPORT]	[MAP]	BAYWOOD PARK TRAINING AREA (J09CA0031)	71000008	STATE RESPONSE	ACTIVE	13 MI NW OF SAN LUIS OBISPO	BAYWOOD PARK	93402	10-15%	SAN LUIS OBISPO
[REPORT]	[MAP]	BECKMAN INSTRUMENTS, PORTERVILLE PLANT	54360008	FEDERAL SUPERFUND - LISTED	ACTIVE	167 WEST POPLAR AVENUE	PORTERVILLE	93257	85-90%	TULARE
[REPORT]	[MAP]	BENHAM AND JOHNSON	15280253	STATE RESPONSE	ACTIVE	340 DANIELS LN	BAKERSFIELD	93307	95-100%	KERN
[REPORT]	[MAP]	BENICIA ARSENAL (J09CA0756)	48970007	STATE RESPONSE	ACTIVE	BETWEEN HWY 680 & 4TH STREET	BENICIA	94510	40-45%	SOLANO
[REPORT]	[MAP]	BENICIA ARSENAL, AREA I, BUILDING 165	60001960	STATE RESPONSE	ACTIVE	750 JACKSON STREET	BENICIA	94510	40-45%	SOLANO
[REPORT]	[MAP]	BENICIA ARSENAL, AREA I, BUILDING 50 COMPLEX	60001959	STATE RESPONSE	ACTIVE	946 TYLER ROAD	BENICIA	94510	40-45%	SOLANO
[REPORT]	[MAP]	BERMAN STEEL-SALINAS	27350001	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	HIGHWAY 101 AT SPENCE ROAD	SALINAS	93908	45-50%	MONTEREY
[REPORT]	[MAP]	BF GOODRICH	60001389	FEDERAL SUPERFUND - LISTED	ACTIVE	3196 NORTH LOCUST AVE.	RIALTO	92377	75-80%	SAN BERNARDINO
[REPORT]	[MAP]	BKK SANITARY LANDFILL / CLASS I AREA	19490005	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	2210 SOUTH AZUZA AVENUE	WEST COVINA	91792	50-55%	LOS ANGELES
[REPORT]	[MAP]	BLAIR SOUTHERN PACIFIC LANDFILL	07490012	STATE RESPONSE	ACTIVE	AT THE FOOT OF SOUTH 51ST STREET	RICHMOND	94804	70-75%	CONTRA COSTA
[REPORT]	[MAP]	BLUE LEDGE MINE	60001382	FEDERAL SUPERFUND - LISTED	ACTIVE	2 MILES SOUTH OF OREGON ON ROAD 1060	ROGUE RIVER NATIONAL FOREST	00000	25-30%	SISKIYOU

		SITE / FACILITY NAME	EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	BOLINAS AVENUE CENTER	68010814	STATE RESPONSE	ACTIVE	488 BOLINAS AVENUE & 21 SAN ANSELMO AVENUE	SAN ANSELMO	94960	51-55%	MARIN
[REPORT]	[MAP]	BORREGO SITES (J09CA701100 AND J09CA701800 AND OTHER ANZA BORREGO IMPACT AREAS)	37970028	STATE RESPONSE	ACTIVE	ANZA-BORREGO DESERT STATE PARK	BORREGO SPRINGS	92004	30-35%	SAN DIEGO
[REPORT]	[MAP]	BRIDGES AND SON TRUCKING	15280037	STATE RESPONSE	ACTIVE	1200 ORANGE AVENUE	ROSAMOND	93560	70-75%	KERN
[REPORT]	[MAP]	BRITZ FERTILIZERS, INC - FIVE POINTS	10280077	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	21817 SOUTH COALINGA ROAD	FIVE POINTS	93624	80-85%	FRESNO
[REPORT]	[MAP]	BROWN AND BRYANT - SHAFTER FACILITY	15280010	STATE RESPONSE	ACTIVE	135 COMMERCIAL DRIVE	SHAFTER	93263	90-95%	KERN

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DEPARTMENT OF TOXIC SUBSTANCES CONTROL

ENVIROSTOR

HAZARDOUS WASTE AND SUBSTANCES SITE LIST (CORTESE)

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		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	BROWN AND BRYANT, INC., ARVIN FACILITY	15280011	FEDERAL SUPERFUND - LISTED	ACTIVE	600 S DERBY ST	ARVIN	93203	85-90%	KERN
[REPORT]	[MAP]	BUENA VISTA/KLAU MERCURY MINES	60000405	FEDERAL SUPERFUND - LISTED	ACTIVE	12 MILES WEST OF PASO ROBLES, SAN LUIS OBISPO COUNTY.	PASO ROBLES	93447	40-45%	SAN LUIS OBISPO
[REPORT]	[MAP]	CADIZ LAKE SONIC TARGET #9	80000206	STATE RESPONSE	ACTIVE	66-MILES EAST OF 29-PALMS	CADIZ	92277	65-70%	SAN BERNARDINO
[REPORT]	[MAP]	CAL COMPACT LANDFILL	19490019	STATE RESPONSE	ACTIVE	20400 MAIN ST	CARSON	90745	90-95%	LOS ANGELES
[REPORT]	[MAP]	CAL TECH METAL FINISHERS	01340118	STATE RESPONSE	ACTIVE	825, 829, 841 31ST STREET	OAKLAND	94608	80-85%	ALAMEDA
[REPORT]	[MAP]	CALTRANS I-105 #16 & 17	19990003	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	I-5 FWY BTW NORMANDIE BLV & IMPERIAL HWY	LOS ANGELES	90047	95-100%	LOS ANGELES
[REPORT]	[MAP]	CALTRANS I-105 FWY PROJECT 3, PARCEL 15	19990002	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	NE OF INTRSECTN OF WESTERN AVE & 120 ST	ATHENS	90047	90-95%	LOS ANGELES
[REPORT]	[MAP]	CAMEO	19390043	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	6904 EAST SLAUSON AVENUE	COMMERCE	90040	95-100%	LOS ANGELES
[REPORT]	[MAP]	CAMP BEALE (J09CA0136) - MMRP	58970001	STATE RESPONSE	ACTIVE	97.74 SQ MI; 40 MI N OF SACRAMENTO	MARYSVILLE	95901	1-5%	YUBA

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	CAMP ELLIOTT-J09CA0067	37970025	STATE RESPONSE	ACTIVE	NORTHERN PORTION OF SAN DIEGO	SAN DIEGO	92103	35-40%	SAN DIEGO
[REPORT]	[MAP]	CAMP IBIS (J09CA028300)	36970011	STATE RESPONSE	ACTIVE	21 MILES NORTHWEST OF NEEDLES	NEEDLES	92363	65-70%	SAN BERNARDINO
[REPORT]	[MAP]	CAMP SAN LUIS OBISPO - IR/MMRP	40910001	STATE RESPONSE	ACTIVE	7 MILES W OF SAN LUIS OBISPO/HWY 1	SAN LUIS OBISPO	93401	1-5%	SAN LUIS OBISPO
[REPORT]	[MAP]	CAPITOL PLATING CORPORATION	57340006	STATE RESPONSE	ACTIVE	319 3RD STREET	WEST SACRAMENTO	95605	85-90%	YOLO
[REPORT]	[MAP]	CARMEL CLEANERS	60002209	STATE RESPONSE	ACTIVE	SWC OF JUNIPERO STREET AND 3RD AVENUE	CARMEL	93921	1-5%	MONTEREY
[REPORT]	[MAP]	CARRIZO IMPACT AREA	71000046	STATE RESPONSE	ACTIVE	ANZA-BORREGO DESERT STATE PARK	BORREGO SPRINGS	92004	35-40%	SAN DIEGO
[REPORT]	[MAP]	CASMALIA RESOURCES	42490025	FEDERAL SUPERFUND - LISTED	ACTIVE	3300 NTU ROAD	CASMALIA	93429	80-85%	SANTA BARBARA
[REPORT]	[MAP]	CASPIAN INC	13280019	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	287 WEST ATEN ROAD	EL CENTRO	92243	60-65%	IMPERIAL
[REPORT]	[MAP]	CATERPILLAR INC	01350119	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	800 DAVIS STREET	SAN LEANDRO	94577	65-70%	ALAMEDA
[REPORT]	[MAP]	CBS FENDER	60002051	STATE RESPONSE	ACTIVE	500 SOUTH RAYMOND BLVD.	FULLERTON	92831	85-90%	ORANGE
[REPORT]	[MAP]	CENTRAL EUREKA MINE	03100003	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	OLD RIDGE ROAD AND EUREKA ROAD	SUTTER CREEK	95685	50-55%	AMADOR
[REPORT]	[MAP]	CENTRAL VALLEY FERTILIZER CO., INC.	24280039	STATE RESPONSE	ACTIVE	7657 AZUSA AVE	DOS PALOS	93620	90-95%	MERCED
[REPORT]	[MAP]	CHARLES CAINE COMPANY, INC.	19281216	STATE RESPONSE	ACTIVE	8325 HINDRY AVENUE	LOS ANGELES	90045	40-45%	LOS ANGELES
[REPORT]	[MAP]	CHATHAM BROTHERS BARREL YARD	37490029	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	2257 BERNARDO AVE	ESCONDIDO	92029	10-15%	SAN DIEGO

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	CHEMICAL AND PIGMENT COMPANY	07280017	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	600 NICHOLS ROAD	BAY POINT	94565	75-80%	CONTRA COSTA
[REPORT]	[MAP]	CHICAGO MUSICAL INSTRUMENTS (FORMER)	60001251	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	350 SOUTH RAYMOND AVENUE	FULLERTON	92831	75-80%	ORANGE
[REPORT]	[MAP]	CHICO - SKYWAY SUBDIVISION GROUNDWATER PLUME	04880002	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	HAGEN LANE/SKYWAY AVENUE	CHICO	95928	40-45%	BUTTE
[REPORT]	[MAP]	CHICO GROUNDWATER - CENTRAL PLUME	04990003	STATE RESPONSE	ACTIVE	CHICO AREA GROUNDWATER	CHICO	95926	25-30%	BUTTE
[REPORT]	[MAP]	CHICO GROUNDWATER - SOUTHWEST PLUME	04990002	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	CHICO AREA GROUNDWATER	CHICO	95926	65-70%	BUTTE
[REPORT]	[MAP]	CHICO MUNICIPAL AIRPORT	04450006	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	651 AND 681 LIBERATOR STREET	CHICO	95926	10-15%	BUTTE
[REPORT]	[MAP]	CHICO SCRAP METAL - 20TH STREET	60000800	STATE RESPONSE	ACTIVE	878 EAST 20TH STREET	CHICO	95928	75-80%	BUTTE
[REPORT]	[MAP]	CHROME CRANKSHAFT COMPANY	19350473	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	6845 FLORENCE PL	BELL GARDENS	90201	75-80%	LOS ANGELES
[REPORT]	[MAP]	CINTAS/DEDOMENICO SITE	01890017	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	777 139TH AVENUE	SAN LEANDRO	94578	60-65%	ALAMEDA
[REPORT]	[MAP]	CITY OF COALINGA ASBESTOS SITE	10330041	FEDERAL SUPERFUND - DELISTED	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	AREA SE OF LUCILLE AVENUE & HWY 198	COALINGA	93210	80-85%	FRESNO
[REPORT]	[MAP]	CITY OF FORT BRAGG COASTAL TRAIL	60002118	STATE RESPONSE	ACTIVE	STATE HIGHWAY 1	FORT BRAGG	95437		MENDOCINO
[REPORT]	[MAP]	CLA-VAL FACILITY	60001550	STATE RESPONSE	ACTIVE	1701 PLACENTIA AVENUE	COSTA MESA	92627	60-65%	ORANGE

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	COALINGA ASBESTOS MINE	10140003	FEDERAL SUPERFUND - DELISTED	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	PINE CANYON, 15 MILES NW OF COALINGA	COALINGA	93210	75-80%	FRESNO
[REPORT]	[MAP]	COAST WOOD PRESERVING	23240013	FEDERAL SUPERFUND - LISTED	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	PLANT RD & TAYLOR DR	UKIAH	95482	45-50%	MENDOCINO
[REPORT]	[MAP]	COHERENT INC	43360115	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	3210 PORTER DR	PALO ALTO	94304	1-5%	SANTA CLARA
[REPORT]	[MAP]	COMMERCIAL BUILDINGS	01720110	STATE RESPONSE	ACTIVE	1250-1276, 1284 W. GRAND & 2232 POPLAR	OAKLAND	94607	85-90%	ALAMEDA
[REPORT]	[MAP]	COMMERCIAL ELECTROPLATERS	10340074	STATE RESPONSE	ACTIVE	2940 SOUTH ELM AVENUE	FRESNO	93706	95-100%	FRESNO
[REPORT]	[MAP]	COMMODITY REFINING EXCHANGE	15330008	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	11847 UNITED STREET	MOJAVE	93501	75-80%	KERN
[REPORT]	[MAP]	COOK BATTERY (OAKLEY BATTERY)	07360035	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	139 HILL AVENUE	OAKLEY	94561	45-50%	CONTRA COSTA
[REPORT]	[MAP]	COOPER CHEMICAL	07280154	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	2801 GIANT ROAD	RICHMOND	94806	80-85%	CONTRA COSTA
[REPORT]	[MAP]	COOPER DRUM	19500052	FEDERAL SUPERFUND - LISTED	ACTIVE	9316 ATLANTIC AVENUE	SOUTH GATE	90280	95-100%	LOS ANGELES
[REPORT]	[MAP]	CORNELL-DUBILIER ELECTRONICS	19360279	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	4144 GLENCOE AVENUE	MARINA DEL REY	90292	25-30%	LOS ANGELES
[REPORT]	[MAP]	COUNTRY CLUB CLEANERS, WHITENDALE	60001054	STATE RESPONSE	ACTIVE	2000 W. WHITENDALE	VISALIA	93277	50-55%	TULARE
[REPORT]	[MAP]	CP ANZA (J09CA0267)	33970009	STATE RESPONSE	ACTIVE	ARLANZA DISTRICT	RIVERSIDE	92505	90-95%	RIVERSIDE

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[REPORT]	[MAP]	CRANE CO.	60002807	STATE RESPONSE	ACTIVE	3000 WINONA AVENUE	BURBANK	91504	90-95%	LOS ANGELES
[REPORT]	[MAP]	CUSTOM CHROME AND BUMPER	51340009	STATE RESPONSE	ACTIVE	335 GARDEN HIGHWAY	YUBA CITY	95991	90-95%	SUTTER
[REPORT]	[MAP]	CVCI DISCOVERY AND ENFORCEMENT (D&E) STATEWIDE PROGRAM	60003235	STATE RESPONSE	ACTIVE	STATEWIDE	STATEWIDE	00000	60-65%	LOS ANGELES

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[REPORT]	[MAP]	DAVIS CHEMICAL COMPANY	19281215	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	1550 NORTH BONNIE BEACH PLACE	LOS ANGELES	90063	95-100%	LOS ANGELES
[REPORT]	[MAP]	DAVIS MILL/HOGE MINE	60000691	STATE RESPONSE	ACTIVE	13145 NORTH BLOOMFIELD-GRANITEVILLE ROAD	NEVADA CITY	95959	15-20%	NEVADA
[REPORT]	[MAP]	DEL AMO FACILITY	19300230	FEDERAL SUPERFUND - LISTED	ACTIVE - LAND USE RESTRICTIONS	DEL AMO BLVD & VERMONT AVE	LOS ANGELES	90020	95-100%	LOS ANGELES
[REPORT]	[MAP]	DEL NORTE PESTICIDE STORAGE	08420001	FEDERAL SUPERFUND - DELISTED	CERTIFIED / OPERATION & MAINTENANCE	2650 W WASHINGTON BLVD	CRESCENT CITY	95531	40-45%	DEL NORTE
[REPORT]	[MAP]	DELANO PCE PLUME	60001327	STATE RESPONSE	ACTIVE	MAIN STREET AND 10TH AVENUE	DELANO	93215	80-85%	KERN
[REPORT]	[MAP]	DELTA AUTO WRECKERS	07750026	STATE RESPONSE	ACTIVE	6 INDUSTRY ROAD	PITTSBURG	94565	80-85%	CONTRA COSTA
[REPORT]	[MAP]	DERRY LANE MIXED USE DEVELOPMENT	60000286	STATE RESPONSE	ACTIVE	DERRY LANE	MENLO PARK	94025	5-10%	SAN MATEO
[REPORT]	[MAP]	DIESEL LOGISTICS	60001272	STATE RESPONSE	ACTIVE	1331 E. WARNER AVE	SANTA ANA	92705	80-85%	ORANGE
[REPORT]		DOVE CLEANERS	60003322	STATE RESPONSE	ACTIVE	10553 SANTA MONICA	LOS ANGELES	90025		LOS ANGELES
[REPORT]	[MAP]	DOWNGRADIENT PORTION OF SOUTH FRESNO REGIONAL GROUNDWATER PLUME	60003394	STATE RESPONSE	ACTIVE	NORTH OF EAST WOODWARD AVENUE AT SOUTH EAST AVENUE	FRESNO	93721	95-100%	FRESNO

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	DREW SALES	07500035	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	1156 CASTRO STREET	RICHMOND	94804	70-75%	CONTRA COSTA
[REPORT]	[MAP]	DRY CANYON ARTILLERY RANGE	80000411	STATE RESPONSE	ACTIVE	53 MILES NORTHWEST OF THE CITY OF VENTURA	DRY CANYON	93222	20-25%	VENTURA
[REPORT]	[MAP]	DUCKETT REALTY ANAHEIM PROPERTY	60002000	STATE RESPONSE	ACTIVE	2811 E. LINCOLN AVENUE	ANAHEIM	92806	85-90%	ORANGE
[REPORT]	[MAP]	DUTCH BOY #3	01390006	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	4825 SAN LEANDRO STREET	OAKLAND	94601	95-100%	ALAMEDA
[REPORT]	[MAP]	DWA PLUME	01990002	STATE RESPONSE	ACTIVE	SAN LEANDRO (GROUNDWATER CONTAMINATION)	SAN LEANDRO	94578	75-80%	ALAMEDA
[REPORT]	[MAP]	E-D COAT INC	60002501	STATE RESPONSE	ACTIVE	715 4TH STREET	OAKLAND	94607	NA	ALAMEDA
[REPORT]	[MAP]	EEL RIVER SAWMILLS, MILL A	12240119	STATE RESPONSE	ACTIVE	1053 NORTHWESTERN AVE	FORTUNA	95540	40-45%	HUMBOLDT
[REPORT]	[MAP]	EL CENTRO BOMBING TARGET SITE (GILBY) (#69)	80000169	STATE RESPONSE	ACTIVE	9.65 MILES FROM OGILBY	EL CENTRO	92244	50-55%	IMPERIAL
[REPORT]	[MAP]	EL CENTRO ROCKET TARGET NO. 2 (#93)	80000101	STATE RESPONSE	ACTIVE	E1/2, NW1/2, S13, T14S & R12E	EL CENTRO	92244	35-40%	IMPERIAL
[REPORT]	[MAP]	EL CENTRO ROCKET TARGET NO.1 (#92)	80000167	STATE RESPONSE	ACTIVE	E1/2, NW1/2, S25, T14S & R12E	EL CENTRO	92244	35-40%	IMPERIAL
[REPORT]	[MAP]	EL MONTE (SAN GABRIEL VALLEY SUPERFUND SITE)	60001337	FEDERAL SUPERFUND - LISTED	ACTIVE	COVERS PORTIONS OF CITIES OF EL MONTE, ROSEMEAD, AND TEMPLE CITY	EL MONTE	91732	90-95%	LOS ANGELES
[REPORT]	[MAP]	ELECTRO FORMING CO. - RICHMOND	01330044	STATE RESPONSE	ACTIVE	130 NEVIN AVENUE	RICHMOND	94801	90-95%	CONTRA COSTA
[REPORT]	[MAP]	EMPIRE MINE STATE PARK	29100003	STATE RESPONSE	ACTIVE	10791 E EMPIRE ST	GRASS VALLEY	95945	65-70%	NEVADA

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	EMPIRE STEEL	51990001	STATE RESPONSE	ACTIVE	3094 1\2 NORTH TOWNSHIP ROAD	YUBA CITY	95991	35-40%	SUTTER
[REPORT]	[MAP]	ENGINEERING PLATING CORP.	71003391	STATE RESPONSE	ACTIVE	1224 E. POMONA STREET	SANTA ANA	92707	80-85%	ORANGE
[REPORT]	[MAP]	ENVIRONMENTAL PROTECTION CORPORATION - EASTSIDE DISPOSAL FACILITY	15490019	STATE RESPONSE	ACTIVE	ROUND MOUNTAIN ROAD	BAKERSFIELD	93301	75-80%	KERN
[REPORT]	[MAP]	ESPLANADE CLEANERS	04720001	STATE RESPONSE	ACTIVE	164 E 2ND AVE	CHICO	95926	25-30%	BUTTE
[REPORT]	[MAP]	EXIDE PARKWAYS RESIDENTIAL	60002705	STATE RESPONSE	ACTIVE	VARIOUS LOCATIONS IN THE COUNTY OF LOS ANGELES	VARIOUS	90058	NA	LOS ANGELES
[REPORT]	[MAP]	EXIDE RESIDENTIAL CLEANUP	60002267	STATE RESPONSE	ACTIVE	VARIOUS LOCATIONS IN THE COUNTY OF LOS ANGELES	VARIOUS	90058	NA	LOS ANGELES
[REPORT]	[MAP]	FAIR ANSELM CENTER, INC.	60001218	STATE RESPONSE	ACTIVE	709 & 711 CENTER BOULEVARD	FAIRFAX	94930	1-5%	MARIN
[REPORT]	[MAP]	FASS METALS	07330030	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	818 W. GERTRUDE AVENUE	RICHMOND	94801	95-100%	CONTRA COSTA
[REPORT]	[MAP]	FIRESTONE - ENGLE SOUTHERN PARCEL	70000165	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	8440 ALAMEDA STREET	SOUTH GATE	90280	95-100%	LOS ANGELES
[REPORT]	[MAP]	FIRESTONE - PARCEL 1A	19300231	STATE RESPONSE	ACTIVE	2323 FIRESTONE BLVD	SOUTH GATE	90280	95-100%	LOS ANGELES
[REPORT]	[MAP]	FIRST AVENUE CLEANERS	04720002	STATE RESPONSE	ACTIVE	1082 EAST 1ST AVENUE	CHICO	95927	15-20%	BUTTE
[REPORT]	[MAP]	FLAIR CUSTOM CLEANERS	04720003	STATE RESPONSE	ACTIVE	660 MANGROVE AVE	CHICO	95926	25-30%	BUTTE
[REPORT]	[MAP]	FLOWSERVE CORPORATION - CHICO	60001983	STATE RESPONSE	ACTIVE	844 BROADWAY STREET, APN 004-285-002-000	CHICO	95928	65-70%	BUTTE
[REPORT]	[MAP]	FMC CORPORATION - FRESNO	10280013	STATE RESPONSE	ACTIVE	2501 SOUTH SUNLAND AVENUE	FRESNO	93725	95-100%	FRESNO

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	FMC CORPORATION - RICHMOND	07280011	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	855 PARR BLVD	RICHMOND	94801	80-85%	CONTRA COSTA
[REPORT]	[MAP]	FOLSOM PRISON	34920001	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	N OF FOLSOM CITY; ADJ TO AMERICAN RIVER	REPRESA	95671	NA	SACRAMENTO
[REPORT]	[MAP]	FORMER ALBRITE CLEANERS	60003141	STATE RESPONSE	ACTIVE	2511 IRVING STREET	SAN FRANCISCO	94122	25-30%	SAN FRANCISCO
[REPORT]	[MAP]	FORMER APEX METAL POLISHING	19340792	STATE RESPONSE	ACTIVE	5977 W. WASHINGTON BLVD.	CULVER CITY	90232	65-70%	LOS ANGELES
[REPORT]	[MAP]	FORMER D.L. GIN CLEANERS & LAUNDRY	60001235	STATE RESPONSE	ACTIVE	4032 GAGE AVENUE	BELL	90201	95-100%	LOS ANGELES
[REPORT]	[MAP]	FORMER DYNAMIC PLATING COMPANY SITE	60000535	STATE RESPONSE	BACKLOG	1102 WEST ISABEL STREET	BURBANK	91506	60-65%	LOS ANGELES
[REPORT]	[MAP]	FORMER J. H. BAXTER FACILITY, ALAMEDA	01240036	STATE RESPONSE	ACTIVE	2189, 2199, 2201, 2229 CLEMENT AVENUE	ALAMEDA	94501	65-70%	ALAMEDA
[REPORT]	[MAP]	FORMER KLEEN-RITE CLEANERS	60003225	STATE RESPONSE	ACTIVE	1115 SANTA ROSA STREET	SAN LUIS OBISPO	93401	40-45%	SAN LUIS OBISPO
[REPORT]	[MAP]	FORMER LAMOURE'S CLEANERS AND LAUNDRY, 7355 N. BLACKSTONE	60003165	STATE RESPONSE	ACTIVE	7355 NORTH BLACKSTONE AVENUE	FRESNO	93650	95-100%	FRESNO
[REPORT]	[MAP]	FORMER MERLE WEST	60003071	STATE RESPONSE	ACTIVE	12430 WHITTIER BOULEVARD	WHITTIER	90602	85-90%	LOS ANGELES
[REPORT]	[MAP]	FORMER NATIONAL CLEANERS	60002270	STATE RESPONSE	ACTIVE	811 11TH AVENUE	DELANO	93215	80-85%	KERN
[REPORT]	[MAP]	FORMER NEES ONE HOUR MARTINIZING	60003167	STATE RESPONSE	ACTIVE	7763 NORTH FIRST STREET	FRESNO	93720	35-40%	FRESNO
[REPORT]	[MAP]	FORMER NORGE / ATHERTON VILLAGE CLEANERS	60001376	STATE RESPONSE	ACTIVE	1438 EL CAMINO REAL	MENLO PARK	94025	5-10%	SAN MATEO

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[REPORT]	[MAP]	FORMER SPOTLESS DRY CLEANERS	60003224	STATE RESPONSE	ACTIVE	385 HIGUERA STREET	SAN LUIS OBISPO	93401	25-30%	SAN LUIS OBISPO
[REPORT]	[MAP]	FORMER VEL CLEANERS	60003019	STATE RESPONSE	ACTIVE	485 O'FARRELL STREET	SAN FRANCISCO	94102	60-65%	SAN FRANCISCO
[REPORT]	[MAP]	FORMER VILLAGE CLEANERS	60001053	STATE RESPONSE	ACTIVE	2615 S. MOONEY BLVD.	VISALIA	93277	65-70%	TULARE
[REPORT]	[MAP]	FORMER WEBSTER CLEANERS	60001352	STATE RESPONSE	ACTIVE	4634 W. MINERAL KING AVENUE	VISALIA	93291	60-65%	TULARE
[REPORT]	[MAP]	FORT BARRY (J09CA3107)	71000009	STATE RESPONSE	ACTIVE	9 MILES NORTHWEST OF SAN FRANCISCO IN TE GOLDEN GATE NATIONAL RECREATION AREA (GGNRA)	SAUSALITO	94965	15-20%	MARIN
[REPORT]	[MAP]	FORT MCDOWELL	71000007	STATE RESPONSE	ACTIVE	4 MILES NORTH OF SAN FRANCISCO	ANGEL ISLAND	93933	5-10%	MARIN
[REPORT]	[MAP]	FOSTER-GARDNER	33280137	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	1577 FIRST STREET	COACHELLA	92236	70-75%	RIVERSIDE
[REPORT]	[MAP]	FRANCISCAN CERAMICS, INC.	19320112	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	2901 LOS FELIZ BOULEVARD	LOS ANGELES	90039	80-85%	LOS ANGELES
[REPORT]	[MAP]	FREEMAN PRODUCTS / AVNET INC.	60000835	STATE RESPONSE	ACTIVE	2040 ARTESIA BOULEVARD	TORRANCE	90504	60-65%	LOS ANGELES

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	FRESNO AIR TERMINAL/OLD HAMMER FIELD (J09CA0823)	10450005	STATE RESPONSE	ACTIVE	MCKINLEY AND CLOVIS AVENUES	FRESNO	93727	65-70%	FRESNO
[REPORT]	[MAP]	FRESNO SANITARY LANDFILL	10490097	FEDERAL SUPERFUND LISTED	ACTIVE - LAND USE RESTRICTIONS	SW CORNER OF JENSEN & WEST AVENUES	FRESNO	93706	95-100%	FRESNO
[REPORT]	[MAP]	FRONTIER FERTILIZER	57070001	FEDERAL SUPERFUND LISTED	ACTIVE - LAND USE RESTRICTIONS	SECOND STREET/BTWN PENA & MACE BLVD.	DAVIS	95616	10-15%	YOLO
[REPORT]	[MAP]	FULTON SHIPYARD	07440009	STATE RESPONSE	ACTIVE	307 FULTON SHIPYARD ROAD	ANTIOCH	94509	90-95%	CONTRA COSTA
[REPORT]	[MAP]	GALLADE CHEMICAL, INC	80001356	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	1230 E SAINT GERTRUDE PL	SANTA ANA	92707	80-85%	ORANGE
[REPORT]	[MAP]	GARDENA SUMPS	19490135	STATE RESPONSE	ACTIVE	1450 WEST ARTESIA BOULEVARD (AT NORMANDIE)	GARDENA	90247	80-85%	LOS ANGELES
[REPORT]	[MAP]	GATX ANNEX TERMINAL-SAN PEDRO	19420029	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	208 EAST 22ND STREET	SAN PEDRO	90731	NA	LOS ANGELES
[REPORT]	[MAP]	GAVILAN PLATEAU MANEUVER AREA	33970011	STATE RESPONSE	ACTIVE	S35, T4 SOUTH, R5 WEST	PERRIS	92057	55-60%	RIVERSIDE
[REPORT]	[MAP]	GBF / PITTSBURG DUMPS	07490038	FEDERAL SUPERFUND DELISTED	ACTIVE - LAND USE RESTRICTIONS	SOMERVILLE RD & JAMES DONLON BLVD	ANTIOCH	94509	70-75%	CONTRA COSTA
[REPORT]	[MAP]	GENERAL ELECTRIC - OAKLAND	01360059	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	5441 INTERNATIONAL BOULEVARD	OAKLAND	94601	95-100%	ALAMEDA
[REPORT]	[MAP]	GEORGIA-PACIFIC CORPORATION	23240008	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	90 WEST REDWOOD AVENUE	FORT BRAGG	95437	45-50%	MENDOCINO
[REPORT]	[MAP]	GOFFS CPSITE	80000412	STATE RESPONSE	ACTIVE	35 MILES WEST OF NEEDLES	GOFFS	92363	75-80%	SAN BERNARDINO
[REPORT]	[MAP]	GOLDEN EAGLE REFINERY (FORMER)	19290167	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	21000 SOUTH FIGUEROA STREET	CARSON	90745	90-95%	LOS ANGELES
[REPORT]	[MAP]	GOLDEN WEST TOWING EQUIPMENT	60002066	STATE RESPONSE	BACKLOG	1850 EAST ORANGETHORPE AVENUE	FULLERTON	92831	85-90%	ORANGE

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[REPORT]	[MAP]	GOSHEN AVENUE AND SHIRK ROAD SITE	54270005	STATE RESPONSE	ACTIVE	6941 AND 6707 WEST GOSHEN AVENUE	VISALIA	93291	65-70%	TULARE
[REPORT]	[MAP]	GOSHEN CARBON TET PLUME	60002004	STATE RESPONSE	ACTIVE	BETTY DRIVE	GOSHEN	93227	95-100%	TULARE
[REPORT]	[MAP]	GREEN'S CLEANERS	60002279	STATE RESPONSE	ACTIVE	4600 FIRESTONE BOULEVARD	SOUTH GATE	90280	95-100%	LOS ANGELES
[REPORT]		GREENVILLE SOIL REMOVAL	60003346	STATE RESPONSE	ACTIVE	GREENVILLE	GREENVILLE	95947		PLUMAS
[REPORT]	[MAP]	GROSSI/CALANDRI PROPERTY	15100008	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	INTERSECTION OF MARIE AVE & W 15TH ST	ROSAMOND	93560	70-75%	KERN
[REPORT]	[MAP]	GUSTINE BOMBING RANGE (J09CA7287) - MMRP	80001093	STATE RESPONSE	ACTIVE	5 MILES WEST OF GUSTINE AND 156 MILES SOUTH OF SACRAMENTO	GUSTINE	95322	70-75%	MERCED
[REPORT]	[MAP]	H S MANN METAL WASTE COMPANY	10330038	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	5404 SOUTH DEL REY AVENUE	DEL REY	93616	85-90%	FRESNO
[REPORT]	[MAP]	HALACO ENGINEERING COMPANY	56330002	FEDERAL SUPERFUND - LISTED	ACTIVE	6200 PERKINS ROAD	OXNARD	93033	85-90%	VENTURA
[REPORT]	[MAP]	HAMILTON AAF (J09CA7062) (GSA PHASE II_LF26) IR	21970010	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	HIGHWY 101; 3 MI N OF LUCAS VALLEY ROAD	NOVATO	94947	35-40%	MARIN
[REPORT]	[MAP]	HAMILTON AAF - (J09CA7062) - NORTH ANTENNA FIELD - IR/MMRP	21970012	STATE RESPONSE	ACTIVE	HIGHWAY 101; 3 MI N OF LUCAS VALLEY ROAD	NOVATO	94947	35-40%	MARIN
[REPORT]	[MAP]	HARBORFRONT TRACT	70000178	STATE RESPONSE	ACTIVE	MEADE SOUTH 49TH EAST MONTGOMERY	RICHMOND	94804	70-75%	CONTRA COSTA
[REPORT]	[MAP]	HARBOUR WAY SOUTH	07340024	STATE RESPONSE	ACTIVE	738 HARBOUR WAY SOUTH	RICHMOND	94804	70-75%	CONTRA COSTA
[REPORT]	[MAP]	HARD CHROME ENGINEERING	01870003	STATE RESPONSE	ACTIVE	750 107TH AVENUE	OAKLAND	94603	70-75%	ALAMEDA
[REPORT]	[MAP]	HARD CHROME PRODUCTS	19340231	STATE RESPONSE	ACTIVE	617 EAST 56TH STREET	LOS ANGELES	90011	95-100%	LOS ANGELES

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	HARMON FIELD	54070051	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	1494 SOUTH AIRPORT DRIVE	PIXLEY	93256	95-100%	TULARE
[REPORT]	[MAP]	HARRIS DRY CLEANERS	01720109	STATE RESPONSE	ACTIVE	2801 MARTIN LUTHER KING JR. WAY	OAKLAND	94609	80-85%	ALAMEDA
[REPORT]	[MAP]	HARVEY MACHINE CO	80000078	MILITARY EVALUATION	ACTIVE		TORRANCE		95-100%	LOS ANGELES
[REPORT]	[MAP]	HERCULES INC	07280156	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	CORNER OF SAN PABLO & SYCAMORE AVENUE	HERCULES	94547	20-25%	CONTRA COSTA
[REPORT]	[MAP]	HERCULES PROPERTIES, LTD.	07280016	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	560 RAILROAD AVENUE	HERCULES	94547		CONTRA COSTA
[REPORT]	[MAP]	HERITAGE DRY CLEANERS	60000237	STATE RESPONSE	ACTIVE	13855 MONO WAY	SONORA	95370	45-50%	TUOLUMNE
[REPORT]	[MAP]	HEWLETT PACKARD BUILDING 15	43360078	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	3215 PORTER DRIVE	PALO ALTO	94304	1-5%	SANTA CLARA
[REPORT]	[MAP]	HEWLETT PACKARD BUILDINGS 28A, B, AND C	43350089	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	CORNER OF PAGE MILL RD AND PORTER DRIVE	PALO ALTO	94304	1-5%	SANTA CLARA
[REPORT]	[MAP]	HILLVIEW PORTER PLUME	43360077	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	HILLVIEW AVENUE AND PORTER DRIVE	PALO ALTO	94304	1-5%	SANTA CLARA
[REPORT]	[MAP]	HOLCHEM, INC.	19281213	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	13546 DESMOND STREET	PACOIMA	91331	90-95%	LOS ANGELES
[REPORT]	[MAP]	HOLTVILLE ROCKET TARGET 1R #94	80000145	STATE RESPONSE	ACTIVE	8 MILES NORTH-NORTHEAST OF HOLTVILLE	HOLTVILLE	92250	50-55%	IMPERIAL
[REPORT]	[MAP]	HOWARD MARINE TERMINAL SITE	01440006	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	EMBARCADERO WEST AND MARKET STREETS	OAKLAND	94604	NA	ALAMEDA
[REPORT]	[MAP]	HYTONE CLEANERS	60000629	STATE RESPONSE	ACTIVE	2702 MOUNTAIN VIEW ROAD	EL MONTE	91732	95-100%	LOS ANGELES

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		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	IKEA (FORMER BARBARY COAST)	01440005	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	4300 EASTSHORE HIGHWAY	EMERYVILLE	94608	80-85%	ALAMEDA
[REPORT]	[MAP]	INDUSTRIAL POLYCHEMICAL SERVICE CORP	60001937	STATE RESPONSE	ACTIVE	17109 SOUTH MAIN STREET	GARDENA	90248	90-95%	LOS ANGELES
[REPORT]	[MAP]	INDUSTRIAL WASTE PROCESSING	10330040	FEDERAL SUPERFUND LISTED	- ACTIVE	7140 NORTH HARRISON	PINEDALE	93650	65-70%	FRESNO
[REPORT]	[MAP]	INTERNATIONAL LEAD CO. (A.K.A. WESTERN LEAD AND METAL CO.)	19390044	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	2182 EAST 11TH STREET	LOS ANGELES	90021	80-85%	LOS ANGELES
[REPORT]	[MAP]	IRON MOUNTAIN MINE	45100001	FEDERAL SUPERFUND LISTED	- ACTIVE	OFF HWY 299 - 9 MI NW OF REDDING LOCATED ON APPROX. 225 ACRES WITHIN SANTIAGO CANYON AT THE BASE OF THE SANTA ANA MOUNTAINS	REDDING	96001	35-40%	SHASTA
[REPORT]	[MAP]	IRVINE PARK - ARMY CAMP	80000831	STATE RESPONSE	ACTIVE		IRVINE PARK	92697	10-15%	ORANGE

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	J H BAXTER CO	47240001	FEDERAL SUPERFUND LISTED	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	422 MILL STREET	WEED	96094	50-55%	SISKIYOU
[REPORT]	[MAP]	J R SIMPLOT, EDISON	15070030	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	430 PEPPER DRIVE	EDISON	93220	80-85%	KERN
[REPORT]	[MAP]	J&S CHROME PLATING	19340358	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	6863 FLORENCE PL	BELL GARDENS	90201	75-80%	LOS ANGELES
[REPORT]	[MAP]	JERVIS WEBB	60000332	FEDERAL SUPERFUND LISTED	ACTIVE	9301 RAYO AVE.	SOUTH GATE	90280	95-100%	LOS ANGELES
[REPORT]	[MAP]	JET PROPULSION LABORATORY	19970008	FEDERAL SUPERFUND LISTED	ACTIVE	4800 OAK GROVE DRIVE	PASADENA	91109	5-10%	LOS ANGELES
[REPORT]	[MAP]	JOHN ALEXANDER RESEARCH INC	15330004	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	1753 SIERRA HIGHWAY	ROSAMOND	93560	70-75%	KERN
[REPORT]	[MAP]	K & D SALVAGE	15500001	STATE RESPONSE	ACTIVE	600 SOUTH UNION AVENUE	BAKERSFIELD	93307	95-100%	KERN
[REPORT]	[MAP]	K&D SALVAGE LANDFILL	60003418	STATE RESPONSE	ACTIVE	440 EAST BELLE TERRACE	BAKERSFIELD	93307	95-100%	KERN
[REPORT]	[MAP]	KAISER AEROSPACE & ELECTRONICS COMPANY	01990015	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	880 DOOLITTLE DRIVE	SAN LEANDRO	94577	85-90%	ALAMEDA
[REPORT]	[MAP]	KAWEAH - SHANNON AND RITCHIE SHOP SITE	60001917	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	11878 AVENUE 328	VISALIA	93291	95-100%	TULARE
[REPORT]	[MAP]	KEN'S BUFF AND PLATING	70000051	STATE RESPONSE	ACTIVE	1816 21ST STREET	SACRAMENTO	95814	85-90%	SACRAMENTO
[REPORT]	[MAP]	KETEMA AEROSPACE & ELECTRONICS	37370033	STATE RESPONSE	ACTIVE	790 GREENFIELD DR.	EL CAJON	92021	75-80%	SAN DIEGO

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[REPORT]	[MAP]	KLASS CLEANERS	60002699	STATE RESPONSE	ACTIVE	1141 MAIN STREET	ST. HELENA	94574	25-30%	NAPA
[REPORT]	[MAP]	KOPPERS INDUSTRIES INC (OROVILLE PLANT)	04240001	FEDERAL SUPERFUND LISTED	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	BAGGETT-MARYSVILLE ROAD	OROVILLE	95965	65-70%	BUTTE
[REPORT]	[MAP]	LA HABRA NORGE VILLAGE CLEANERS	60002635	STATE RESPONSE	ACTIVE	650 NORTH HARBOR BOULEVARD	LA HABRA	90631	65-70%	ORANGE
[REPORT]		LABRIC/ALCO PACIFIC	60003385	STATE RESPONSE	ACTIVE	16914 SOUTH BROADWAY	GARDENA	90248		LOS ANGELES
[REPORT]	[MAP]	LABRIC/BERG METALS	60002774	STATE RESPONSE	ACTIVE	2652 LONG BEACH AVENUE	LOS ANGELES	90058	95-100%	LOS ANGELES
[REPORT]	[MAP]	LABRIC/C & S BATTERY AND LEAD	60002773	STATE RESPONSE	ACTIVE	860 RISKE LANE	WEST SACRAMENTO	95691	65-70%	YOLO
[REPORT]	[MAP]	LAMOUR'S CLEANERS, MOONEY	60001052	STATE RESPONSE	ACTIVE	2911 S. MOONEY BLVD.	VISALIA	93277	65-70%	TULARE
[REPORT]	[MAP]	LANE METAL FINISHERS	60000594	STATE RESPONSE	ACTIVE	2942 SAN PABLO AVENUE	OAKLAND	94608	80-85%	ALAMEDA
[REPORT]	[MAP]	LAVA CAP MINE	29100004	FEDERAL SUPERFUND LISTED	ACTIVE	14501 LAVA CAP MINE ROAD	NEVADA CITY	95959	20-25%	NEVADA
[REPORT]	[MAP]	LIQUID GOLD OIL CORP	07290039	FEDERAL SUPERFUND DELISTED	ACTIVE - LAND USE RESTRICTIONS	HOFFMAN BLVD & S 47TH ST	RICHMOND	94804	70-75%	CONTRA COSTA
[REPORT]	[MAP]	LOCKHEED MISSILES AND SPACE CO BLDG 255	43280130	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	3170 PORTER DRIVE	PALO ALTO	94304	1-5%	SANTA CLARA
[REPORT]	[MAP]	LOCKHEED PROPULSION-BEAUMONT NO. 1	33370039	STATE RESPONSE	ACTIVE	HIGHLAND SPRINGS ROAD	BEAUMONT	92223	65-70%	RIVERSIDE
[REPORT]	[MAP]	LOCKHEED PROPULSION-BEAUMONT NO. 2	33370038	STATE RESPONSE	ACTIVE	JACK RABBIT TRAIL	BEAUMONT	92223	70-75%	RIVERSIDE
[REPORT]	[MAP]	LORENTZ BARREL & DRUM COMPANY	43300026	FEDERAL SUPERFUND LISTED	ACTIVE - LAND USE RESTRICTIONS	1507 SOUTH 10TH STREET	SAN JOSE	95112	65-70%	SANTA CLARA

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	LOUISIANA-PACIFIC CORP - CHICO	04240002	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	WEST 16TH STREET	CHICO	95926	55-60%	BUTTE
[REPORT]	[MAP]	LUBRICATION COMPANY OF AMERICA	19290153	STATE RESPONSE	ACTIVE	12500 LANG STATION ROAD	CANYON COUNTRY	91350	15-20%	LOS ANGELES
[REPORT]	[MAP]	MACGILLIS AND GIBBS	20240001	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	11272 ROAD 32	MADERA	93639	90-95%	MADERA
[REPORT]	[MAP]	MADERA AIR FORCE STATION (J09CA0858)	80000555	MILITARY EVALUATION	ACTIVE		MADERA		75-80%	MADERA
[REPORT]	[MAP]	MADERA PCE GROUNDWATER PLUME	60001450	STATE RESPONSE	ACTIVE	SOUTH C STREET AND 7TH STREET	MADERA	93638	95-100%	MADERA
[REPORT]	[MAP]	MAGNOLIA ELEMENTARY SCHOOL	60000488	STATE RESPONSE	ACTIVE	650 GREENFIELD DRIVE	EL CAJON	92021	75-80%	SAN DIEGO
[REPORT]	[MAP]	MANSION GROVE	43280031	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	4101 LICK MILL BOULEVARD	SANTA CLARA	95054	20-25%	SANTA CLARA
[REPORT]	[MAP]	MARCHANT/WHITNEY	60001628	STATE RESPONSE	ACTIVE	5679 HORTON STREET	EMERYVILLE	94608	40-45%	ALAMEDA
[REPORT]	[MAP]	MARLEY COOLING TOWER COMPANY	39240014	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	200 NORTH WAGNER AVENUE	STOCKTON	95215	90-95%	SAN JOAQUIN
[REPORT]	[MAP]	MARSHALL STEEL CLEANERS	60000250	STATE RESPONSE	ACTIVE	20447 REDWOOD ROAD	CASTRO VALLEY	94546	50-55%	ALAMEDA
[REPORT]	[MAP]	MCCOLL	30290001	FEDERAL SUPERFUND - LISTED	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	ROSECRANS & SUNNY RIDGE	FULLERTON	92833	35-40%	ORANGE
[REPORT]	[MAP]	MCCORMICK & BAXTER CREOSOTING CO	39240001	FEDERAL SUPERFUND - LISTED	ACTIVE - LAND USE RESTRICTIONS	1214 W. WASHINGTON STREET	STOCKTON	95203	95-100%	SAN JOAQUIN
[REPORT]	[MAP]	MCDONNELL DOUGLAS - INACTIVE TEST SITE	34370069	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	11505 DOUGLAS RD	RANCHO CORDOVA	95742	45-50%	SACRAMENTO

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[REPORT]	[MAP]	MCNAMARA AND PEEPE LUMBER MILL	12240115	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	1619 GLENDALE DRIVE	ARCATA	95521	30-35%	HUMBOLDT
[REPORT]	[MAP]	MIDWAY VILLAGE	41650007	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	47 MIDWAY DRIVE	DALY CITY	94014	65-70%	SAN MATEO
[REPORT]	[MAP]	MILLER'S CLEANERS, WHITENDALE	60001050	STATE RESPONSE	ACTIVE	2235 W. WHITENDALE AVENUE	VISALIA	93277	65-70%	TULARE
[REPORT]	[MAP]	MISSION UNIFORM	60000969	STATE RESPONSE	ACTIVE	520 E. MINERAL KING AVENUE	VISALIA	93292	80-85%	TULARE
[REPORT]	[MAP]	MOBILE SMELTING	15330011	STATE RESPONSE	ACTIVE	UNITED STREET & REED ROAD	MOJAVE	93501	75-80%	KERN

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[REPORT]	[MAP]	MODERN DRY CLEANERS	60001154	STATE RESPONSE	ACTIVE	609 WALNUT STREET	RED BLUFF	96080	60-65%	TEHAMA
[REPORT]	[MAP]	MODESTO GROUNDWATER CONTAMINATION	50950002	FEDERAL SUPERFUND - LISTED	ACTIVE - LAND USE RESTRICTIONS	MCHENRY AVE., SOUTH OF ORANGEBURG AVE. (BEHIND HALFORD'S CLEANERS AT 941 MCHENRY AVE.)	MODESTO	95351	75-80%	STANISLAUS
[REPORT]	[MAP]	MOJAVE GUNNERY RANGE - (J09CA7281) MMRP	80000950	STATE RESPONSE	ACTIVE	2 MILE SW OF 21000 HACIENDA BLVD	MOJAVE	93505	45-50%	KERN
[REPORT]	[MAP]	MOMIN LODGE	60001010	STATE RESPONSE	ACTIVE	1918 ARTESIA BOULEVARD	TORRANCE	90504	60-65%	LOS ANGELES
[REPORT]	[MAP]	MONSANTO CHEMICAL COMPANY	19281200	STATE RESPONSE	ACTIVE	2100 EAST 223RD STREET	CARSON	90810	NA	LOS ANGELES
[REPORT]	[MAP]	MONTROSE CHEMICAL CORP	19280024	FEDERAL SUPERFUND - LISTED	ACTIVE - LAND USE RESTRICTIONS	20201 NORMANDIE AVENUE	TORRANCE	90502	95-100%	LOS ANGELES
[REPORT]	[MAP]	MOUNT OWEN RIFLE RANGE-IR/MMRP(J09CA0877)	71000033	STATE RESPONSE	ACTIVE	APPROXIMATELY 6 MILES NORTHEAST OF CLOVIS	CLOVIS	93911	25-30%	FRESNO
[REPORT]	[MAP]	MOYER CHEMICAL	60001663	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	1300,1310, 1336 OLD BAYSHORE HWY	SAN JOSE	95112	80-85%	SANTA CLARA
[REPORT]	[MAP]	MP ASSOCIATES, INC.	03390001	STATE RESPONSE	ACTIVE	6555 JACKSON VALLEY ROAD	IONE	95640	50-55%	AMADOR

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	MYERS DRUM - EMERYVILLE	01340110	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	4500 SHELLMOUND STREET	EMERYVILLE	94608	50-55%	ALAMEDA
[REPORT]	[MAP]	NEVILLE CHEMICAL COMPANY	19280515	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	12800 IMPERIAL HWY	SANTA FE SPRINGS	90670	NA	LOS ANGELES
[REPORT]	[MAP]	NEW FASHION DRY CLEANERS	60001918	STATE RESPONSE	ACTIVE	4548 BEACH BOULEVARD	BUENA PARK	90621	60-65%	ORANGE
[REPORT]	[MAP]	NEWCROW II	60000714	STATE RESPONSE	ACTIVE	6141 TO 6241 RANDOLPH STREET	COMMERCE	90040	95-100%	LOS ANGELES
[REPORT]	[MAP]	NEWMARK GROUNDWATER CONTAMINATION	36990002	FEDERAL SUPERFUND - LISTED	ACTIVE - LAND USE RESTRICTIONS	BUNKER HILL GROUND WATER BASIN	SAN BERNARDINO	92408	75-80%	SAN BERNARDINO
[REPORT]	[MAP]	NORGE VILLAGE CLEANERS	04720004	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	254 EAST FIRST STREET	CHICO	95926	65-70%	BUTTE
[REPORT]	[MAP]	NORTH VALLEY PLAZA CLEANERS	04720005	STATE RESPONSE	ACTIVE	801 EAST AVENUE	CHICO	95926	40-45%	BUTTE
[REPORT]	[MAP]	NORTHROP Y-19	60002053	STATE RESPONSE	ACTIVE	1401 EAST ORANGETHORPE AVENUE	FULLERTON	92831	85-90%	ORANGE
[REPORT]	[MAP]	NORTHWESTERN VENETIAN SUPPLY CORP. SITE	01340123	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	1218 24TH STREET	OAKLAND	94607	85-90%	ALAMEDA
[REPORT]	[MAP]	OAK LANE CLEANERS	60002268	STATE RESPONSE	ACTIVE	910 MAIN STREET	DELANO	93215	80-85%	KERN
[REPORT]	[MAP]	OASIS CLEANERS	60002269	STATE RESPONSE	ACTIVE	920 MAIN STREET	DELANO	93215	80-85%	KERN
[REPORT]	[MAP]	OLD ORCHARD SHOPPING CENTER	19720018	STATE RESPONSE	ACTIVE	23357 LYONS AVENUE	SANTA CLARITA	91355	35-40%	LOS ANGELES
[REPORT]	[MAP]	OMEGA CHEMICAL CORPORATION	19280436	FEDERAL SUPERFUND - LISTED	ACTIVE	12504 WHITTIER BLVD	WHITTIER	90602	85-90%	LOS ANGELES
[REPORT]	[MAP]	ONE HOUR MARTINIZING	60000236	STATE RESPONSE	ACTIVE	717 WEST MAIN STREET	VISALIA	93291	85-90%	TULARE

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[REPORT]	[MAP]	ONE HOUR MARTINIZING MOONEY	60002277	STATE RESPONSE	ACTIVE	1841 SOUTH MOONEY BOULEVARD	VISALIA	93277	70-75%	TULARE
[REPORT]	[MAP]	ONE-HOUR MARTINIZING CLEANERS	60003037	STATE RESPONSE	ACTIVE	1275 SOLANO AVENUE	ALBANY	94706	15-20%	ALAMEDA
[REPORT]	[MAP]	OPERATING INDUSTRIES, INC. LANDFILL	19490207	FEDERAL SUPERFUND - LISTED	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	900 POTRERO GRANDE DR	MONTEREY PARK	91755	60-65%	LOS ANGELES
[REPORT]	[MAP]	OPHIR ROAD PROPERTY	60000689	STATE RESPONSE	ACTIVE	ASSESSOR'S PARCEL NUMBERS (APNS)078-010-006, 078-010-038	OROVILLE	95965	65-70%	BUTTE
[REPORT]	[MAP]	ORANGE COUNTY METAL PROCESSING	71002520	STATE RESPONSE	ACTIVE	1711 E. KIMBERLY AVENUE	FULLERTON	92831	85-90%	ORANGE
[REPORT]	[MAP]	ORANGE COUNTY NORTH BASIN GROUP	60002058	FEDERAL SUPERFUND - LISTED	ACTIVE	VARIOUS SITES LOCATED NORTH OF THE 91 FREEWAY, EAST OF BEACH BLVD., SOUTH AND WEST OF IMPERIAL HWY.	FULLERTON AND PLACENTIA	92832	85-90%	ORANGE
[REPORT]	[MAP]	ORLAND CLEANERS	11720001	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	726 FIFTH STREET	ORLAND	95963	50-55%	GLENN
[REPORT]	[MAP]	OSAGE INDUSTRIES, 15TH STREET	15330001	STATE RESPONSE	ACTIVE	2001 15TH STREET, WEST	ROSAMOND	93560	70-75%	KERN
[REPORT]	[MAP]	OSAGE INDUSTRIES, 60TH STREET WEST	15330005	STATE RESPONSE	ACTIVE	60TH STREET WEST T9N, R13W, S10 SE CORNER	ROSAMOND	93560	55-60%	KERN
[REPORT]	[MAP]	OWL CLEANERS	60002357	STATE RESPONSE	ACTIVE	153 WEBSTER STREET	MONTEREY	93940	20-25%	MONTEREY
[REPORT]	[MAP]	PACIFIC COAST PIPE LINES	56130038	FEDERAL SUPERFUND - LISTED	ACTIVE - LAND USE RESTRICTIONS	67 EAST TELEGRAPH ROAD	FILLMORE	93015	60-65%	VENTURA
[REPORT]	[MAP]	PACIFIC STATES STEEL - PHASE III	01330031	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	35124 ALVARADO-NILES ROAD	UNION CITY	94587	30-35%	ALAMEDA

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	PALACE CLEANERS GLENDALE	60002013	STATE RESPONSE	ACTIVE	201 SOUTH GLENDALE AVENUE	GLENDALE	91205	75-80%	LOS ANGELES
[REPORT]	[MAP]	PALACE PLATING	19340646	STATE RESPONSE	ACTIVE	710 EAST 29TH STREET	LOS ANGELES	90011	95-100%	LOS ANGELES
[REPORT]	[MAP]	PALOS VERDES LANDFILL	19490181	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	25706 HAWTHORNE BLVD.	ROLLING HILLS ESTATES	90274	15-20%	LOS ANGELES
[REPORT]	[MAP]	PALOS VERDES SHELF	19460003	FEDERAL SUPERFUND - LISTED	ACTIVE	PACIFIC OCEAN - WHITE POINT OUTFALL	PALOS VERDES	90000		LOS ANGELES
[REPORT]	[MAP]	PARAGON DRY CLEANERS	60000240	STATE RESPONSE	ACTIVE	119 SOUTH WILLIS STREET	VISALIA	93291	85-90%	TULARE
[REPORT]	[MAP]	PARKS AIR FORCE BASE (J09CA0083)	80000158	STATE RESPONSE	ACTIVE		DUBLIN		25-30%	ALAMEDA
[REPORT]	[MAP]	PARKWAY FEED	60002993	STATE RESPONSE	ACTIVE	1645 PARKWAY DRIVE	CRESCENT CITY	95531	55-60%	DEL NORTE
[REPORT]	[MAP]	PARMENTER AND BRYAN	54070063	STATE RESPONSE	ACTIVE	13133 AVENUE 416	OROSI	93647	85-90%	TULARE
[REPORT]	[MAP]	PAUL'S DRY CLEANERS	60003223	STATE RESPONSE	ACTIVE	214 HIGUERA STREET	SAN LUIS OBISPO	93401	40-45%	SAN LUIS OBISPO
[REPORT]	[MAP]	PCA METAL FINISHING, INC.	71002360	STATE RESPONSE	ACTIVE	1726 E. ROSSLYNN AVENUE	FULLERTON	92831	85-90%	ORANGE
[REPORT]	[MAP]	PECHINEY	60001187	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	3200 FRUITLAND AVENUE	VERNON	90058	NA	LOS ANGELES
[REPORT]	[MAP]	PEMACO CHEMICAL CORPORATION FORMER	19281217	FEDERAL SUPERFUND - LISTED	ACTIVE - LAND USE RESTRICTIONS	5040-5050 SLAUSON BLVD.	MAYWOOD	90270	95-100%	LOS ANGELES
[REPORT]	[MAP]	PG&E - MARTIN SERVICE DALY CITY YARD	41360100	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	731 SCHWERIN STREET	DALY CITY	94014	65-70%	SAN MATEO
[REPORT]	[MAP]	PG&E - MARTIN SERVICE OU-2 AND LEVISON	41360093	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	731 SCHWERIN STREET	DALY CITY	94014	50-55%	SAN MATEO

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	PG&E - NORTH BEACH MARINA SUBSTATION	38490007	STATE RESPONSE	ACTIVE	BAY STREET AND BUCHANAN, CORNER OF	SAN FRANCISCO	94123	5-10%	SAN FRANCISCO

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[REPORT]	[MAP]	PG&E - SACRAMENTO SITE	34490048	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	2000 FRONT STREET	SACRAMENTO	95818	65-70%	SACRAMENTO
[REPORT]	[MAP]	PLESSEY MICRO SCIENCE	43360069	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	2274 MORA DRIVE	MOUNTAIN VIEW	94040	40-45%	SANTA CLARA
[REPORT]	[MAP]	POINT VICENTE	19970023	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	PALOS VERDES DR. AND HAWTHORNE BLVD.,	RANCHO PALOS VER	90275	10-15%	LOS ANGELES
[REPORT]	[MAP]	PORT OF OAKLAND - EMBARCADERO COVE	01510021	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	DENNISON AND EMBARCADERO STREETS	OAKLAND	94606	85-90%	ALAMEDA
[REPORT]	[MAP]	PORT OF OAKLAND, BERTH 25 AND 26	01280092	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	2500 7TH STREET	OAKLAND	94607	80-85%	ALAMEDA
[REPORT]	[MAP]	PORT OF RICHMOND (SHIPYARD #3)	07370030	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	1312 CANAL BLVD	RICHMOND	94804	70-75%	CONTRA COSTA
[REPORT]	[MAP]	PORTERVILLE MGP	60002076	STATE RESPONSE	ACTIVE	309 S. MAIN STREET	PORTERVILLE	93257	95-100%	TULARE
[REPORT]	[MAP]	PORTERVILLE PCE PLUME	60001216	STATE RESPONSE	ACTIVE	NO ADDRESS-PRELIMINARY SITE SCREENING	PORTERVILLE	93257	85-90%	TULARE

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	POTENTIAL RELEASE SOUTHEAST OF GOLDEN STATE BLVD. & EAST AVE.	60003415	STATE RESPONSE	ACTIVE	SOUTHEAST OF GOLDEN STATE BLVD& S. EAST AVE	FRESNO	93706	95-100%	FRESNO
[REPORT]	[MAP]	PRECISION OPTICAL INCORPORATED FACILITY	60001612	STATE RESPONSE	ACTIVE	865 AND 869 WEST 17TH STREET	COSTA MESA	92627	60-65%	ORANGE
[REPORT]	[MAP]	PRIME DRY CLEANERS	60003180	STATE RESPONSE	ACTIVE	16402 NORMANDIE AVENUE	GARDENA	90247	75-80%	LOS ANGELES
[REPORT]	[MAP]	PUENTE VALLEY (SAN GABRIEL VALLEY SUPERFUND SITE)	60001338	FEDERAL SUPERFUND - LISTED	ACTIVE	COVERS MOST OF CITY OF INDUSTRY, PORTIONS OF THE CITY OF LA PUENTE AND UNINCORPORATED LOS ANGELES COUNTY	CITY OF INDUSTRY	91744	90-95%	LOS ANGELES
[REPORT]	[MAP]	PURDY COMPANY	15330010	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	12901 UNITED ROAD	MOJAVE	93501	75-80%	KERN
[REPORT]	[MAP]	PUREGRO COMPANY	13070097	STATE RESPONSE	ACTIVE	1025 RIVER DRIVE	BRAWLEY	92227	90-95%	IMPERIAL
[REPORT]	[MAP]	PUREGRO-CORCORAN	16070076	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	6991 NEVADA AVENUE	CORCORAN	93212	85-90%	KINGS
[REPORT]	[MAP]	PURITY OIL SALES - DELTA GUNITE	34170001	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	WHITE ROCK ROAD & KILGORE ROAD	RANCHO CORDOVA	95670	45-50%	SACRAMENTO
[REPORT]	[MAP]	PURITY OIL SALES, INC	10500005	FEDERAL SUPERFUND - LISTED	ACTIVE	3265 SOUTH MAPLE AVENUE	MALAGA	93726	95-100%	FRESNO
[REPORT]	[MAP]	PYRITE LEASING	60002153	STATE RESPONSE	ACTIVE	3500 PYRITE STREET	JURUPA VALLEY	92509	85-90%	RIVERSIDE
[REPORT]		PYRITE QUARRY	60003381	STATE RESPONSE	ACTIVE	3400 PYRITE STREET	RIVERSIDE	92509		RIVERSIDE

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	QUEST INDUSTRIES, LLC - STOCKTON FACILITY	60003199	STATE RESPONSE	ACTIVE	2518 BOEING WAY	STOCKTON	95206	95-100%	SAN JOAQUIN
[REPORT]	[MAP]	REACTION PRODUCTS	07280013	STATE RESPONSE	ACTIVE	840 MORTON AVENUE	RICHMOND	94806	80-85%	CONTRA COSTA
[REPORT]	[MAP]	READY PROPERTY RESOURCE	56750014	STATE RESPONSE	ACTIVE	89 PEKING STREET	VENTURA	93001	80-85%	VENTURA
[REPORT]	[MAP]	RENEWAL TECHNOLOGY, INC. - MARICOPA FACILITY	70000045	STATE RESPONSE	ACTIVE	24306 HIGHWAY 166	MARICOPA	93252	80-85%	KERN
[REPORT]	[MAP]	RICHARDS CLEANERS	60000408	STATE RESPONSE	ACTIVE	538 WEST 5TH STREET	SAN PEDRO	90731	85-90%	LOS ANGELES
[REPORT]	[MAP]	RICHMOND TOWNHOUSE APARTMENTS	07990005	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	2887 AND 2989 PULLMAN AVENUE	RICHMOND	94804	85-90%	CONTRA COSTA
[REPORT]	[MAP]	ROSEN'S ELECTRICAL EQUIPMENT	19360068	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	8226 E. WHITTIER BLVD.	PICO RIVERA	90660	85-90%	LOS ANGELES
[REPORT]	[MAP]	S R KILBY PROPERTY	15100009	STATE RESPONSE	ACTIVE	2021 WEST 15TH STREET	ROSAMOND	93560	70-75%	KERN
[REPORT]	[MAP]	SACRAMENTO PLATING INC.	34370014	STATE RESPONSE	ACTIVE	2809 S STREET	SACRAMENTO	95816	55-60%	SACRAMENTO
[REPORT]	[MAP]	SAN FERNANDO VALLEY (AREA 1)	19990011	FEDERAL SUPERFUND - LISTED	ACTIVE	NORTH HOLLYWOOD WELLFIELD AREA	LOS ANGELES	91601	90-95%	LOS ANGELES
[REPORT]	[MAP]	SAN FERNANDO VALLEY (AREA 2)	19990012	FEDERAL SUPERFUND - LISTED	ACTIVE	CRYSTAL SPRINGS WELLFIELD AREA	GLENDALE	91209	95-100%	LOS ANGELES
[REPORT]	[MAP]	SAN FERNANDO VALLEY (AREA 4)	19990009	FEDERAL SUPERFUND - LISTED	CERTIFIED / OPERATION & MAINTENANCE	POLLOCK WELLFIELD	LOS ANGELES	90086	80-85%	LOS ANGELES
[REPORT]	[MAP]	SAN GABRIEL GROUNDWATER BASIN (1-4)*	19990006	FEDERAL SUPERFUND - LISTED	ACTIVE	10-20 MI E OF L.A. ON HWY 10 IN AZUSA	EL MONTE	91732	95-100%	LOS ANGELES

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	SAN JOAQUIN DRUM COMPANY	15340023	STATE RESPONSE	ACTIVE	3930 GILMORE AVENUE	BAKERSFIELD	93308	80-85%	KERN
[REPORT]	[MAP]	SAN LUIS OBISPO PCE PLUME	60001343	STATE RESPONSE	ACTIVE	LOS OSOS VALLEY ROAD AND HWY. 101	SAN LUIS OBISPO	93401	40-45%	SAN LUIS OBISPO
[REPORT]	[MAP]	SAN PEDRO BASIN DEEPWATER DISPOSAL SITES	60003073	STATE RESPONSE	ACTIVE	SAN PEDRO BASIN (BETWEEN THE COAST OF CATALINA ISLAND AND LONG BEACH, CA)	LONG BEACH	90802		LOS ANGELES
[REPORT]	[MAP]	SAN PEDRO BOAT WORKS	70000023	STATE RESPONSE	ACTIVE	PORT OF LOS ANGELES BERTHS 44-45	SAN PEDRO	90731	NA	LOS ANGELES
[REPORT]	[MAP]	SCHLAGE LOCK COMPANY	38340157	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	BAYSHORE BLVD AND SUNNYDALE AVE.	SAN FRANCISCO	94134	75-80%	SAN FRANCISCO
[REPORT]	[MAP]	SEAM MASTER INDUSTRIES (SAIA)	60000483	FEDERAL SUPERFUND - LISTED	ACTIVE	5211 SOUTHERN AVE.	SOUTH GATE	90280	95-100%	LOS ANGELES
[REPORT]	[MAP]	SELBY SLAG	07330031	STATE RESPONSE	ACTIVE	SHORELINE&MARSH ADJ. TO CARQUINEZ STRAIT	SELBY	94802	85-90%	CONTRA COSTA
[REPORT]	[MAP]	SELMA TREATING COMPANY	10240051	FEDERAL SUPERFUND - LISTED	ACTIVE - LAND USE RESTRICTIONS	1735 DOCKERY AVE & ADJOINING	SELMA	93662	95-100%	FRESNO
[REPORT]	[MAP]	SERVICE PLATING COMPANY INC	60002166	STATE RESPONSE	ACTIVE	1855 EAST 62ND STREET	LOS ANGELES	90001	95-100%	LOS ANGELES
[REPORT]	[MAP]	SHAFTER AIRPORT	15070029	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	LERDO HIGHWAY AT HIGHWAY 99	SHAFTER	93263	85-90%	KERN
[REPORT]	[MAP]	SHELL- FORMER HERCULES GAS PLANT	42290014	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	14730 HIGHWAY 101	GOLETA	93117	25-30%	SANTA BARBARA

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	SHERWIN WILLIAMS	60000189	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	1450 SHERWIN AVENUE	EMERYVILLE	94608	55-60%	ALAMEDA
[REPORT]	[MAP]	SIERRA LAUNDERERS & CLEANERS	60001220	STATE RESPONSE	ACTIVE	407 N. WASHINGTON STREET	SONORA	95370	35-40%	TUOLUMNE
[REPORT]	[MAP]	SILVER QUEEN JUNKYARD	15500002	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	BACK LOT AT 11847 UNITED STREET	MOJAVE	93501	75-80%	KERN
[REPORT]	[MAP]	SIMPLOT - TRAVER	60003023	STATE RESPONSE	ACTIVE	36624 AND 36148 SOUTH BURKE DRIVE	TRAVER	93631	95-100%	FRESNO
[REPORT]	[MAP]	SIMS METAL SITE	70000019	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	130 NORTH 12 STREET; AT INTERSECTION OF NORTH B STREETS	SACRAMENTO	95814	95-100%	SACRAMENTO
[REPORT]	[MAP]	SINGER FRIDEN	01360094	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	2350 AND 2450 WASHINGTON AVENUE	SAN LEANDRO	94577	60-65%	ALAMEDA
[REPORT]	[MAP]	SMITHKLINE AND FRENCH LABORATORIES	43360079	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	3400 HILLVIEW AVENUE	PALO ALTO	94304	1-5%	SANTA CLARA

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[REPORT]	[MAP]	SO CAL GAS/DINUBA MGP	54830001	STATE RESPONSE	ACTIVE	216 S O ST	DINUBA	93618	95-100%	TULARE
[REPORT]	[MAP]	SO CAL GAS/HANFORD MGP	16490005	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	325 EAST 5TH STREET	HANFORD	93230	90-95%	KINGS
[REPORT]	[MAP]	SO CAL GAS/SANTA BARBARA (QUARANTINA MGP	42490036	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	630 EAST MONTECITO STREET	SANTA BARBARA	93103	70-75%	SANTA BARBARA
[REPORT]	[MAP]	SO CAL GAS/VISALIA MGP	54490015	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	300 NORTH TIPTON STREET	VISALIA	93277	80-85%	TULARE
[REPORT]	[MAP]	SOCO WEST INC./FORMER HOLCHEM FACILITY	60002003	STATE RESPONSE	ACTIVE	1341 MAYWOOD AVENUE	SANTA ANA	92705	80-85%	ORANGE
[REPORT]	[MAP]	SOLVAY USA INC.	60002912	STATE RESPONSE	ACTIVE	500 FEET WEST OF INTERSECTION OF SALT LAKE AVE AND ATLANTIC AVE	LOS ANGELES	90280	95-100%	LOS ANGELES
[REPORT]	[MAP]	SONIC PLATING CO., INC. - SANTA FE SPRINGS	71002233	STATE RESPONSE	ACTIVE	13002 LOS NIETOS ROAD	SANTA FE SPRINGS	90670	90-95%	LOS ANGELES

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[REPORT]	[MAP]	SOUTH BAY ASBESTOS AREA	43490060	FEDERAL SUPERFUND - LISTED	ACTIVE - LAND USE RESTRICTIONS	FT OF LIBERTY ST GUADALUPE RIV	SAN JOSE	95002	65-70%	SANTA CLARA
[REPORT]	[MAP]	SOUTH EL MONTE (SAN GABRIEL VALLEY SUPERFUND SITE)	60001339	FEDERAL SUPERFUND - LISTED	ACTIVE	COVERS ALL OF CITY OF SOUTH EL MONTE AND PORTIONS OF EL MONTE AND ROSEMEAD	SOUTH EL MONTE	91733	95-100%	LOS ANGELES
[REPORT]	[MAP]	SOUTH FRESNO PCE GROUNDWATER PLUME	60000706	STATE RESPONSE	ACTIVE	2376 S. RAILROAD AVENUE	FRESNO	93721	95-100%	FRESNO
[REPORT]	[MAP]	SOUTH FRESNO REGIONAL GROUNDWATER PLUME	10400005	STATE RESPONSE	ACTIVE	NORTH OF CHURCH AVENUE AT SOUTH EAST AVE	FRESNO	93721	95-100%	FRESNO
[REPORT]	[MAP]	SOUTHERN CALIFORNIA EDISON LAFAYETTE SUBSTATION	60001509	STATE RESPONSE	ACTIVE	1680 MONROVIA AVENUE	COSTA MESA	92627	60-65%	ORANGE
[REPORT]	[MAP]	SOUTHERN PACIFIC - BRISBANE (NORTH AREA)	41490037	STATE RESPONSE	ACTIVE	GENEVA AVENUE AND BAYSHORE BOULEVARD	BRISBANE	94005	50-55%	SAN MATEO
[REPORT]	[MAP]	SOUTHERN PACIFIC - WEST OAKLAND RAIL YARD	01400010	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	CYPRESS CORRIDOR	OAKLAND	94607	90-95%	ALAMEDA
[REPORT]	[MAP]	SOUTHERN PACIFIC, SUISUN MARSH	48400001	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	END OF CHADBORNE RD, SUISUN MARSH	FAIRFIELD	94585	25-30%	SOLANO
[REPORT]	[MAP]	SOUTHLAND OIL	19290003	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	5619-5621 RANDOLPH STREET	COMMERCE	90040	95-100%	LOS ANGELES
[REPORT]	[MAP]	SOUTHWEST MARINE TERMINAL ISLAND FACILITY	60000999	STATE RESPONSE	ACTIVE	985 SEASIDE AVENUE	SAN PEDRO	90731	NA	LOS ANGELES
[REPORT]	[MAP]	SP-ROSEVILLE-SOUTH YARD	31400007	STATE RESPONSE	ACTIVE	SP ROSEVILLE RAILYARD	ROSEVILLE	95678	55-60%	PLACER

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[REPORT]	[MAP]	SP-ROSEVILLE: NORTH YARD	31400006	STATE RESPONSE	ACTIVE	SP ROSEVILLE RAILYARD	ROSEVILLE	95678	55-60%	PLACER
[REPORT]	[MAP]	SPENCE PROPERTY AKA DRY CLEANER IN EAGLE ROCK	60000305	STATE RESPONSE	ACTIVE	7047-7051 NORTH FIGUEROA STREET	LOS ANGELES	90042	40-45%	LOS ANGELES
[REPORT]	[MAP]	STANDARD NICKEL CHROMIUM PLATING CO.	71003183	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	811,817/819, 825 & 826 E. 62ND STREET	LOS ANGELES	90001	95-100%	LOS ANGELES
[REPORT]	[MAP]	STAUFFER CHEMICAL, CARSON	19280083	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	2112 EAST 223RD STREET	CARSON	90745	NA	LOS ANGELES
[REPORT]	[MAP]	STOCKTON, ROUGH AND READY ISLAND	39420010	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	2201 W. WASHINGTON STREET	STOCKTON	95203	90-95%	SAN JOAQUIN
[REPORT]	[MAP]	STRINGFELLOW HAZARDOUS WASTE SITE - PLUME CHARACTERIZATION AND MONITORING STRINGFELLOW	33490001	FEDERAL SUPERFUND - LISTED	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	3450 PYRITE STREET	RIVERSIDE	92509	85-90%	RIVERSIDE
[REPORT]	[MAP]	HAZARDOUS WASTE SITE ◆ PLANT OPERATION AND MONITORING	60002365	FEDERAL SUPERFUND - LISTED	CERTIFIED / OPERATION & MAINTENANCE	3450 PYRITE STREET	RIVERSIDE	92509	85-90%	RIVERSIDE
[REPORT]	[MAP]	SULPHUR BANK MERCURY MINE	17100001	FEDERAL SUPERFUND - LISTED	ACTIVE	SULPHUR BANK ROAD	CLEARLAKE	95422	35-40%	LAKE
[REPORT]	[MAP]	SUNFLOWER PROPERTIES INC.	37590003	STATE RESPONSE	ACTIVE	9755 DISTRIBUTION AVENUE	SAN DIEGO	92121	35-40%	SAN DIEGO
[REPORT]	[MAP]	SWISS CLEANERS	60001870	STATE RESPONSE	ACTIVE	14540 CAMDEN AVENUE	SAN JOSE	95124	25-30%	SANTA CLARA
[REPORT]	[MAP]	SYNTEX	43360114	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	3300 HILLVIEW AVE	PALO ALTO	94304	1-5%	SANTA CLARA
[REPORT]	[MAP]	T H AGRICULTURE & NUTRITION, L.L.C.	10280334	FEDERAL SUPERFUND - DELISTED	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	7183 EAST MCKINLEY AVENUE	FRESNO	93727	40-45%	FRESNO
[REPORT]	[MAP]	TALLEY BROTHERS INC	19290138	STATE RESPONSE	ACTIVE	2007 LAURA AVENUE	HUNTINGTON PARK	90255	95-100%	LOS ANGELES

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[REPORT]	[MAP]	TARGET MASTERS WEST	60002853	STATE RESPONSE	ACTIVE	122 MINNIS CIRCLE	MILPITAS	95035	45-50%	SANTA CLARA
[REPORT]	[MAP]	TCL CORP./TCL2 (PORT OF LONG BEACH)	19510060	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	420 N HENRY FORD AVE	WILMINGTON	90744	NA	LOS ANGELES
[REPORT]	[MAP]	TCL CORPORATION - TOYOTA PARCEL	19510062	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	420 N HENRY FORD AVE	WILMINGTON	90744	NA	LOS ANGELES
[REPORT]	[MAP]	TELEDYNE MEC	43360088	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	3165 PORTER DR	PALO ALTO	94304	1-5%	SANTA CLARA
[REPORT]	[MAP]	TELEDYNE SINGER	43360073	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	3176 PORTER DRIVE	PALO ALTO	94304	1-5%	SANTA CLARA
[REPORT]	[MAP]	TEMECULA BOMB TARGET #107	80001161	STATE RESPONSE	ACTIVE	5 MILES EAST OF DOWNTOWN TEMECULA	TEMECULA	92593	50-55%	RIVERSIDE
[REPORT]	[MAP]	THOMAS RANCH	33290115	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	S OF PALISADES DR, W OF SERFAS CLUB DR	CORONA	91720	60-65%	RIVERSIDE
[REPORT]	[MAP]	TITAN TERMINAL & TRANSPORT	19280830	STATE RESPONSE	ACTIVE	4570 ARDINE ST.	SOUTH GATE	90280	95-100%	LOS ANGELES
[REPORT]	[MAP]	TOWN & COUNTRY VILLAGE SHOPPING CENTER	43590001	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	2980 & 3030 STEVENS CREEK BOULEVARD	SAN JOSE	95113	30-35%	SANTA CLARA
[REPORT]	[MAP]	TRI-AIR, INCORPORATED	10070021	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	915 TENTH STREET	FIREBAUGH	93622	90-95%	FRESNO
[REPORT]	[MAP]	TRI-CITY PLATING, INCORPORATED	37340034	STATE RESPONSE	ACTIVE	1307 SOUTH COAST HIGHWAY	OCEANSIDE	92054	70-75%	SAN DIEGO
[REPORT]	[MAP]	UNION PACIFIC OAKLAND COLISEUM SITE	01400015	STATE RESPONSE	ACTIVE	700 73RD AVENUE	OAKLAND	94621	90-95%	ALAMEDA
[REPORT]	[MAP]	UNION PACIFIC RAILROAD, CURTIS PARK	34400003	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	3675 WESTERN PACIFIC AVENUE	SACRAMENTO	95818	20-25%	SACRAMENTO

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	UNITED HECKATHORN	07280015	FEDERAL SUPERFUND - LISTED	ACTIVE - LAND USE RESTRICTIONS	8TH & WRIGHT	RICHMOND	94804	70-75%	CONTRA COSTA
[REPORT]	[MAP]	UNITED METAL RECOVERY	15330007	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	12433 UNITED STREET	MOJAVE	93501	75-80%	KERN
[REPORT]	[MAP]	UNIVERSITY OF CALIFORNIA, RICHMOND SE	07730003	STATE RESPONSE	ACTIVE	1301 SOUTH 46TH STREET	RICHMOND	94804	70-75%	CONTRA COSTA
[REPORT]	[MAP]	UP, DOWNTOWN SAC - CENTRAL SHOPS	34400004	STATE RESPONSE	ACTIVE	401 I STREET	SACRAMENTO	95814	95-100%	SACRAMENTO
[REPORT]	[MAP]	UP, DOWNTOWN SAC - LAGOON	34400008	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	401 I STREET	SACRAMENTO	95814	95-100%	SACRAMENTO
[REPORT]	[MAP]	UP, DOWNTOWN SAC - MANUFACTURED GAS PLANT	70000034	STATE RESPONSE	ACTIVE	400 I STREET	SACRAMENTO	95814	95-100%	SACRAMENTO

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DEPARTMENT OF TOXIC SUBSTANCES CONTROL

ENVIROSTOR

HAZARDOUS WASTE AND SUBSTANCES SITE LIST (CORTESE)

For additional information and listing of sites, please refer to the California Environmental Protection Agency's Cortese web pages

422 RECORDS FOUND

EXPORT TO EXCEL

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	UP, DOWNTOWN SAC - PONDS AND DITCH	34400005	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	401 I STREET	SACRAMENTO	95814	95-100%	SACRAMENTO
[REPORT]	[MAP]	UP, DOWNTOWN SAC - SITE-WIDE	60001957	STATE RESPONSE	ACTIVE	401 I STREET	SACRAMENTO	95814	95-100%	SACRAMENTO
[REPORT]	[MAP]	VALLEY FOUNDRY AND MACHINE WORKS	10390001	STATE RESPONSE	ACTIVE	2510 SOUTH EAST AVENUE	FRESNO	93717	95-100%	FRESNO
[REPORT]	[MAP]	VALLEY PLATING COMPANY	45340001	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	3872 EL CAJON	SHASTA LAKE	96019	50-55%	SHASTA
[REPORT]	[MAP]	VALLEY WOOD PRESERVING, INC.	50240001	FEDERAL SUPERFUND - LISTED	ACTIVE - LAND USE RESTRICTIONS	2237 SOUTH GOLDEN STATE BLVD	TURLOCK	95380	95-100%	STANISLAUS
[REPORT]	[MAP]	VARIAN	43360086	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	611 HANSEN WAY	PALO ALTO	94304	1-5%	SANTA CLARA
[REPORT]	[MAP]	VENDO COMPANY, THE	10590001	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	7209 NORTH INGRAM AVENUE	PINEDALE	93650	65-70%	FRESNO
[REPORT]	[MAP]	VICTOR INDUSTRIES - 20TH STREET	04360003	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	365 E 20TH ST	CHICO	95928	75-80%	BUTTE
[REPORT]	[MAP]	VICTORIA GOLF COURSE (FORMER BKK CARSON DUMP)	19490191	STATE RESPONSE	ACTIVE	340 EAST 192ND STREET	CARSON	90746	90-95%	LOS ANGELES

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	VISALIA DRY CLEANER INVESTIGATION	60000403	STATE RESPONSE	ACTIVE	CENTRAL CITY AREA	VISALIA	93277	85-90%	TULARE
[REPORT]	[MAP]	WASTE DISPOSAL, INC.	19490194	FEDERAL SUPERFUND LISTED	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	12731 LOS NIETOS RD	SANTA FE SPRINGS	90670	90-95%	LOS ANGELES
[REPORT]	[MAP]	WATKINS JOHNSON COMPANY (SRP)	43360076	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	3333 HILLVIEW AVENUE	PALO ALTO	94304	1-5%	SANTA CLARA
[REPORT]	[MAP]	WATTS/JORDAN DOWNS PROJECT	60002017	STATE RESPONSE	BACKLOG	VARIOUS ADDRESSES NEAR ALAMEDA STREET AND EAST 97TH STREET	LOS ANGELES	90002	95-100%	LOS ANGELES
[REPORT]	[MAP]	WEIR FLOWAY INC.	10340137	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	2494 SOUTH RAILROAD AVENUE, P.O. BOX 164	FRESNO	93707	95-100%	FRESNO
[REPORT]	[MAP]	WEST COAST AIR TRAINING CENTER	80000827	MILITARY EVALUATION	ACTIVE		SANTA ANA		75-80%	ORANGE
[REPORT]	[MAP]	WESTERN LEAD PRODUCTS, COMMERCE & UPR RIGHT-OF-WAY	19330383	STATE RESPONSE	ACTIVE	4530 E PACIFIC WAY	COMMERCE	90040	95-100%	LOS ANGELES
[REPORT]	[MAP]	WHITE ROCK DUMPS 1 AND 2	60001748	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	WHITE ROCK DUMPS (WRD) 1 AND 2 ARE LOCATED ON AEROJET PROPERTY.WRD 1, SOUTH OF WHITE ROCK ROAD ON THE INACTIVE RANCHO CORDOVA TEST SITE (IRCTS). WRD 2, NORTH SIDE OF WHITE ROCK ROAD.	RANCHO CORDOVA	95742	45-50%	SACRAMENTO

		SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	[MAP]	WHITTAKER/BERMITE FACILITY	19281087	STATE RESPONSE	ACTIVE	22116 SOLEDAD CANYON RD BETWEEN	SANTA CLARITA	91350	25-30%	LOS ANGELES
[REPORT]	[MAP]	WHITTIER NARROWS (SAN GABRIEL VALLEY SUPERFUND SITE)	60001340	FEDERAL SUPERFUND LISTED	- ACTIVE	HIGHWAY 60 AND THE MONTEBELLO FOREBAY (NEAR WHITTIER NARROWS DAM)	SOUTH EL MONTE	91733	90-95%	LOS ANGELES
[REPORT]	[MAP]	WICKES FOREST INDUSTRIES	48240001	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	INTERSECTION OF HOLDENER & A STREETS	ELMIRA	95625	55-60%	SOLANO
[REPORT]	[MAP]	WYLE LABS - NORCO FACILITY	33730084	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	1841 HILLSIDE AVENUE	NORCO	92860	35-40%	RIVERSIDE
[REPORT]	[MAP]	ZENECA RICHMOND AG PRODUCTS	07280002	STATE RESPONSE	ACTIVE - LAND USE RESTRICTIONS	1415 SOUTH 47TH STREET	RICHMOND	94804	70-75%	CONTRA COSTA

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GeoTracker

Search for a Project

Search for an Address

17965 Monterey Hwy, Morgan Hill, CA 95037, USA

LIMIT TO SITES WITHIN 1000 FEET OF THIS LOCATION GO

LEGEND - CHOOSE MORE SITES

- LUST Cleanup Sites - REMOVE
- Cleanup Program Sites - REMOVE
- Military Cleanup Sites - REMOVE
- Military Privatized Sites - REMOVE
- Military UST Sites - REMOVE

Signifies a Closed Site

Google

An official website of the United States government

United States Census Bureau

QuickFacts

Morgan Hill city, California

QuickFacts provides statistics for all states and counties, and for cities and towns with a ***population of 5,000 or more***.

Table

All Topics	Morgan Hill city, California
Population Estimates, July 1 2021, (V2021)	**45,342**
PEOPLE	
Population	
Population Estimates, July 1 2021, (V2021)	**45,342**
Population estimates base, April 1, 2020, (V2021)	45,558
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	-0.5%
Population, Census, April 1, 2020	45,483
Population, Census, April 1, 2010	37,882
Age and Sex	
Persons under 5 years, percent	7.9%
Persons under 18 years, percent	26.6%
Persons 65 years and over, percent	13.6%
Female persons, percent	51.4%
Race and Hispanic Origin	
White alone, percent	66.9%
Black or African American alone, percent (a)	1.7%
American Indian and Alaska Native alone, percent (a)	0.4%
Asian alone, percent (a)	15.3%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.0%
Two or More Races, percent	10.8%
Hispanic or Latino, percent (b)	34.0%
White alone, not Hispanic or Latino, percent	45.5%
Population Characteristics	
Veterans, 2016-2020	1,910
Foreign born persons, percent, 2016-2020	19.2%
Housing	
Housing units, July 1, 2021, (V2021)	X
Owner-occupied housing unit rate, 2016-2020	72.6%
Median value of owner-occupied housing units, 2016-2020	$886,300
Median selected monthly owner costs -with a mortgage, 2016-2020	$3,553
Median selected monthly owner costs -without a mortgage, 2016-2020	$866
Median gross rent, 2016-2020	$1,836
Building permits, 2021	X
Families & Living Arrangements	
Households, 2016-2020	14,320
Persons per household, 2016-2020	3.10
Living in same house 1 year ago, percent of persons age 1 year+, 2016-2020	89.3%
Language other than English spoken at home, percent of persons age 5 years+, 2016-2020	30.0%
Computer and Internet Use	
Households with a computer, percent, 2016-2020	98.0%
Households with a broadband Internet subscription, percent, 2016-2020	93.0%
Education	
High school graduate or higher, percent of persons age 25 years+, 2016-2020	91.1%
Bachelor's degree or higher, percent of persons age 25 years+, 2016-2020	42.7%
Health	
With a disability, under age 65 years, percent, 2016-2020	5.6%
Persons without health insurance, under age 65 years, percent	3.1%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2016-2020	68.0%

VTA COVID-19 Information Center

vta.org/covid-19

VTA recommends, but no longer requires, masks on board.

About VTA

Santa Clara Valley Transportation Authority (VTA) is an independent special district that provides sustainable, accessible, community-focused transportation options that are innovative, environmentally responsible, and promote the vitality of our region.

VTA provides bus, light rail, and paratransit services, as well as participates as a funding partner in regional rail service including Caltrain, Capital Corridor, and the Altamont Corridor Express.

As the county's **congestion management agency**, VTA is responsible for countywide transportation planning, including congestion management, design and construction of specific highway, pedestrian, and bicycle improvement projects, as well as promotion of transit oriented development.

VTA provides these services throughout the county, including Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Milpitas, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, San Jose, Santa Clara, Saratoga and Sunnyvale. VTA continually builds partnerships to deliver transportation solutions that meet the evolving mobility needs of Santa Clara County.

MISSION

Solutions that move you.

VISION

To innovate the way Silicon Valley moves.

CORE VALUES

Safety, Integrity, Quality, Sustainability, Diversity, Accountability.

ACTION VALUES

Create, Collaborate and Lead.

VIEW STRATEGIC PLAN

VTA Overview

DOWNLOAD

Organizational Chart

DOWNLOAD

Annual Report

VIEW

Strategic Plan

The Valley Transportation Authority (VTA) Strategic Plan will take VTA to the next level—and beyond.

This plan is the result of an analysis of the agency's strengths, weaknesses, opportunities, and threats, as well as the input, observations, and ideas from VTA employees, customers, and members of VTA's advisory committees and Board of Directors.

It addresses our current situation and provides a framework to build an exciting future. This plan asks everyone involved with VTA—beginning with the Board of Directors and including all employees—to embrace this approach and work to implement its philosophy. This clear and visionary Plan will guide us along the path of further establishing VTA as an industry leader, innovator, and a transportation organization worthy of serving Silicon Valley.

The Plan establishes our Mission, Vision, and Values, and ties everyday work into the overall direction and priorities of the agency. The Strategic Plan guides the development and implementation of VTA's Business Plans, which outline the strategies necessary to reach our goals. This Plan will also serve to guide our budgeting process and allocation of resources.

This high-level Plan will provide direction and actively foster creativity, collaboration, and leadership. Ultimately, it is designed to be transformative; that is, to create a dynamic work environment that carries us boldly and confidently into the future. Our environment will simplify and stabilize decision making,

VTA employees will be encouraged to take strategic risks, and proactive action will be encouraged while excuses for inaction are discouraged.

Action Values operationalize our core values and all aspects of VTA's Strategic Plan. They are intended to be transformative, they envelop the core values, help them transcend their written definition, and help them evolve and improve in application over time.

VTA News

Please visit our Headways blog for the latest news about VTA projects, programs, services and initiatives.

VISIT HEADWAYS

Sustainability

VTA's award-winning Sustainability Program conserves resources and reduces greenhouse gases.

LEARN MORE

Financial Information

Find information about the VTA budget, sales tax measures, audited financial statements and disclosures.

LEARN MORE

Transparency

Please visit our Open Data Portal for access to VTA's open data, including transit, active transportation, congestion management and more.

VISIT OPEN DATA PORTAL

VTA History

VTA was created in 1972 by the Santa Clara County Transit District Act.

On December 1, 1994, VTA became the Congestion Management Agency in Santa Clara County, responsible for countywide transportation planning and funding and for managing the county's blueprint to reduce congestion and improve air quality.

Prior to January 1, 1995, the County Board of Supervisors served as the Board of Directors of VTA. Since January 1, 1995 VTA has operated under a separate Board of Directors composed of County and city representatives, under state legislation.

On January 1, 2000, state legislation changed VTA's name.

Administrative Code

In civilian labor force, female, percent of population age 16 years+, 2016-2020	60.9%
Total accommodation and food services sales, 2017 ($1,000) (c)	141,613
Total health care and social assistance receipts/revenue, 2017 ($1,000) (c)	D
Total transportation and warehousing receipts/revenue, 2017 ($1,000) (c)	6,334
Total retail sales, 2017 ($1,000) (c)	D
Total retail sales per capita, 2017 (c)	NA
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2016-2020	36.4
Income & Poverty	
Median household income (in 2020 dollars), 2016-2020	$128,373
Per capita income in past 12 months (in 2020 dollars), 2016-2020	$52,038
Persons in poverty, percent	⚠ 4.2%

BUSINESSES

Businesses	
Total employer establishments, 2020	X
Total employment, 2020	X
Total annual payroll, 2020 ($1,000)	X
Total employment, percent change, 2019-2020	X
Total nonemployer establishments, 2019	X
All employer firms, Reference year 2017	1,043
Men-owned employer firms, Reference year 2017	606
Women-owned employer firms, Reference year 2017	S
Minority-owned employer firms, Reference year 2017	286
Nonminority-owned employer firms, Reference year 2017	629
Veteran-owned employer firms, Reference year 2017	S
Nonveteran-owned employer firms, Reference year 2017	853

GEOGRAPHY

Geography	
Population per square mile, 2020	3,515.5
Population per square mile, 2010	2,940.8
Land area in square miles, 2020	12.94
Land area in square miles, 2010	12.88
FIPS Code	0649278

About datasets used in this table

Value Notes

⚠ Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info ⓘ icon to th row in TABLE view to learn about sampling error.

The vintage year (e.g., V2021) refers to the final year of the series (2020 thru 2021). Different vintage years of estimates are not comparable.

Users should exercise caution when comparing 2016-2020 ACS 5-year estimates to other ACS estimates. For more information, please visit the 2020 5-year ACS Comparison Guidance page.

Fact Notes

(a) Includes persons reporting only one race
(c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data
(b) Hispanics may be of any race, so also are included in applicable race categories

Value Flags

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper in open ended distribution.
F Fewer than 25 firms
D Suppressed to avoid disclosure of confidential information
N Data for this geographic area cannot be displayed because the number of sample cases is too small.
FN Footnote on this item in place of data
X Not applicable
S Suppressed; does not meet publication standards
NA Not available
Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and P Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

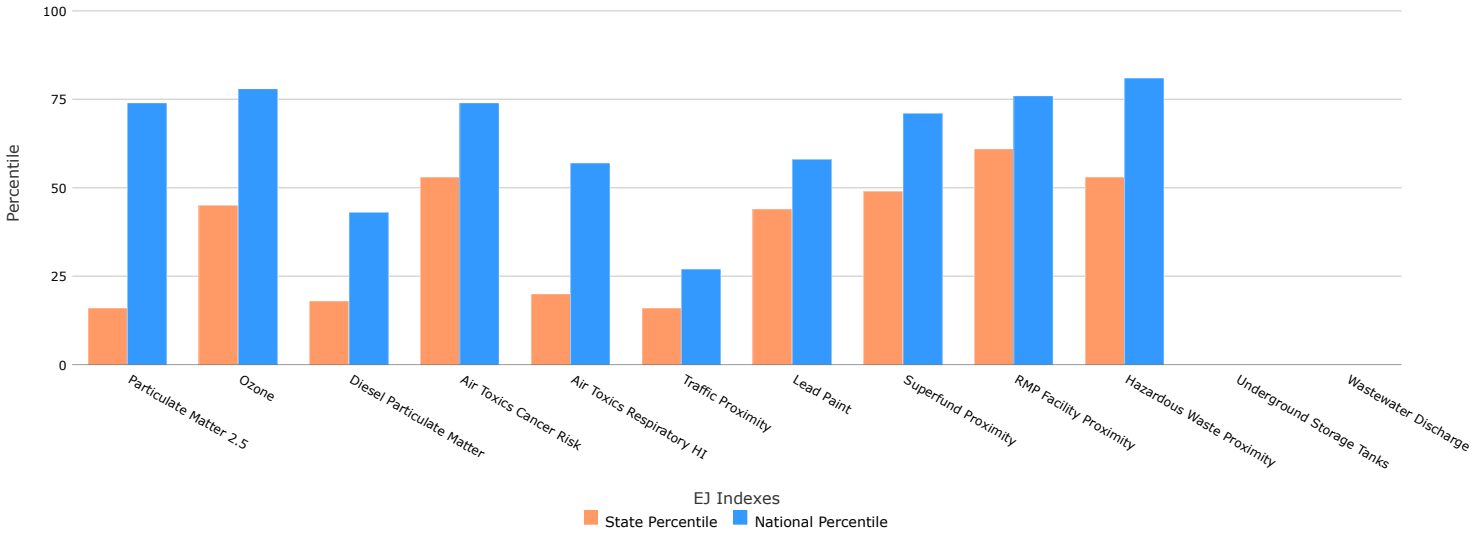
Save as PDF

EJScreen Report (Version 2.1)

Blockgroup: 060855123143
CALIFORNIA, EPA Region 9
Approximate Population: 3,176
Input Area (sq. miles): 0.32

Selected Variables	Percentile in State	Percentile in USA
Environmental Justice Indexes		
EJ Index for Particulate Matter 2.5	16	74
EJ Index for Ozone	45	78
EJ Index for Diesel Particulate Matter*	18	43
EJ Index for Air Toxics Cancer Risk*	53	74
EJ Index for Air Toxics Respiratory HI*	20	57
EJ Index for Traffic Proximity	16	27
EJ Index for Lead Paint	44	58
EJ Index for Superfund Proximity	49	71
EJ Index for RMP Facility Proximity	61	76
EJ Index for Hazardous Waste Proximity	53	81
EJ Index for Underground Storage Tanks	0	0
EJ Index for Wastewater Discharge	N/A	N/A

EJ Index for the Selected Area Compared to All People's Blockgroups in the State/US



This report shows the values for environmental and demographic indicators and EJScreen indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJScreen documentation for discussion of these issues before using reports.

October 27, 2022

Project 1

Particulate Matter 2.5 (National Percentiles)

Less than 50 percentile | 50 - 60 percentile | 60 - 70 percentile | 70 - 80 percentile | 80 - 90 percentile | 90 - 95 percentile | 95 - 100 percentile | Data not available | Search Result (point)

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

Santa Clara County, Santa Cruz County, Maxar, Esri, HERE, Garmin, GeoTechnologies, Inc.

Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0

Selected Variables	Value	State		USA	
		Avg.	%tile	Avg.	%tile
Pollution and Sources					
Particulate Matter 2.5 (µg/m³)	8.96	11.7	10	8.67	61
Ozone (ppb)	43.4	47.7	38	42.5	62
Diesel Particulate Matter* (µg/m³)	0.125	0.33	12	0.294	<50th
Air Toxics Cancer Risk* (lifetime risk per million)	30	31	76	28	80-90th
Air Toxics Respiratory HI*	0.3	0.43	24	0.36	<50th
Traffic Proximity (daily traffic count/distance to road)	16	1400	11	760	12
Lead Paint (% Pre-1960 Housing)	0.096	0.28	35	0.27	34
Superfund Proximity (site count/km distance)	0.068	0.17	42	0.13	54
RMP Facility Proximity (facility count/km distance)	0.79	1.1	59	0.77	69
Hazardous Waste Proximity (facility count/km distance)	3.8	5.2	49	2.2	83
Underground Storage Tanks (count/km²)	0	1.5	0	3.9	0
Wastewater Discharge (toxicity-weighted concentration/m distance)	N/A	67	N/A	12	N/A
Socioeconomic Indicators					
Demographic Index	44%	44%	50	35%	68
People of Color	75%	63%	63	40%	81
Low Income	12%	29%	25	30%	21
Unemployment Rate	6%	6%	60	5%	66
Limited English Speaking	12%	9%	72	5%	87
Less Than High School Education	18%	16%	64	12%	76
Under Age 5	19%	6%	98	6%	98
Over Age 64	6%	14%	16	16%	13

*Diesel particulate matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: https://www.epa.gov/haps/air-toxics-data-update. (https://www.epa.gov/haps/air-toxics-data-update)

For additional information, see: www.epa.gov/environmentaljustice (https://www.epa.gov/environmentaljustice)

EJScreen is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJScreen documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJScreen outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

Morgan Hill Unified School District

Annual and Five Year Developer Fee Report 2020-21

Background

Education Code Section 17620, et seq., and Government Code Section 65995, et seq., authorize school districts to impose fees on residential, commercial, and industrial developments to mitigate the impact of the development on a school district's facilities.

Level I developer fees may be levied by school districts pursuant to Education Code section 17620 et.seq. and Government Code section 65995 et.seq. ("School Fee Legislation"). At the January 22, 2020 State Allocation Board meeting there was an increase in the Level I fee for residential and commercial/industrial construction.

The District performed its Developer Fee Justification Study and adopted a resolution on March 3, 2020 increasing the Level I developer fees to conform to the maximum amounts permissible. Beginning May 2, 2020, the District began collecting $4.08 per square foot for residential construction and $0.66 per square foot for commercial/industrial construction.

Government Code Section 66001 and Section 66006 require districts to be accountable for the fees that are collected and expended on both an annual and five-year basis. The annual report focuses on the amount of developer fees collected and expended throughout the fiscal year. The five-year report requires a more detailed analysis of a district's overall use of developer fees. The purpose of the five-year report is to illustrate to what extent the fees collected for the development are necessary in meeting the district's facility program needs with respect to housing students and mitigating the impact of growth associated with development.

The annual report must be made within 180 days from the last day of the fiscal year. The five-year findings are presented for approval to the governing board in conjunction with an annual report. The completed reports and applicable findings must be available for public review at least 15 days prior to approval by the governing board. This report has been posted on the District's Website since Monday, August 16, 2021.

Annual Report

A. Brief Description of the Type of Fee in the Account or Fund

The developer fees consist of statutory school facility fees which were collected by the Morgan Hill Unified School District from new residential and commercial/industrial development in the amounts noted below. The Capital Facilities Fund is used to segregate fees collected pursuant to Education Code Section 17620, et seq., and Government Code Section 65995, et seq., from other District funds.

B. Amount of the Fee

The developer fees were authorized to be levied on development by the Board of Education. As shown in the District's Developer Fee Justification Study the developer fees only partially mitigate the impacts to the District caused by development because the developer fees amounts do not adequately fund the District's school facilities needs resulting from additional development within the District.

Statutory School Facility Fees (Government Code Section 66006(b)(1)(B)) from July 1, 2020 to June 30, 2021:

Residential	$4.08 per square foot
Commercial	$0.66 per square foot*

*Except for Rental Self-Storage projects for which the fee is $0.09 per square foot

C. Beginning and Ending Balance, Developer Fees Collected, Interest Earned and Expenditures of the Fund

Audited Beginning Balance (7/1/2020)	**$9,533,936.53**
Amount of Developer Fees Collected	$1,507,972.14
Interest Earned	$99,243.24
Change in Fair Market Value of Cash Assets	-$65,191.03
Expenditures	$121,024.35
Ending Balance (6/30/2021)	**$10,954,936.53**

D. Identification of Each District Project on Which Developer Fees Were Expended Including the School Facilities Project Total and Percentage of the Project Cost that was Funded with Developer Fee

Expense Description	**Project Total**	**Percentage of Project Total Funded with Reportable Fees**
Reimbursement of Administrative	$45,239.16	100%

Costs[1]		
School Facilities Needs Analysis and/or Fee Justification Study[1]	$9,875.00	100%
S.G. Borello Elementary School	$59,036.25	100%
Traffic Analysis New Development Project	$5,556.25	100%
Legal Fees	$1,317.69	100%
Total	**$121,024.35**	

E. When the District Accumulates Sufficient Funds to Complete Project(s) for Which It Previously Identified as Intending to Spend Developer Fees the District Needs to Identify the Approximate Date It Will Commence Construction on Such Project(s)

There are no projects that meet this criteria.

F. Description of Each Interfund Transfer or Loan Made From the Fund

Interfund Transfers:

Description of Project for which Interfund Transfer was Used	Fund(s) to Which Developer Fees Were Transferred	Amount Transferred
Reimbursement of Administrative Costs[1]	General Fund	$45,239.16

[1] Pursuant to Education Code 17620(a)(5), Level 1 Fees collected may also be spent on the following non-facility costs: the costs of conducting a School Facilities Needs Analysis and/or Fee Justification Study; and preparing the Annual and FiveYear Report. In addition, a school district may also retain "an amount not to exceed, in any fiscal year, three percent of the fees collected in that fiscal year. . . ." The three percent amount is for the reimbursement of administrative costs incurred in collecting the fee.

Interfund Loans:

Description of Project for Which Interfund Loan was Used	Fund(s) to Which Developer Fees Were Loaned	Amount Loaned	Date Loan Repaid	Rate of Interest
N/A	N/A	N/A	N/A	N/A

G. The amount of refunds made pursuant to subdivision (e) of Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

No refunds were given during FY 2020-21.

Five Year Report

Government Code 66001 requires that for the fifth fiscal year following the first deposit into the account or fund, and every five years thereafter, the local agency shall make all of the following findings with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted.

A. Identification of All Projects for Which the Developer Fees Will be Expended in the Future

The purpose of the developer fees imposed and collected on development within the District is to fund additional school facilities required to serve the students of the District generated by development within the District.

Specifically, the developer fees will be used for the construction and/or acquisition of additional school facilities, remodeling existing school facilities to accommodate new growth from new development including, but not limited to, adding additional classrooms, technology and acquiring and installing additional portable classrooms.

Further information regarding such Project(s) is set forth in the following chart:

Project Name	Source of Funds	Percent Anticipated Funding From Each Source	Project Total
S.G. Borello Elementary School	Developer Fees	100%	$43,919,832[2]

B. Demonstration of a Reasonable Relationship Between the Developer Fees and the Purposes for Which They Are Charged:

As shown in the District's Developer Fee Justification Study approved on March 3, 2020 there is a roughly proportional, reasonable relationship between the development upon which the developer fees are charged and the need for additional school facilities by reason of the fact that additional students will be generated by additional development within the District, and the District does not have student capacity in its existing school facilities to accommodate these new students.

Furthermore, the developer fees charged on development will be used to fund school facilities which will be used to serve the students generated from development. The developer fees do not exceed the costs of providing such school facilities for new students.

C. Identification of All Sources and Amounts of Funding Anticipated to Complete Incomplete Projects Identified by the District in Paragraph A Above and Approximate Date Funding Is Expected to Be Deposited.

[2] McKim Design Estimate 2/14/2020

Source of Funding	Amount of Funding Anticipated to Complete Incomplete Projects	Approximate Date Funding Expected to Be Deposited
State Funding Program Funds		
State Hardship Funds		
Community Facilities Districts		
General Obligation Bond Proceeds		
Redevelopment Pass-Through		
Existing Developer Fees	$10,918,358	
Anticipated Developer Fees	$5,000,000	As collected
Mitigation Payments		
Certificates of Participation		
SB-201 Fees (Government Code Section 65970, et seq.)		
Total Funding	**$15,918,358**	
Total Costs of All Incomplete Projects	$43,919,832	
Minus Total of All	$15,918,358	

Funding Sources		
Unfunded Balance	**$28,001,474**	

Additional Information

Revenue expenditure information for 2020-21 and 2021-22 budget information is provided on the attached State reporting forms.

MORGAN HILL LIBRARY

Open today until 9:00pm

Monday	12:00PM - 9:00PM
Tuesday	12:00PM - 9:00PM
Wednesday	**12:00PM - 9:00PM**
Thursday	10:00AM - 6:00PM
Friday	10:00AM - 6:00PM
Saturday	10:00AM - 6:00PM
Sunday	1:00PM - 5:00PM

Full service hours are now available at most locations. View the List of Current Services: sccld.org/informed.

660 West Main Ave.
Morgan Hill, CA 95037

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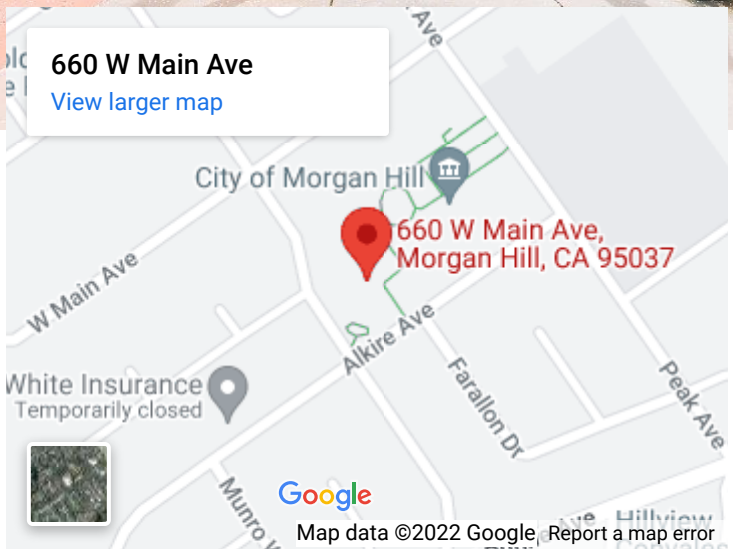
Morgan Hill Library: (408) 779-3196

Community Librarian, Heather Geddes: morgan_hill_manager@sccl.org

Member of the Santa Clara County Library District.

About Morgan Hill Library | Friends Book Sales | Community Resources



In-Person Events ›

OCT
26

All Hallow's Read

Oct 26 | All day
Morgan Hill Library

OCT
26

Sugar Skull Decorating for K-8th Grade

Oct 26th | 3:00pm - 5:00pm
Morgan Hill Library

OCT
26

Snack Break-Free Snacks for Kids!/ ¡Pausa de...

Oct 26th | 3:00pm - 4:00pm
Morgan Hill Library

Online Events ›

OCT
26

All Hallow's Read

Oct 26 | All day
Morgan Hill Library

OCT
26

Sugar Skull Decorating for K-8th Grade

Oct 26th | 3:00pm - 5:00pm
Morgan Hill Library

OCT
26

Snack Break-Free Snacks for Kids!/ ¡Pausa de...

Oct 26th | 3:00pm - 4:00pm
Morgan Hill Library

View more events ›

Holidays and Closures

Veterans Day

Friday, November 11, 2022

Closed All Day

Thanksgiving Day

Thursday, November 24, 2022

Closed All Day

Day After Thanksgiving Day

Friday, November 25, 2022

Closed All Day

View more holidays and closures ⌄

About Morgan Hill Library

Facilities

After-Hours Book Return

Community Room

Computers: Internet, Software

Dedicated Children & Teen Areas

Electric Vehicle Charging

Free Wi-Fi

Meeting Rooms

Directions

Meeting Rooms

Accessibility

Virtual Tour

Morgan Hill Library Video Tour

Visit the Photo Gallery

Get a Library Card

Access the library 24/7!
Getting a library card is easy - and it's free!

GET A CARD TODAY

Just in at Morgan Hill Library

Books DVDs Music Teens Kids

Recent News ›

NEWS

October 24 - November 6, 2022 Newsletter

Oct 24, 2022

Newsletters

BLOG POST

November Reading Challenge: Family Stories

Rebecca

Adults Kids Teens

The Milpitas Library is proud to present Darshana: A Glimpse into Hindu Civilization.

Helen

Adults **Families** **Kids** **Seniors** **Teens**

Rebecca

Adults **Seniors**

Featured Services

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The Santa Clara County Library District has a variety of social media platforms that you can use to get the most up-to-date information.

Ask a Librarian

Our librarians provide book recommendations, help navigating the collection, reference services, and more.

Account Questions

Find key information about accounts including library cards, renewals, holds, fines and more.

Free Library Card

Gain access to thousands of resources, books, streaming movies and music, audiobooks and more with your free Santa Clara County Library District card.

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Department of Employment and Benefit Services

The Department of Employment and Benefit Services (DEBS) provides services that promote health, nutrition, safety, and well-being to Santa Clara County residents. Our mission is to ensure that low-income individuals and families receive necessary health, nutrition, financial and employment services.

Mission

Transition public assistance recipients to employment and eventual self-sufficiency and to ensure that low-income individuals and families receive necessary health, nutrition, financial and employment services.

Vision

Making a difference through people, service and performance.

Goals

- Ensure that basic needs are met through accurate and timely services.
- Assist job seekers in obtaining and retaining employment and empowering them with the tools, and skills to set and achieve their goals.
- Reduce the number of hungry children and adults by outreaching and conducting community-wide campaigns to make nutrition services more accessible and available.
- Increase well-being by promoting strategies to grow the number of eligible children and adults who receive health coverage.
- Promote various housing assistance programs to help eligible, low-income individuals move into permanent housing.

Programs

Medi-Cal

Medi-Cal is California's version of the federal Medicaid health coverage program. This is a public health care program for California residents with low income and resources.

CalFresh Food

CalFresh Food is California's name for the federal food program called Supplemental Nutrition Assistance Program (SNAP) that used to be known as Food Stamps. It is a nutrition program for California residents with low income that increases your food budget.

CalFresh Employment & Training

CalFresh Employment & Training (CFET) is a free and voluntary program that helps people on CalFresh Food gain skills, tools, basic education, training and work experience to find a living wage job.

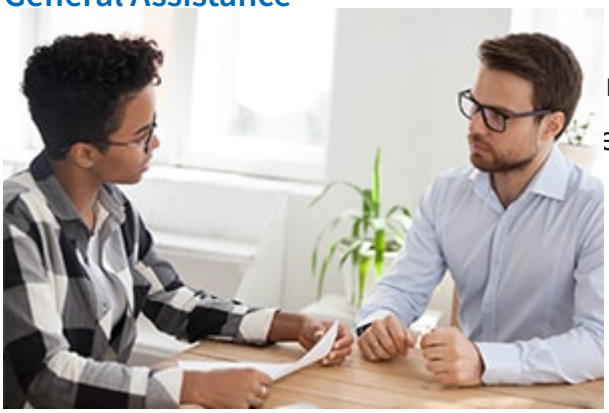
California Work Opportunity & Responsibility to Kids (CalWORKs)

California Work Opportunity and Responsibility to Kids (CalWORKs) helps families with children and pregnant women in the last 6 months of pregnancy to meet basic needs. CalWORKs provides time limited cash assistance, childcare and health care coverage.

CalWORKs Employment Services

CalWORKs Employment Services is a free program that helps people on CalWORKs gain skills, tools, basic education, training and work experience to find a living wage job.

General Assistance



nce and employment services to Santa Clara
en who have no other means of support.

General Assistance Vocational Services

General Assistance Vocational Services is a free CalFresh Employment & Training program that helps CalFresh Food Recipients on General Assistance gain skills, tools, basic education, training and work experience to find a living wage job.

Financial Assistance for Aged, Blind or Disabled Immigrants (Cash Assistance Program for Immigrants)

Cash Assistance Program for Immigrants (CAPI) is funded by the State of California. CAPI provides cash assistance to aged, blind, and disabled immigrants who are not eligible for the Supplemental Security Income/State Supplementary Payment (SSI/SSP) Program due to their immigration status.

[Contact The Department of Employment & Benefit Services]

[Annual Reports and Statistics]

[Regulation & Policy Handbooks]

[Marketing Materials]

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SWIS Facility/Site Activity Details

Johnson Canyon Sanitary Landfill (27-AA-0005)

Activity
Solid Waste Landfill

Classification
Solid Waste Facility

Category
Disposal

Operational Status
Active

Regulatory Status
Permitted

Ceased Operation Date
12/31/2066

Closure Type
Estimate

Inspection Frequency
Monthly

Max. Permitted Throughput
1,694

Volume Unit Type
Tons per day

Remaining Capacity
12,590,000

Remaining Capacity Date
5/1/2021

Max. Permit Capacity
18,500,000

Capacity Unit Type
Cubic Yards

Total Acreage

163.00

Disposal Acreage

96.30

Permitted Elevation

540

Elevation Type

MSL

Permitted Depth

285

Depth Type

MSL

WDR Landfill Class

III

Waste Types

Sludge (BioSolids)
Tires
Construction/demolition
Agricultural

CalRecycle Contact: Alexis DeSchryver (916) 341-6806

Back

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An official website of the United States government
Here's how you know

National Overview: Facts and Figures on Materials, Wastes and Recycling

On this page:

- The Current National Picture
  - Generation
  - Recycling
  - Composting/Other Food Management
  - Combustion with Energy Recovery
  - Landfilling
- Trends - 1960 to Today
  - Generation Trends
  - Recycling and Composting Trends
  - Other Food Management Trends
  - Recycling, Composting and Other Food Management Trends Specific to 2015-2018
  - Greenhouse Gas Benefits

The Current National Picture

EPA began collecting and reporting data on the generation and disposition of waste in the United States more than 35 years ago. The Agency uses this information to measure the success of materials management programs across the country and to characterize the national waste stream. These Facts and Figures are current through calendar year 2018.

The total generation of municipal solid waste (MSW) in 2018 was 292.4 million tons (U.S. short tons, unless specified) or 4.9 pounds per person per day. Of the MSW generated, approximately 69 million tons were recycled and 25 million tons were composted. Together, almost 94 million tons of MSW were recycled and composted, equivalent to a 32.1 percent recycling and composting rate. An additional 17.7 million tons of food were managed by other methods. Other food management includes the following management pathways: animal feed, bio-based materials/biochemical processing, co-digestion/anaerobic digestion, donation, land application and

sewer/wastewater treatment. For more information on food management, check out Food: Material-Specific Data. In addition, nearly 35 million tons of MSW (11.8 percent) were combusted with energy recovery and more than 146 million tons of MSW (50 percent) were landfilled.

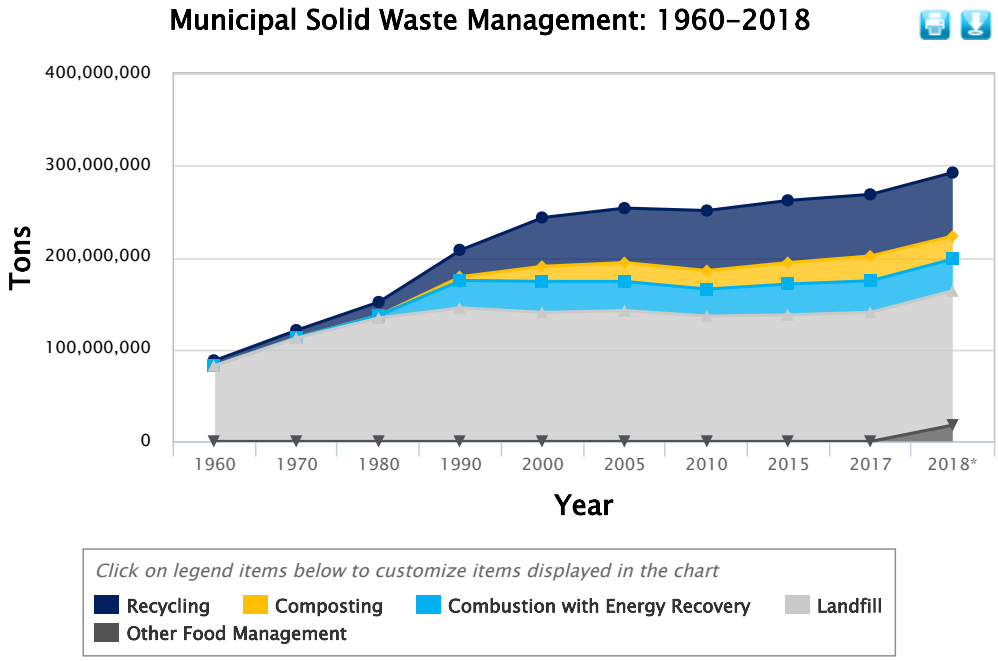
EPA refers to trash, or MSW, as various items consumers throw away after they are used. These items include bottles and corrugated boxes, food, grass clippings, sofas, computers, tires and refrigerators. However, MSW does not include everything that may be landfilled at the local level, such as construction and demolition (C&D) debris, municipal wastewater sludge, and other non-hazardous industrial wastes. While the analysis in Facts and Figures focuses primarily on MSW, EPA has been including estimates of C&D generation and management as a separate non-hazardous waste stream in recent years.

EPA is now in the process of reviewing the waste hierarchy to determine if potential changes should be made based on the latest available data and information.

More Information

- Check out the Facts and Figures methodology <https://epa.gov/facts-and-figures-about-materials-waste-and-recycling/methodology-epas-facts-and-figures-materials>.

- Check out our Sustainable Materials Management <https://epa.gov/node/105123> web area for relevant information and our State Measurement Program page <https://epa.gov/smm/sustainable-materials-management-us-state-data-measurement-sharing-program> for state-specific information.



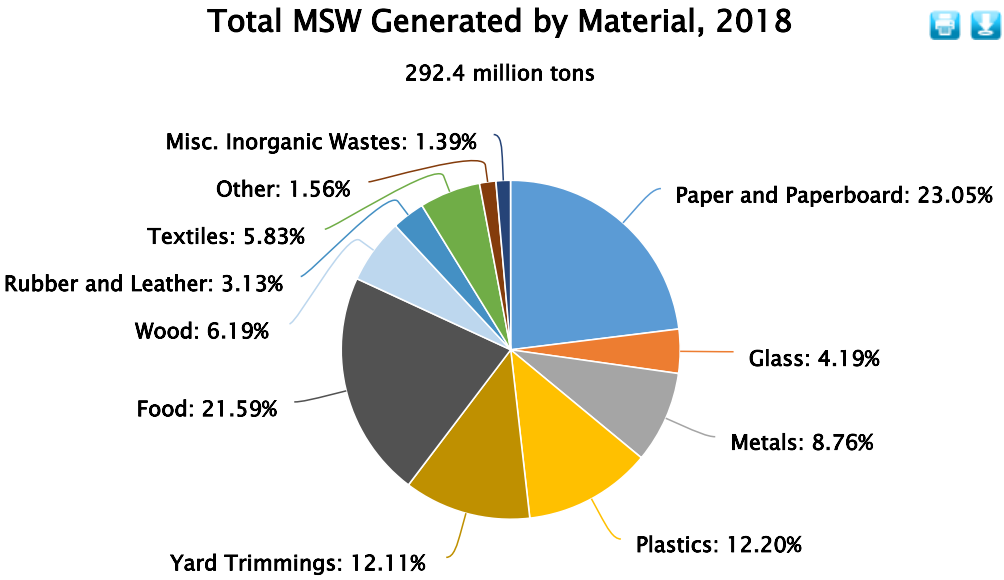
*MSW generation rose considerably from 2017 to 2018 mainly because EPA enhanced its food measurement methodology to more fully account for all the ways wasted food is managed throughout the food system.

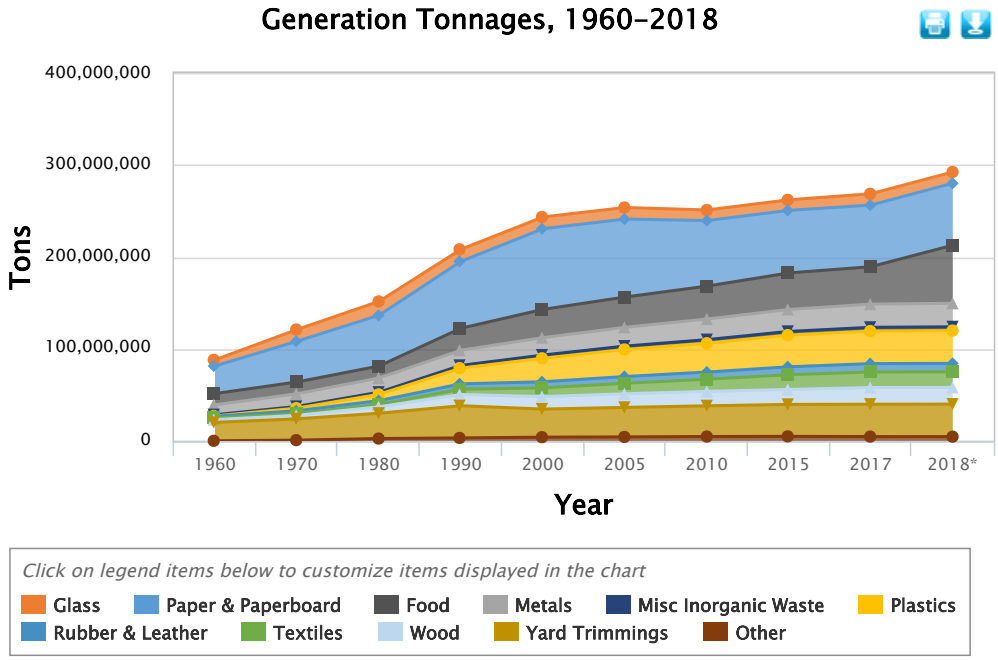
Management of MSW continues to be a high priority for state and local governments. This includes the source reduction of wastes before they enter the waste stream and the recovery of generated waste for recycling, composting or other methods. It also includes environmentally sound waste management through combustion with energy recovery and conversion, as well as landfilling practices that meet current standards or newly emerging waste conversion technologies.

EPA developed the non-hazardous materials and waste management hierarchy <https://epa.gov/smm/sustainable-materials-management-non-hazardous-materials-and-waste-management-hierarchy> in recognition that no single waste management approach is suitable for managing all materials and waste streams in all circumstances. The hierarchy ranks the various management strategies from most to least environmentally preferred. The hierarchy places emphasis on reducing, reusing, and recycling as key to sustainable materials management.

Generation

The total generation of MSW in 2018 was 292.4 million tons, which was approximately 23.7 million tons more than the amount generated in 2017. This is an increase from the 268.7 million tons generated in 2017 and the 208.3 million tons in 1990.





*MSW generation rose considerably from 2017 to 2018 mainly because EPA enhanced its food measurement methodology to more fully account for all the ways wasted food is managed throughout the food system.

Municipal Solid Waste Management: 1960-2018

Per capita MSW generation increased from 4.5 pounds per person per day in 2017 to 4.9 pounds per person per day in 2018. The increase from 2017 to 2018 is mainly the result of EPA's inclusion of additional wasted food management pathways. Check out Food: Material-Specific Data.

Paper and paperboard products made up the largest percentage of all the materials in MSW, at 23.1 percent of total generation. Generation of paper and paperboard products declined from 87.7 million tons in 2000 to 67.4 million tons in 2018. Generation of newspapers has been declining since 2000, and this trend is expected to continue, partly due to decreased page size, but mainly due to the increased digitization of news. The generation of office-type (high

grade) papers also has been in decline, due at least partially to activities such as the increased use of the electronic transmission of reports. Paper and paperboard products have ranged between 28.4 and 23.1 percent of generation since 2010.

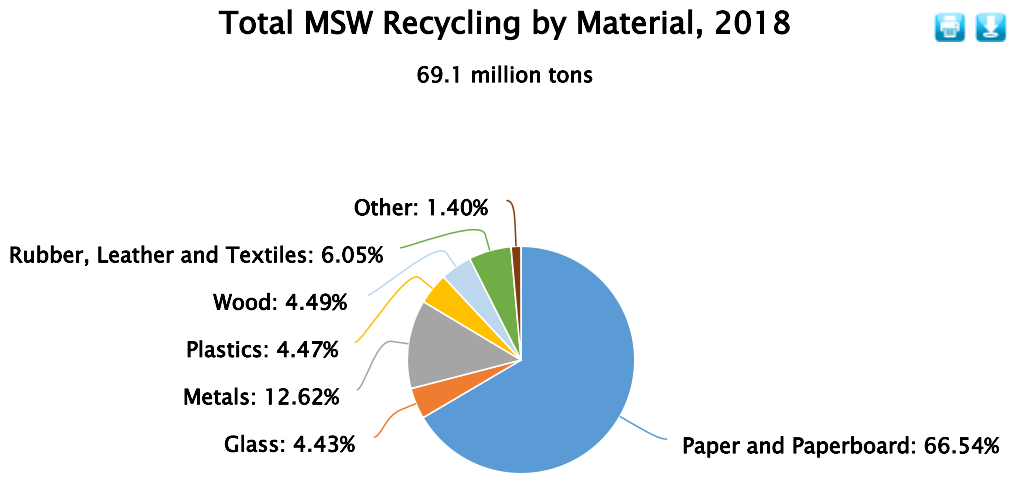
Food waste comprised the fourth largest material category, estimated at 63.1 million tons or 21.6 percent of total generation in 2018. Yard trimmings comprised the next largest material category, estimated at 35.4 million tons, or 12.1 percent of total generation, in 2018. This compares to 35 million tons (16.8 percent of total generation) in 1990. The decline in yard trimmings generation since 1990 is largely due to state legislation discouraging yard trimmings disposal in landfills, including source reduction measures such as backyard composting and leaving grass trimmings on the yard.

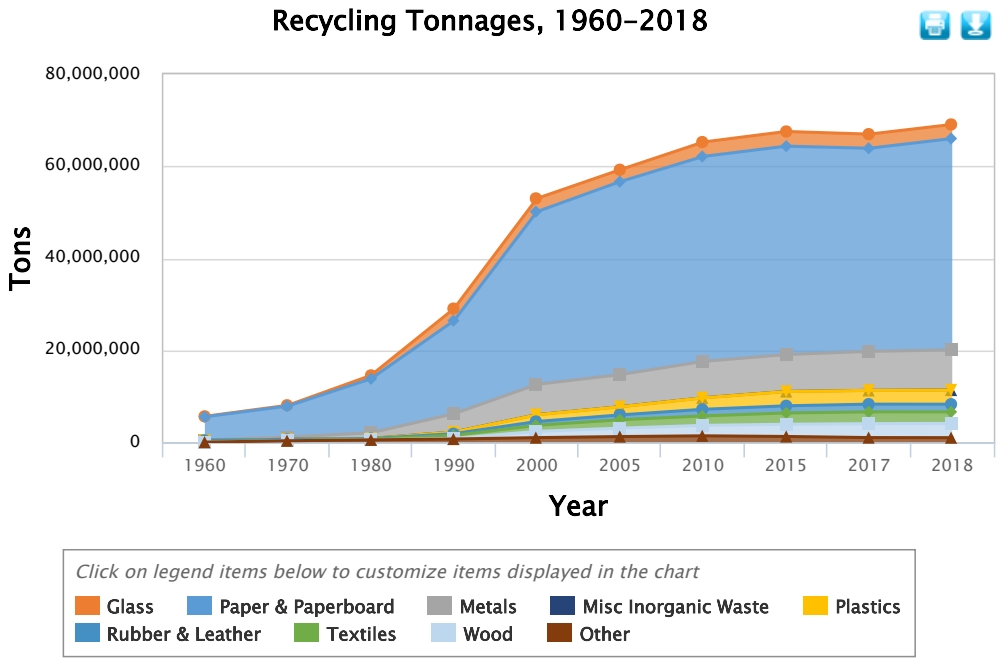
In 2018, plastic products generation was 35.7 million tons, or 12.2 percent of generation. This was an increase of 4.3 million tons from 2010 to 2018, and it came from durable goods and the containers and packaging categories. Plastics generation has grown from 8.2 percent of generation in 1990 to 12.2 percent in 2018. Plastics generation as a percent of total generation has varied from 12.2 to 13.2 percent over the past eight years.

In 2018, 2.7 million tons of selected consumer electronics were generated, representing less than 1 percent of MSW generation. Selected consumer electronics include products such as TVs, VCRs, DVD players, video cameras, stereo systems, telephones and computer equipment.

Recycling

The total MSW recycled was more than 69 million tons, with paper and paperboard accounting for approximately 67 percent of that amount. Metals comprised about 13 percent, while glass, plastic and wood made up between 4 and 5 percent.





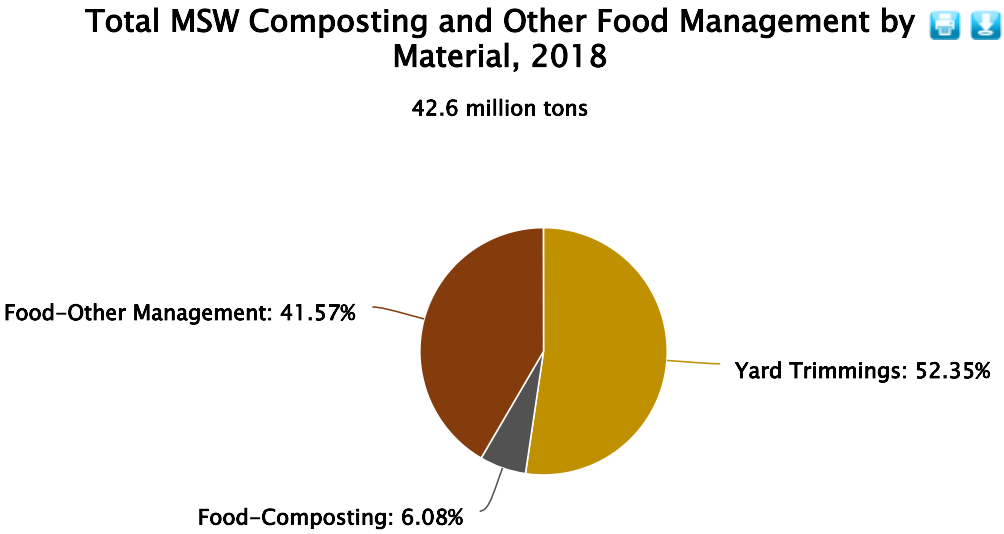
Measured by tonnage, the most-recycled products and materials in 2018 were corrugated boxes (32.1 million tons), mixed nondurable paper products (8.8 million tons), newspapers/mechanical papers (3.3 million tons), lead-acid batteries (2.9 million tons), major appliances (3.1 million tons), wood packaging (3.1 million tons), glass containers (3 million tons), tires (2.6 million tons), mixed paper containers and packaging (1.8 million tons) and selected consumer electronics (1 million tons). Collectively, these products accounted for 90 percent of total MSW recycling in 2018.

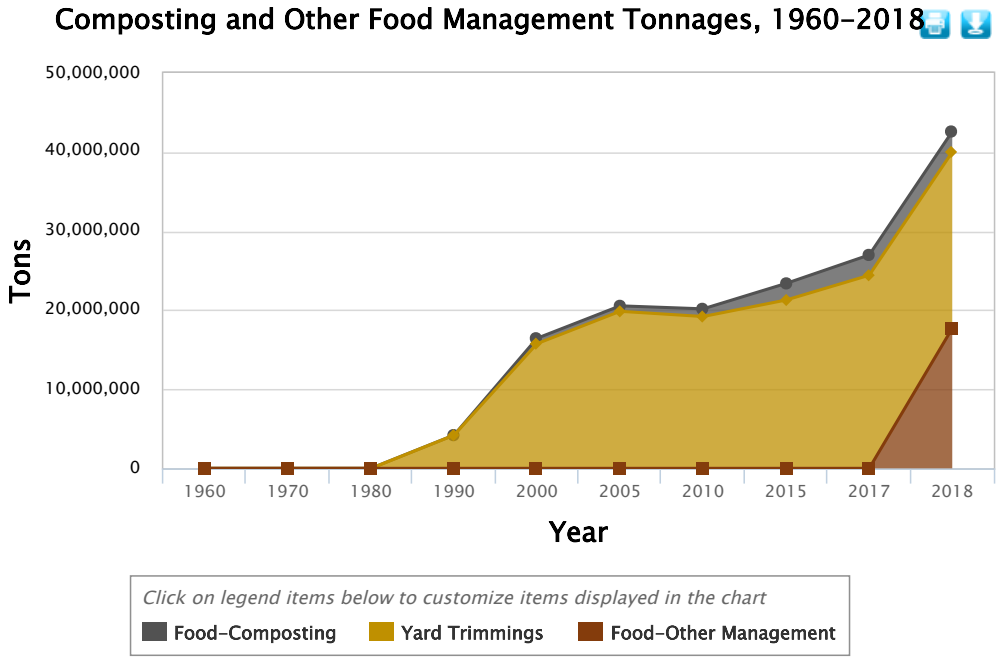
Check out our Reduce, Reuse, Recycle web area <https://epa.gov/recycle/reduce-reuse-recycle-resources-students-and-educators> for more information on recycling.

Composting/Other Food Management

The total MSW composted was 25 million tons. This included approximately 22.3 million tons of yard trimmings (more than a five-fold increase since 1990) and 2.6 million tons of food waste (4.1 percent of generation of wasted food).

Other methods of food management were estimated for the first time in 2018. In 2018, 17.7 million tons of food (28.1 percent of generation of wasted food) was managed through animal feed, co-digestion/anaerobic digestion, bio-based materials/biochemical processing, donation, land application and sewer/wastewater treatment.

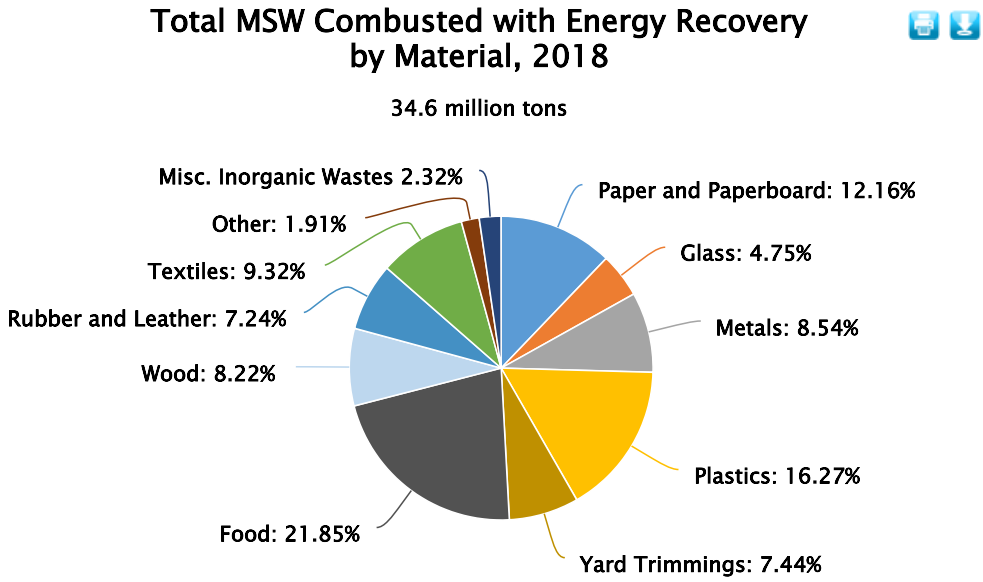


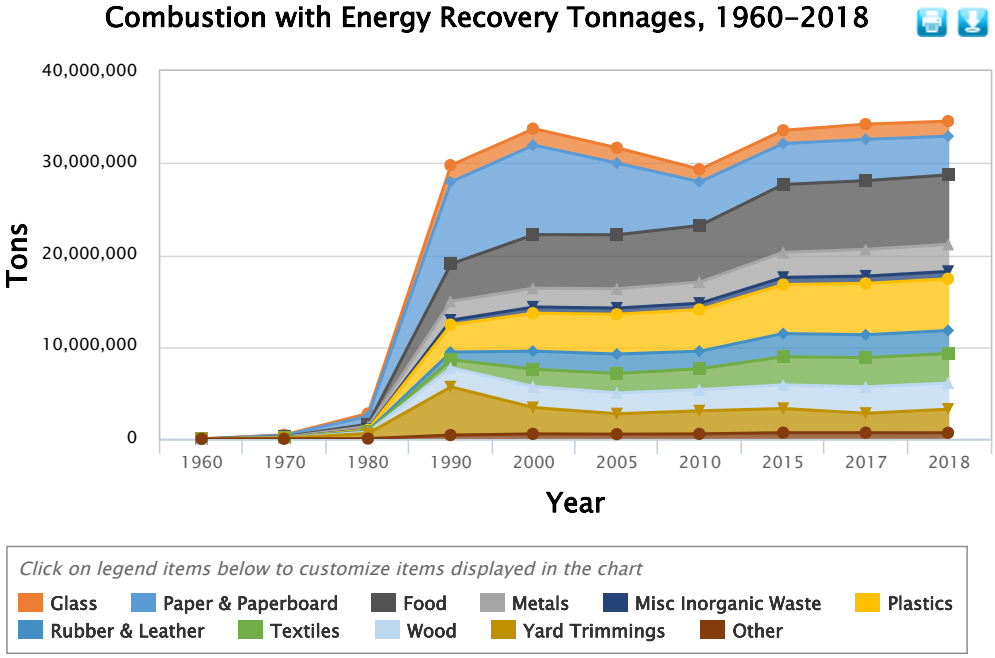


Combustion with Energy Recovery

Check out our Energy Recovery from the Combustion of Municipal Solid Waste (MSW) <https://epa.gov/smm/energy-recovery-combustion-municipal-solid-waste-msw> page for more information.

In 2018, 34.6 million tons of MSW were combusted with energy recovery. Food made up the largest component of MSW combusted at approximately 22 percent. Rubber, leather and textiles accounted for over 16 percent of MSW combustion. Plastics comprised about 16 percent, and paper and paperboard made up about 12 percent. The other materials accounted for less than 10 percent each.

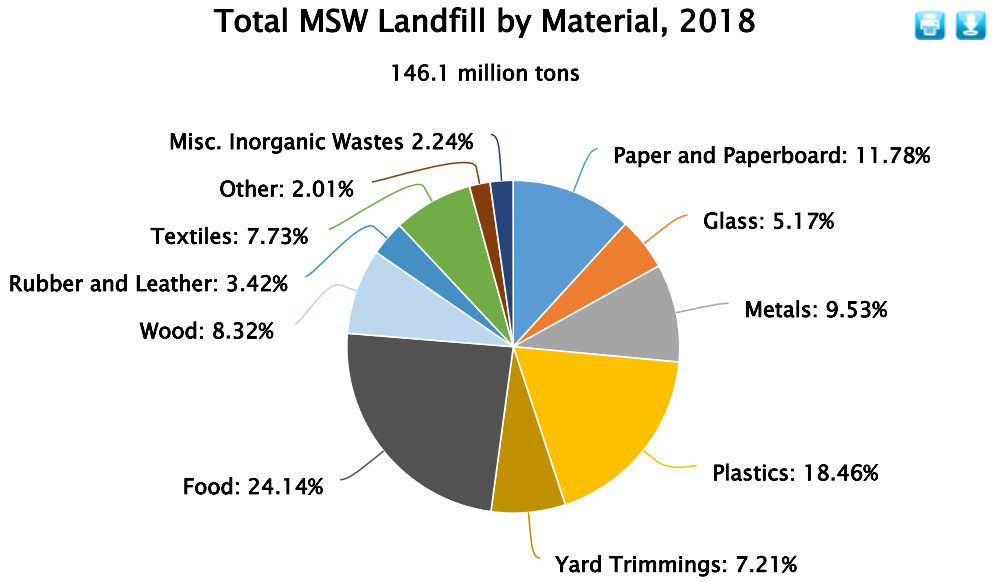


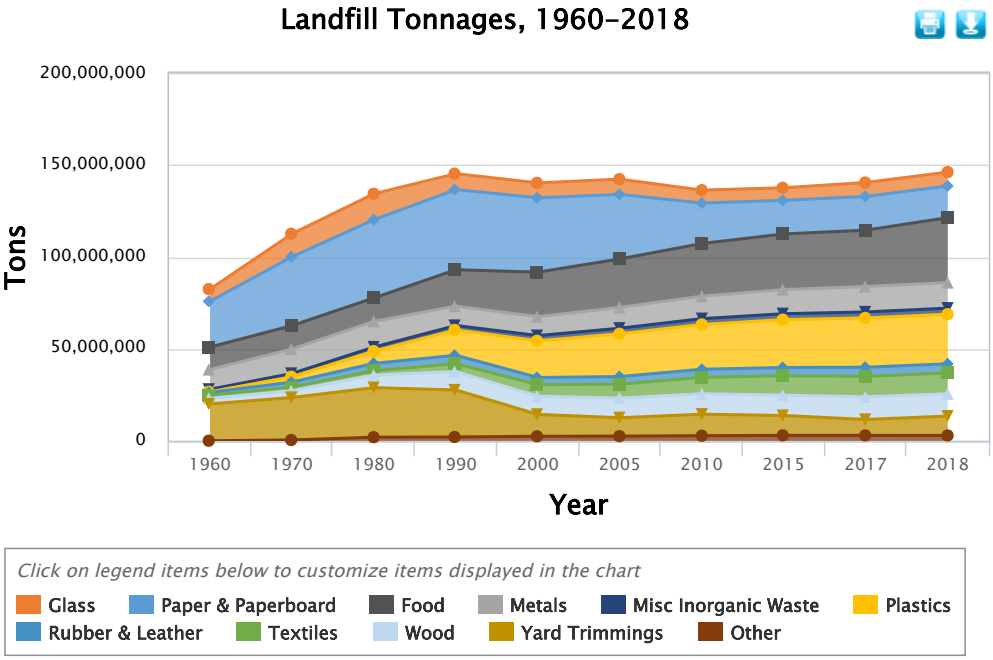


Landfilling

Check out our Municipal Solid Waste Landfills <https://epa.gov/landfills/municipal-solid-waste-landfills> page for more information, and visit our Landfills <https://epa.gov/landfills> web area for information on other landfills.

In 2018, about 146.1 million tons of MSW were landfilled. Food was the largest component at about 24 percent. Plastics accounted for over 18 percent, paper and paperboard made up about 12 percent, and rubber, leather and textiles comprised over 11 percent. Other materials accounted for less than 10 percent each.

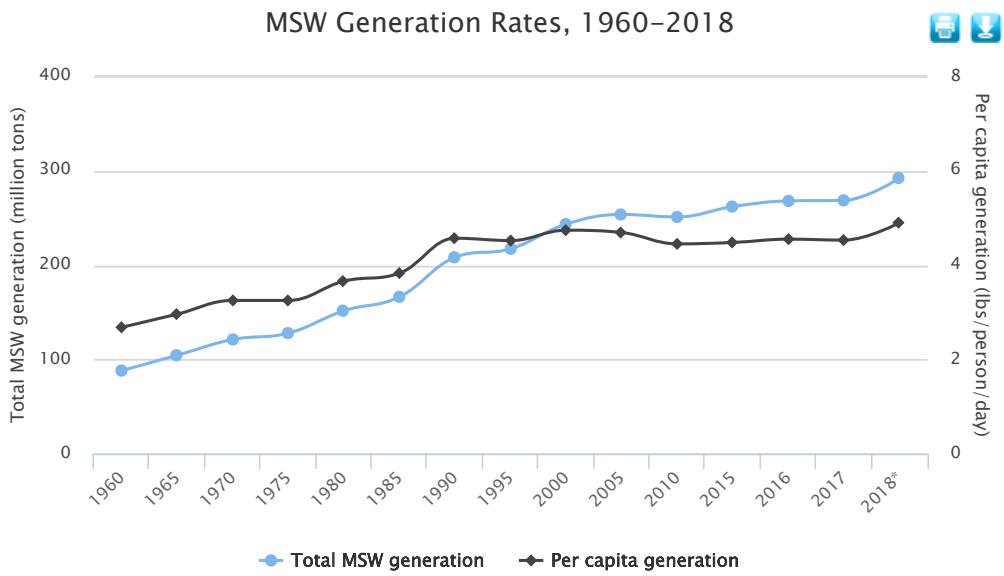




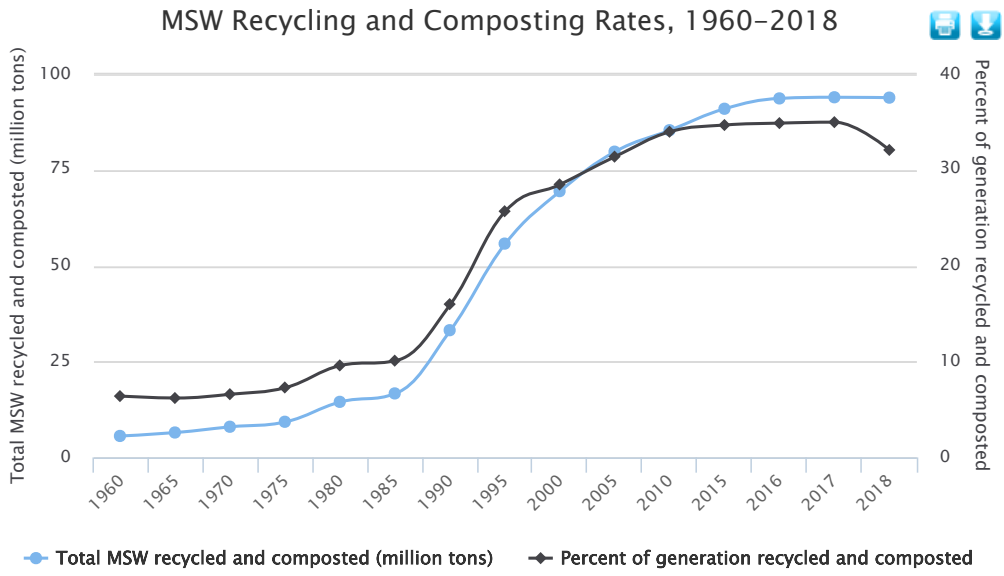
Trends – 1960 to Today

In 2018, the amount of MSW generated was 292.4 million tons. The amount of MSW recycled was 69.0 million tons and the amount composted was 24.9 million tons. About 17.7 million tons of food were managed by other methods. The amount of MSW combusted with energy recovery was 34.6 million tons, while the amount of MSW sent to landfills was 146.2 million tons. Presented below are details of these trends:

- Over the last few decades, the generation and management of MSW has changed substantially. Generation of MSW increased (except in recession years) from 88.1 million tons in 1960 to 292.4 million tons in 2018. Generation decreased 1 percent between 2005 and 2010, followed by a rise in generation of 7 percent from 2010 to 2017. Generation rose from 268.7 million tons to 292.4 million tons in 2018, mainly as a result of EPA's inclusion of additional food management pathways.
- The generation rate in 1960 was just 2.68 pounds per person per day. It increased to 3.66 pounds per person per day in 1980. In 2000, it reached 4.74 pounds per person per day and then decreased to 4.69 pounds per person per day in 2005. The generation rate was 4.9 pounds per person per day in 2018, an 8 percent increase from 2017. The increase from 2017 to 2018 is mainly the result of EPA's inclusion of additional wasted food management pathways.
- Over time, recycling and composting rates have increased from just over 6 percent of MSW generated in 1960 to about 10 percent in 1980, to 16 percent in 1990, to about 29 percent in 2000, and to about 35 percent in 2017. It decreased to 32.1 percent in 2018.
- The amount of MSW combusted with energy recovery increased from zero in 1960 to 14 percent in 1990. In 2018, it was about 12 percent.
- Landfilling of waste has decreased from 94 percent of the amount generated in 1960 to 50 percent of the amount generated in 2018.



*MSW generation rose considerably from 2017 to 2018 mainly because EPA enhanced its food measurement methodology to more fully account for all the ways wasted food is managed throughout the food system.



Generation Trends

The generation of paper and paperboard, the largest material component of MSW, fluctuates from year to year, but has decreased from 87.7 million tons in 2000 to 67.4 million tons in 2018. Generation of yard trimmings and food waste has increased since 2000. Generation of other material categories fluctuates from year to year, but overall MSW generation increased from 1960 to 2005, with the trend reversing from 2005 to 2010, and rising again from 2010 through 2018.

Recycling and Composting Trends

In percentage of total MSW generation, recycling (including composting) did not exceed 15 percent until 1990. Growth in the recycling rate was significant over the next 15 years, spanning until 2005. The recycling rate grew more slowly over the last few years. The 2018 recycling rate was 32.1 percent.

The recycling and composting rates (as a percentage of generation) of the below materials in MSW has mostly increased over the last 58 years. Read over the table below for examples.

Recycling and composting as a percentage of generation

	1960	1970	1980	1990	2000	2005	2010	2015	2017	2018
Paper and Paperboard	17%	15%	21%	28%	43%	50%	63%	67%	66%	68%
Glass	2%	1%	5%	20%	23%	21%	27%	28%	25%	25%
Plastics	Neg.	Neg.	<1%	2%	6%	6%	8%	9%	9%	9%
Yard Trimmings	Neg.	Neg.	Neg.	12%	52%	62%	58%	61%	69%	63%

	1960	1970	1980	1990	2000	2005	2010	2015	2017	2018
Lead-acid Batteries	Neg.	76%	70%	97%	93%	96%	99%	99%	99%	99%

"Neg." means less than 5,000 tons or 0.05 percent.

The rate of yard trimmings composting was negligible in 1980, rose to 12 percent in 1990 and 52 percent in 2000. In 2005 it was 62 percent, in 2017 it was 69 percent, and in 2018 it was 63 percent.

Food composting was negligible in 1990, rose to 2.2 percent (680,000 tons) in 2000, 5.3 percent (2.1 million tons) in 2015 and 6.3 percent (2.6 million tons) in 2017. In 2018 the food composting rate was 4.1 percent (2.6 million tons). Due to a change in methodology, there was an increase in the wasted food generation estimate between 2017 and 2018, which resulted in a lower composting rate even though the tons composted remained the same from 2017 to 2018.

Other Food Management Trends

Other food management pathways, estimated for the first time in 2018, was 17.7 million tons (28.1 percent of wasted food generation). These management pathways include animal feed, codigestion/anaerobic digestion, bio-based materials/biochemical processing, donation, land application and sewer/wastewater treatment. Check out the Food: Material-Specific Data web page.

Recycling, Composting and Other Food Management Trends Specific to 2015-2018

Included in the generation number are the almost 94 million tons of MSW recycled and composted and an additional 17.7 million tons of other food management in 2018. The following provides a detailed breakdown of the numbers:

- 69 million tons of MSW were recycled in 2018, a 2.2 percent increase from the 67.6 million tons recycled in 2015.
- There was an increase from 23.4 million to 24.9 million tons of food and yard trimmings composted between 2015 and 2018.
- The recycling rate (including composting) was 32.1 percent in 2018, down from 34.7 percent in 2015.
- The per capita rates in 2018 were:
    - 1.16 pounds per person per day for recycling.
    - 0.42 pounds per person per day for composting.
    - 0.30 pounds per person per day for other food management.

Listed here are the recycling or composting rates for three categories of materials, including paper and paperboard, yard trimmings, and food:

- In 2018, the rate of paper and paperboard recycling was 68.2 percent (46.0 million tons), up from 65.9 percent in 2017 (44.2 million tons), and up from 42.8 percent in 2000.
- The rate of yard trimmings composted in 2018 was 63 percent (22.3 million tons), down from 69.4 percent (24.4 million tons) in 2017. The rate of yard trimmings composted in 2000 was 51.7 percent .

- In 2018, the rate of food and other MSW organics composting was 4.1 percent (2.6 million tons). Although this is down from 6.3 percent in 2017, the tons composted remained the same between 2017 and 2018 (2.6 million tons). Due to a change in methodology, there was an increase in the wasted food generation estimate between 2017 and 2018, which results in a lower composting rate even though the tons composted remained the same from 2017 to 2018. The rate of food composting was 2.2 percent in the year 2000 (.7 million tons).

Greenhouse Gas Benefits

EPA's report *Sustainable Materials Management: The Road Ahead* <https://epa.gov/smm/sustainable-materials-management-road-ahead>serves as the foundation for the EPA SMM Program <https://epa.gov/smm>. The recommendations and analytical framework under the *Road Ahead* encourage the consideration of multiple environmental benefits when developing materials management strategies. Currently, EPA has a tool for estimating greenhouse gas reductions resulting from sustainable materials management – the Waste Reduction Model (WARM) <https://epa.gov/warm>. This section shows those GHG reduction environmental benefits. The Agency is developing additional tools to provide information on other environmental benefits and will include these tools and data as they become available.

In 2018, the recycling, composting, combustion with energy recovery and landfilling of MSW saved over 193 million metric tons of carbon dioxide equivalent ($MMTCO_2E$). This is comparable to the emissions that could be reduced from taking almost 42 million cars off the road in a year.

Paper and paperboard recycling, at about 46 million tons, resulted in the largest portion of the total MSW reduction over 155 $MMTCO_2E$ in 2018. This reduction is equivalent to removing over 33 million cars from the road for one year.

The energy and GHG benefits of recycling, composting, combustion with energy recovery and landfilling shown in the table below are calculated using the WARM methodology <https://epa.gov/warm>. The estimates of $MMTCO_2E$ are calculated using WARM, and identify not only the environmental benefits of recycling, composting and combustion for energy recovery, but also the benefit of not landfilling materials. Numbers in parentheses indicate a reduction in either greenhouse gases or vehicles, and therefore represent environmental benefits.

Greenhouse Gas Benefits Table

(The numbers in the Recycled, Composted, Combustion with Energy Recovery and Landfilled columns are listed by weight of material* in millions of tons)

Material	Recycled	Composted	Combustion with Energy Recovery	Landfilled	GHG Benefits ($MMTCO_2E$)	Passenger Vehicle Emissions/Year (millions of cars)
Paper and Paperboard	45.97	-	4.20	17.22	(155.17)	(33.52)
Glass	3.06	-	1.64	7.55	(0.90)	(0.19)
Steel	6.36	-	2.31	10.53	(15.50)	(3.35)
Aluminum	0.67	-	0.56	2.66	(6.12)	(1.32)

Material	Recycled	Composted	Combustion with Energy Recovery	Landfilled	GHG Benefits ($MMTCO_2E$)	Passenger Vehicle Emissions/Year (millions of cars)
Other Nonferrous Metals**	1.69	-	0.08	0.74	(7.54)	(1.63)
Total Metals	8.72	-	2.95	13.93	(29.16)	(6.30)
Plastics	3.09	-	5.62	26.97	4.13	0.89
Rubber and Leather †	1.67	-	1.73	0.78	0.17	0.04
Textiles	2.51	-	3.22	11.30	(2.56)	(0.55)
Wood	3.10	-	2.84	12.15	(3.30)	(0.71)
Food, Other ‡	-	2.59	7.55	35.28	(6.97)	(1.51)
Yard Trimmings	-	22.30	2.57	10.53	0.78	0.17
Miscellaneous Inorganic Wastes	-	-	0.80	3.27	(0.28)	(0.06)
Totals	68.12	24.89	33.12	138.98	(193.26)	(41.74)

*Includes material from residential, commercial and institutional sources (except not industrial process waste).
**Includes lead-acid batteries. Other nonferrous metals are calculated in WARM as mixed metals.
† Only includes rubber from tires.
‡ Includes collection of other MSW organics for composting.

These calculations do not include an additional 24.9 million tons of MSW that could not be addressed in the WARM model (including 17.7 million tons from food waste managed by means outside of the scope of the WARM model). $MMTCO_2E$ is million metric tons of carbon dioxide equivalent. Details might not add to totals due to rounding.

Source: WARM model Version 15 <https://epa.gov/warm>. Number of cars taken off the road/year was calculated using the Greenhouse Gas Equivalency Calculator, updated March 2020.

Facts and Figures Home <https://epa.gov/facts-and-figures-about-materials-waste-and-recycling>

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Treatment Plant

The SCRWA facility is subject to the permit conditions under Waste Discharge Requirements (WDR) Order No. R3-2010-0009 and National Pollutant Discharge Elimination System (NPDES) No. CA0049964 by the Regional Water Quality Control Board (RWQCB), Central Coast Region.[10] The Facility is permitted to treat up to 8.5 MGD of wastewater, average dry weather flow (ADWF).

The SCRWA facility discharges wastewater to the Pajaro River basin. RWQCB Resolution No. R3-2015-0004, adopted on July 31, 2015, amended the Water Quality Control Plan for the Central Coast Basin to adopt Total Maximum Daily Loads (TMDLs) for nitrogen compounds and orthophosphate in streams of the Pajaro River basin. The SCRWA facility is one of the dischargers responsible for allocation of the Waste Load Allocations (WLAs) established for nitrate compounds and orthophosphates.

The SCRWA treats wastewater from the cities of Gilroy and Morgan Hill. Historically, approximately 40 to 45 percent of the flow to the SCRWA is from Morgan Hill and 55 to 60 percent is from Gilroy. For the past few years the total volume of wastewater treated at the plant has held steady around 6.2 MGD ADWF.

The SCRWA is a joint powers authority of the cities of Gilroy and Morgan Hill. Formed in 1992, the SCRWA serves both cities and treats approximately 2.2 to 2.4 billion gallons of wastewater and produces 700 to 720 million gallons of recycled wastewater each year for use in landscaping, agricultural, industrial and other applications. Administration of the plant is primarily by the City of Gilroy. The SCRWA daily operations are provided under a third party contract with CH2M.

In 2010, wastewater flow projections for the SCRWA facility indicated it will exceed the current capacity of 8.5 MGD in 2019 or 2021, depending on growth assumptions and the method of analysis.[11] The 10-year average per capita flow rate in 2010 was 78 gallons per capita per day. The average dry weather flow (ADWF) within the Urban Growth Boundary (UGB) is estimated to be 10.0 MGD in 2030. If anticipated additional water conservation is taken into account, the UGB ADWF is reduced to 9.6 MGD.

A subsequent analysis[12] of flow projections in 2012 extended the time to reach capacity by approximately 6 to 12 months, due to unaccounted for lower precipitation and/or water conservation in the subsequent years. However, the flow is still expected to exceed current capacity in about 2020 or 2021.

The City of Morgan Hill has an allocation of 3.56 MGD (of the total 8.5 MGD). The latest projections in November 2013, based on the City's existing General Plan, show this allocation is projected to be reached

[10] The existing permit (R3-2010-0009 technically has an expiration date of March 18, 2015. An application (ROWD) to renew the existing permit was submitted several months prior to the expiration date. The RWQCB has not yet responded with the new permit. However, the current permit provisions and authority are extended until the RWQCB acts on the application for the new permit. Personal communication with Mr. Thom Vincent, SCRWA plant Project Manager (CH2M), September 17, 2015.

[11] SCRWA, 2011, *Wastewater Flow Projections*, prepared by MWH and AKEL Engineering Group, August.

[12] SCRWA Board Agenda, December 3, 2013. Technical memorandum – SCRWA Wastewater Flow Projections (2012), http://www.cityofgilroy.org/CityOfGilroy_Files/city_hall/meetings/52fd558ad_12-4-13%20SCRWA%20packet.pdf, accessed September 23, 2015.

Table ES.3 Historical Flow Data and Peaking Factors

Sewer System Master Plan

City of Morgan Hill

Year	Population	Average Annual Flow			Seasonal Average		Maximum Month		Maximum Day		Total SCRWA Plant Flow[1]	
		AAF	Per Capita Flow	Percentage Change	ADWF	AWWF	MMDWF	MMWWF	MDDWF	MDWWF	MDDWF	MDWWF
		(MGD)	(GPCD)		(MGD)	(MGD)	(MGD)	(MGD)	(MGD)	(MGD)	(MGD)	(MGD)
2010	40,246	2.85	71	-	2.69	3.02	2.89	3.22	3.14	4.61	7.19	8.99
2011	38,309	2.85	74	0%	2.66	3.04	2.86	3.71	3.10	5.81	7.37	11.98
2012	39,127	2.69	69	-6%	2.60	2.78	2.66	2.97	2.77	4.61	7.13	9.68
2013	40,079	2.69	67	0%	2.66	2.73	2.70	2.77	2.90	3.09	7.18	7.67
2014	41,197	2.58	63	-4%	2.52	2.64	2.64	2.73	2.81	3.69	6.57	8.45
2015	42,382	2.37	56	-8%	2.31	2.40	2.35	2.64	2.42	3.77	6.02	8.24
Historical Peaking Factors (Applied to ADWF)												
2010	-	1.06	-	-	1.00	1.12	1.07	1.20	1.17	1.71	-	-
2011	-	1.07	-	-	1.00	1.14	1.08	1.39	1.17	2.18	-	-
2012	-	1.03	-	-	1.00	1.07	1.02	1.14	1.07	1.77	-	-
2013	-	1.01	-	-	1.00	1.03	1.02	1.04	1.09	1.16	-	-
2014	-	1.02	-	-	1.00	1.05	1.05	1.08	1.12	1.46	-	-
2015	-	1.03	-	-	1.00	1.04	1.02	1.15	1.05	1.64	-	-

AKEL ENGINEERING GROUP, INC.

6/29/2016

Notes:

1. Total SCRWA Plant Flow represents combined flow of cities of Morgan Hill and Gilroy.
2. Definitions are as follows:
   - AAF - Average Annual Flow (annual flow, expressed in daily or other time units)
   - ADWF - Average Dry Weather Flow (average flow that occurs on a daily basis during the dry weather season)
   - AWWF - Average Wet Weather Flow (average flow that occurs on a daily basis during the wet weather season)
   - MMDWF - Maximum Month Dry Weather Flow (maximum month flow during the dry weather season)
   - MMWWF - Maximum Month Wet Weather Flow (maximum month flow during the wet weather season)
   - MDDWF - Maximum Day Dry Weather Flow (highest measured daily flow that occurs during a dry weather season)
   - MDWWF - Maximum Day Wet Weather Flow (highest measured daily flow that occurs during a wet weather season)
   - PDWF - Peak Dry Weather Flow (highest measured hourly flow that occurs during a dry weather flow)
   - PWWF - Peak Hour Wet Weather Flow (highest measured hourly flow that occurs during wet weather)
3. Source:
   - 2010 and 2011 flows from South County Regional WasteWater Authority Community Development Report
   - 2012, 2013, 2014, and 2015 flows from South County Regional WasteWater Authority Public Works Report

MORGAN HILL THE TIMES

Expansion to increase South County recycled water capacity

Sewer plant addition on track for 2024 completion

BY **MICHAEL MOORE** - June 2, 2022

South County Regional Wastewater Authority Programs Manager Saeid Vaziry stands atop a filtration building overlooking the treatment plant site in Gilroy. The new plant expansion is under construction in the background where the giant crane is pictured.

An expansion project underway at the South County Regional Wastewater plant will increase the treatment facility's capacity by nearly 30%, bring advanced technology to the local recycled water production system, tighten South Valley's commitment to sustainability and help accommodate the long-term growth coming to Gilroy and Morgan Hill, according to authorities.

Construction on the sewage treatment plant expansion in Gilroy started in May 2021, and is about one-third complete, according to South County Regional Wastewater Authority (SCRWA) Programs Manager Saeid Vaziry. It is projected to be complete in 2024, then it will take another year to evaluate and commission it for official use.

The plant expansion will increase the SCRWA facility's daily wastewater treatment capacity from 8.5 million to 11 million gallons per day, Vaziry explained.

The new facility is designed with a 13,000-square-foot treatment area (about three Olympic size swimming pools) and will use "cutting-edge membrane technology" to remove nutrients from wastewater, says a statement from Stantec, the engineering firm contracted by SCRWA to build the expansion. The project also includes new screening facilities, bioreactors, membrane basins, blowers, a chemical feed and storage facility, as well as a facility to handle solid wastes.

What that means, Vaziry explained on a recent tour of the SCRWA plant, is the expansion will be more efficient than existing filtration and treatment facilities on site, and result in a higher-quality recycled water byproduct.

"It's the best available technology. Every (new) sewer treatment plant is using this technology," Vaziry said.

He added in an email: "The (membrane biological reactor) treatment system reduces the overall footprint of the unit processes compared to...the existing system of oxidation ditches, clarifiers and filters...The submerged membranes act as compact filters with thousands of hollow strands or tubes with microscopic holes, smaller than the diameter of a human hair, allowing for removal of only clean water."

The plant addition will prolong the growth capacity of the facility that serves Morgan Hill and Gilroy for more than a decade, Stantec added.

"Adding a membrane bioreactor to SCRWA's wastewater plant offers more reliability and redundancy to the facility, while also improving sustainability," said Billy Wong, Stantec project manager. "We are excited to support SCRWA as it continues to improve this critical infrastructure and prepare for the next 15 years of growth."

The total project cost is about $82 million, counting "soft costs" and a 15% contingency, Vaziry said. It is funded primarily by bonds issued by the SCRWA board of directors.

The production of recycled water is an increasingly pivotal use for the SCRWA facility and the goal of long-term sustainability, considering the uncertainty of statewide water supplies during a drought that is poised to only get worse. Recycled water does not rely on temperamental climate and geologic conditions, and can be used for irrigation and industrial purposes – offsetting the use of valuable drinking water supplies.

In 2021, the SCRWA plant was able to convert about 38% of the total wastewater it received into recycled water, Vaziry said. That's about 850 million gallons of recycled water.

Customers and properties that use this recycled water for non-potable purposes – distributed by purple pipes owned by the Valley Water district – include San Felipe Farms, the Calpine energy plant in Gilroy, B&T Farms, McCarthy Business Park, United Natural Foods and Eagle Ridge Golf Course. The City of Gilroy uses recycled water for irrigation at numerous public properties, including Christmas Hill Park.

Most of the SCRWA plant's recycled water is used in Gilroy simply due to its location on Southside Drive in the southern part of town. Costs to distribute the product increase as new pipes are planned and installed farther from the source, according to Vaziry.

In the overall picture in Santa Clara County, recycled water is still a small portion of total use, according to Valley Water staff. Countywide last year, recycled water accounted for 5% of total supplies, or about 17,000 acre-feet.

But the increased use of recycled water is key to Valley Water's long-term supply strategy. The district has a goal to increase recycled water use to 10% of total supplies and develop 24,000 acre feet of "potable reuse" drinking water by 2040, Valley Water spokesperson Matt Keller said in an email.

Other recycled water facilities in Santa Clara County include the Silicon Valley Advanced Water Purification Center in San Jose and the Wolf Road recycled water pipeline in Sunnyvale.

Valley Water works with all wastewater treatment plants in the county and has been a longtime supporter of creating more recycled water.

“Santa Clara County is in a drought emergency and the time is now to say yes to saving water to protect our water supplies,” Valley Water Director John Varela, who represents South County on the board, said in a statement. “Valley Water continues to invest in infrastructure to increase our use of recycled and purified water to help meet the needs of residents, businesses and farms in Santa Clara County.”

The SCRWA plant serves as a municipal wastewater treatment facility for residential, commercial and industrial customers in both Morgan Hill and Gilroy. It is operated by a joint powers authority and a board of directors that consists of three Gilroy city council members and two Morgan Hill council members. The plant’s general manager is Gilroy City Administrator Jimmy Forbis.

Costs to run the SCRWA plant are split 60/40 by the cities of Gilroy and Morgan Hill, respectively.

MICHAEL MOORE

Michael Moore is an award-winning journalist who has worked as a reporter and editor for the Morgan Hill Times, Hollister Free Lance and Gilroy Dispatch since 2008. During that time, he has covered crime, breaking news, local government, education, entertainment and more.

These potential water use increases can be offset, in part, by increasing water conservation measures.

The supply available to the City during the various hydrologic water years, summarized in Table 7-1, is assumed to be equal to the estimated rate of natural groundwater recharge for the Llagas Subbasin and Coyote Valley Subarea as documented in the Valley Water 2016 GMP. Additionally, the Valley Water 2020 UWMP estimates the percent of normal year supply available during the single dry and multiple dry water years; for conservative planning purposes, these percentages are applied to the rate of recharge during the normal water year to determine the available supply during the single dry and multiple dry water years.

The demand projections for the various hydrologic water years are summarized on the following pages in Table 7-2, Table 7-3, and Table 7-4. These tables include the total projected water demands for the City through 2045, and estimates for the total estimated water supply based on the hydrologic water years. In addition to these City-specific supply and demand comparisons, a water budget derived from Valley Water groundwater planning estimates has been included for the Llagas subbasin and Coyote Valley subarea respectively; these budgets are summarized on Table 7-2A and Table 7-2B. These tables document the estimated total supply and demand during normal water years.

Table 7-2 Normal Year Supply and Demand Comparison

	2025 (AF)	2030 (AF)	2035 (AF)	2040 (AF)	2045 (AF)
Supply	24,800	25,500	26,300	27,000	27,700
Demand	8,671	10,181	11,623	13,008	14,372
Difference	16,129	15,319	14,677	13,992	13,328

Table 7-3 Single Dry Year Supply and Demand Comparison

	2025 (AF)	2030 (AF)	2035 (AF)	2040 (AF)	2045 (AF)
Supply	19,840	20,400	21,040	21,600	22,160
Demand	8,671	10,181	11,623	13,008	14,372
Difference	11,169	10,219	9,417	8,592	7,788

Table 7-4 Multiple Dry Years Supply and Demand Comparison

		2025 (AF)	2030 (AF)	2035 (AF)	2040 (AF)	2045 (AF)
First year	Supply	19,344	19,890	20,514	21,060	21,606
	Demand	8,671	10,181	11,623	13,008	14,372
	Difference	10,673	9,709	8,891	8,052	7,234
Second year	Supply	20,584	21,165	21,829	22,410	22,991
	Demand	8,671	10,181	11,623	13,008	14,372
	Difference	11,913	10,984	10,206	9,402	8,619
Third year	Supply	19,096	19,635	20,251	20,790	21,329
	Demand	8,671	10,181	11,623	13,008	14,372
	Difference	10,425	9,454	8,628	7,782	6,957
Fourth year	Supply	19,344	19,890	20,514	21,060	21,606
	Demand	8,671	10,181	11,623	13,008	14,372
	Difference	10,673	9,709	8,891	8,052	7,234
Fifth year	Supply	19,096	19,635	20,251	20,790	21,329
	Demand	8,671	10,181	11,623	13,008	14,372
	Difference	10,425	9,454	8,628	7,782	6,957

4.13.2.2 STANDARDS OF SIGNIFICANCE

Implementation of the proposed Project would have a significant impact related to police protection services if it would:

1. In order to maintain acceptable service ratios, response times, or other performance objectives for police services, result in the provision of or need for new or physically altered police facilities, the construction or operation of which could cause significant environmental impacts.
2. Contribute to cumulative police protection service impacts in the area.

4.13.2.3 IMPACT DISCUSSION

This section analyzes the proposed Project's potential impacts to police protection services.

PS-3	**Implementation of the proposed Project would not result in the provision of or need for new or physically altered police protection facilities, the construction or operation of which could cause significant environmental impacts.**

General Plan

New development in the City and SOI would be served by the MHPD and Santa Clara County Sheriff's Office from the police station in Morgan Hill and Sheriff's station in San Martin. A significant impact would result if increased demand in the City limits and SOI would require the construction of new facilities or the expansion of existing facilities in order for the MHPD and Sheriff's Office to adequately serve the Project Area, the construction or operation of which would cause significant environmental impacts. The MHPD has indicated that existing station facilities would need to be expanded or renovated to meet long-term future needs. The expansion would not be in the form of constructing a new building, but rather in the form of expanding the MHPD space to take over space currently occupied by a tenant.[12] The Sheriff's Office has indicated that currently there are no plans to expand or relocate, and that no existing facility deficiencies exist that would be exacerbated by the proposed General Plan. The Sheriff's Office would likely upgrade equipment accordingly over time to incorporate new technologies as they emerge. Any upgrades would be incremental over time based on regular funding sources as growth occurs incrementally over time.[13]

The proposed General Plan would allow new development within the City limits, increasing the service population served by the MHPD. Development within the SOI would continue under the Santa Clara

[12] Swing, David. Police Chief, Morgan Hill Police Department. Personal communication with Alexis Mena, PlaceWorks. October 14, 2015.

[13] Sergeant Jensen, James. Public Information Officer, Santa Clara County Sheriff's Office. Personal communication with Alexis Mena, PlaceWorks. September 2, 2015.

County General Plan, until or unless unincorporated lands are annexed to the City of Morgan Hill. While the proposed General Plan would allow future growth, thereby increasing demands for police protection services, the following proposed goal and policies, in addition to Goal CNF-6 and its supporting policies listed under Impact PS-1, would serve to reduce police service demands and ensure that services are adequate to provide protection to Morgan Hill:

Goal SSI-11	*Efficient police, fire, and emergency medical response and services, and access to local medical facilities.*
Policy SSI-11.1	**Staffing.** Provide police and fire staffing and facilities as necessary to provide adequate public safety protection.
Policy SSI-11.2	**Prevention through Design.** Promote police and fire security considerations in all structures by ensuring that crime and fire prevention concepts are considered in development and design.

Development allowed by the proposed General Plan would include new housing and non-residential development, with associated increases to resident and employee population. Most future development would occur within or adjacent to already urbanized and/or developed areas of the Project Area in areas already served by existing MHPD and Sheriff stations. However, the proposed General Plan would also allow development in areas that are currently predominantly undeveloped, such as the East of 101 Area Plan overlay area, which may not be served by existing stations.

The MHPD has indicated that the existing police station building is adequately sized to meet long-term future needs. Future expansion can be accommodated by utilizing space within the police station building that is currently occupied by a private company. However, new vehicles and safety equipment would be required.[14] Therefore, it is expected that potential environmental impacts would be minimal and would limited to temporary, construction-related activities. Development impact fees from new development within the City, and consistency with the above policies, would help to ensure that the MHPD is involved as future development is allowed under the proposed General Plan. Therefore, a *less-than-significant* impact would occur.

Applicable Regulations:

- None.

Significance Before Mitigation: Less than significant.

Residential Development Control System

The RDCS regulates population growth through the provision of residential building allotments. The RDCS, and the proposed updates to the RDCS as part of the proposed Project, affect the pace of development in the City but do not determine the location, type, or intensity of development. By metering the pace of

[14] Swing, David. Police Chief, Morgan Hill Police Department. Personal communication with Alexis Mena, PlaceWorks. October 14, 2015.

Recreation Activity Guide

The City of Morgan Hill offers recreation programs and services through contract instructors and part-time teammates.

A recreation guide is available three times a year: Winter/Spring, Summer and Fall.

New Registration Software

Morgan Hill Parks & Recreation and the Centennial Recreation Center team are excited to announce our new recreation registration software! Our new platform will allow users easier access to memberships, recreation program registrations, leagues, and facility and park rentals. Information and directions on how to access your account will be available on this page in the coming weeks. All account holders will need to login to their new account prior to registering for programming. Current CRC members must use the email address associated to their CRC membership to log-in. Things you'll love about the new system:

- Easy navigation and user interface.
- Simple recreation registration processes.
- Mobile-friendly experience -- access from any device

Select Language
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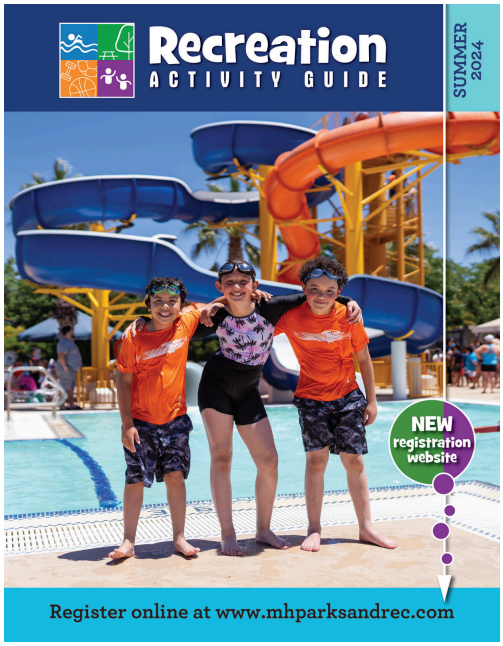
MORE INFORMATION ON SETTING UP YOUR ACCOUNT

Summer 2024 Recreation Activity Guide

View the digital guide!



Summer 2024 Program Flyers

Summer Camp Calendar Preview (PDF)

Fall 2024 Recreation Activity Guide

The digital guide will be available online on Friday, July 26, 2024.
Registration for camps and programs opens at 8am on Monday, July 29, 2024.
Registration for swim lessons opens at 8am on Wednesday, July 31, 2024.

Facility Programming

- Centennial Recreation Center
- Morgan Hill Aquatics Center

Registration

- For classes and programs Register online at www.mhparksandrec.com
- Activity Cancellation/Transfer Form

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- Questions? Call 408-782-2128 between the hours of 9 a.m. and 4 p.m. Monday through Friday or email jamie.wills@morganhill.ca.gov.

Place an Ad in the Recreation Activity Guide

Interested in placing an ad in an upcoming issue of the recreation activity guide? Submit the Online Form or fill out the PDF Form and send to nichole.martin@morganhill.ca.gov.

Customer Comments

The Recreation Division staff value your comments and input. If you have comments please send them to us. We would love to hear how we are doing.

Contact Us

Parks & Recreation Administration

Email Recreation

Physical Address
17555 Peak Avenue
Morgan Hill, CA 95037

Aquatics Center

Email Aquatics Center

Physical Address
16200 Condit Road
Morgan Hill, CA 95037

Phone: 408-782-2134

Centennial Recreation Center

Email Centennial Recreation Center

Physical Address
171 West Edmundson

Google Translate

Morgan Hill, CA 95037

Phone: 408-782-2128

Community & Cultural Center

Email Community & Cultural Center

Physical Address
17000 Monterey Road
Morgan Hill, CA 95037

Phone: 408-782-0008

Street & Park Maintenance

Email Street & Parks Maintenance

Physical Address
100 Edes Court
Morgan Hill, CA 95037

Phone: 408-776-7333

Government Websites by CivicPlus®

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TABLE 4.14-10 2035 ROADWAY SEGMENT LEVEL OF SERVICE

		Existing 2015 Conditions		2035 General Plan Conditions		
#	Roadway Segment	ADT[a]	LOS[b]	ADT[a]	LOS[b]	% Inc. ADT
1	Hale Ave between Willow Springs Rd and Caprista Ct	7,925	C	10,791	D	36%
2	Hale Ave between Tarragon Ave and Campoli Dr	7,811	C	10,434	D	34%
3	Hale Ave between Stoney Creek Wy and Hillwood Ln	8,331	C	13,703	D	64%
4	Dewitt Ave between Oak Park Dr and Origlia Ln	2,987	C	5,892	C	97%
5	Sunnyside Ave between Casino Real and Appian Wy	4,099	C	6,933	C	69%
6	Santa Teresa Blvd between Highland Ave and Fitzgerald Ave	5,347	B	6,477	C	21%
7	Monterey Rd between Kirby Ave and Tilton Ave	20,124	A	30,872	B	53%
8	Monterey Rd between Peebles Ave and Madrone Pkwy	22,326	D	33,269	D	49%
9	Monterey Rd between Cochrane Rd and Old Monterey Rd	11,692	C	19,584	D	67%
10	Monterey Rd between Wright Ave and El Toro St	8,090	C	17,164	C	112%
11	Monterey Rd between 3rd St and 4th St	11,843	C	13,503	C	14%
12	Monterey Rd between San Pedro Ave and Cosmo Ln	21,817	D	26,140	D	20%
13	Monterey Rd between Vineyard Blvd and Watsonville Rd	22,322	D	26,985	D	21%
14	Monterey Rd between Starsweept Ln and East Middle Ave	23,228	D	29,446	D	27%
15	Monterey Rd between Church Ave and Carlis Ct	20,206	D	26,034	D	29%
16	Old Monterey Rd between Llagas Rd and Monterey Rd	2,924	B	1,418	C	-51%
17	Butterfield Blvd between Digital Dr and East Central Ave	22,207	D	23,741	D	7%
18	Butterfield Blvd between East Main St and Diana Ave	21,686	D	26,947	D	24%
19	Butterfield Boulevard between San Pedro Ave and Barrett Ave	12,858	C	18,799	C	46%
20	Watsonville Rd between Monterey Rd and Calle Sueno	16,566	D	21,041	D	27%
21	Watsonville Rd between Santa Teresa Blvd and Bramston Ct	10,249	D	13,912	D	36%
22	Mission View Dr between Avenida de los Padres and Half Rd	3,752	B	13,275	D	254%
23	Condit Road between Main Ave and Diana Ave	4,650	B	4,742	B	2%
24	Condit Road between San Pedro Ave and Barrett Ave	2,915	B	3,827	B	31%
25	Sycamore Ave between East Middle Ave and San Martin Ave	495	A	464	A	-6%
26	Tilton Ave between Dougherty Ave and Monterey Road	6,775	C	2,572	A	-62%
27	Madrone Parkway between Monterey Road and Lightpost Way	1,435	A	1,782	A	24%
28	Cochrane Rd between Adams Ct and Woodview Ave	20,436	D	27,597	D	35%

reductions target of Executive Order B-30-15. However, the proposed Project would result in a substantial increase in GHG emissions from existing conditions by the proposed General Plan horizon year 2035 and would not achieve an efficiency target that is 80 percent reduction from 1990 levels.

Significance Before Mitigation: Significant.

Residential Development Control System

The Residential Development Control System, known as the RDCS, regulates population growth through the provision of residential building allotments. The RDCS and the proposed updates to the RDCS as part of the proposed Project affect the pace of development in the City but do not determine the location, type, or intensity of development. Therefore, the RDCS would not have the potential to generate an increase in GHG emissions. Therefore, the RDCS would have *no impact*.

GHG-2	**Implementation of the proposed Project would not conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs.**

General Plan

This section considers the proposed General Plan's consistency with the following applicable plans, policies, and regulations:

- CARB Scoping Plan
- ABAG/MTC *Plan Bay Area*

The state's GHG emissions reductions objectives are embodied in AB 32, Executive Order B-30-15, Executive Order S-03-05, and SB 375. ABAG and MTC have prepared *Plan Bay Area*, the Bay Area's first SCS, to address the per capita passenger vehicle GHG reduction targets identified in SB 375. The First Update to the Scoping Plan identifies that the state is on track to achieve the GHG reductions identified in AB 32. Additionally, CARB is tasked with updating the Scoping Plan to address the near-term GHG reduction targets of Executive Order B-30-15 for 2030. However, there is no current plan for 2030 or the long-term GHG reduction goals for 2050 identified in Executive Order S-03-05.

CARB's Scoping Plan

In accordance with AB 32, CARB developed the 2008 Scoping Plan to outline the state's strategy to achieve 1990 level emissions by year 2020. To estimate the reductions necessary, CARB projected statewide 2020 BAU GHG emissions (i.e., GHG emissions in the absence of statewide emission reduction measures). CARB identified that California as a whole would be required to reduce GHG emissions by 28.5 percent from

year 2020 BAU to achieve the targets of AB 32.[48] The GHG emissions forecast was updated as part of the First Update to the Scoping Plan. In that update, CARB projected that statewide BAU emissions in 2020 would be approximately 509 $MMTCO_2e$.[49] Therefore, to achieve the AB 32 target of 431 $MMTCO_2e$ (i.e., 1990 emissions levels) by 2020, the state would need to reduce emissions by 78 $MMTCO_2e$ compared to BAU conditions, a reduction of 15.3 percent from BAU in 2020.[50,51]

Statewide strategies to reduce GHG emissions identified in the 2008 Scoping Plan include the LCFS; California Appliance Energy Efficiency regulations; California Building Standards (i.e., CALGreen and the 2008 Building and Energy Efficiency Standards); California Renewable Energy Portfolio standard (33 percent RPS); changes in the corporate average fuel economy standards (e.g., Pavley I and Pavley II, which is now known as the California Advanced Clean Cars Program); and other measures. Statewide GHG emissions reduction measures that are being implemented would reduce the City's GHG emissions because they directly affect vehicles, buildings, and energy use within the Study Area.

GHG emissions mitigation measures identified through the regional climate mitigation initiative SV 2.0 were integrated into the proposed General Plan policies to support collaborative opportunities for plan implementation.

Policy NRE-7.1	**Water Standards for Private Development.** Promote water conservation and efficient water use in all private development projects. Require development to exceed state standards for the use of water.
Policy NRE-7.2	**Water Standards for Public Development.** Promote water conservation and efficient water use in all public development projects. All new public buildings shall be designed to exceed state standards for water efficiency.
Policy NRE-7.3	**Water Efficiency and Landscaping.** Promote water conservation and efficient water use in all public and private landscaping plans.
Policy NRE-7.4	**Non-Potable Water for Irrigation.** Encourage use of non-potable water for landscape irrigation.
Policy NRE-7.5	**Dual Plumbing.** Explore installation of dual plumbing in large, new commercial and/or residential developments to enable future use of recycled non-potable water generated on- or off-site.
Action NRE-7.C	**Water Fixture Retrofitting.** Create incentives for homeowners of older residential buildings to retrofit water fixtures to improve water efficiency and conservation. Explore ways to link homeowners with incentive programs offered by other agencies or organization. Options for creating a City-sponsored retrofit program could include using Residential Development Control funds or creating Citywide fees for water usage. Work with utility providers and City departments to market the program owners who own older homes, are undertaking renovations, or are new owners.

[48] California Air Resources Board (CARB). 2008. October. *Climate Change Proposed Scoping Plan, a Framework for Change.*

[49] The BAU forecast includes GHG reductions from Pavley and the 33% Renewable Portfolio Standard (RPS).

[50] California Air Resources Board (CARB), 2014. *First Update to the Climate Change Scoping Plan: Building on the Framework, Pursuant to AB 32, The California Global Warming Solutions Act of 2006, May 15.*

[51] If the GHG emissions reductions from Pavley I and the Renewable Electricity Standard are accounted for as part of the BAU scenario (30 million $MTCO_2e$ total), then the State would need to reduce emissions by 108 million $MTCO_2e$, which is a 20-percent reduction from BAU.

Policy CNR-8.9	**Commercial Landscaping.** Encourage new commercial development to provide outdoor areas and landscaping and tree canopy to enhance the surroundings.
Action CNF-8.C	**Parking Lot Lighting Efficiency Retrofit Ordinance.** Develop a parking lot lighting retrofit ordinance requiring property owners or managers to replace inefficient parking lot or parking structure lighting with high-efficiency lighting technologies where feasible.
Policy CNF-11.8	**Multi-Modal Transportation System.** Require new subdivisions to contain a network of streets, sidewalks, trails, and transit facilities that accommodate all modes of transportation. Methods to achieve this may include: ▪ Incorporating complete streets designed for low vehicle speeds. ▪ Planting trees along both sides of streets. ▪ Installing bus stops, shelters, and benches in or adjacent to the project. ▪ Providing safe walking and bicycling routes to schools, parks, and other youth destinations.
Policy CNF-11.28	**Bicycles and Pedestrians.** Require attached residential sites to be designed to accommodate the needs of bicyclists and pedestrians. This may be accomplished by: ▪ Providing bicycle and pedestrian connections to adjacent uses with paseos, trails, sidewalks, paths, and similar amenities. ▪ Creating attractive connections through landscaping, lighting, benches, other amenities to create safe and visually interesting spaces. ▪ Installing bicycle racks and lockers near building entrances, integrated into the design of the project and screened with appropriate landscaping.
Policy NRE-10.1	**Regional and Subregional Cooperation.** Cooperate with regional agencies in developing and implementing air quality management plans. Support subregional coordination with other cities, counties, and agencies in the Santa Clara Valley and adjacent areas to address land use, jobs/housing balance, and transportation planning issues as a means of improving air quality.
Policy NRE-10.2	**State and Federal Regulation.** Encourage effective regulation of mobile and stationary sources of air pollution and support state and federal regulations to improve automobile emission controls.
Policy NRE-10.3	**Automobile Emissions.** Encourage the use of and infrastructure for alternative fuel, hybrid, and electric vehicles. Encourage new and existing public and private development to include electric vehicle charging stations.
Policy NRE-10.4	**Reduced Automobile Use.** To reduce air pollution the frequency and length of automobile trips and the amount of traffic congestion by controlling sprawl, promoting infill development, and encouraging mixed uses and higher density development near transit. Support the expansion and improvement of alternative modes of transportation. Encourage development project designs that protect and improve air quality and minimize direct and indirect air pollutant emissions by including components that reduce vehicle trips.
Policy NRE-15.1	**Greenhouse Gas Emission Reduction Targets.** Maintain a greenhouse gas reduction trajectory that is consistent with the greenhouse gas reduction targets of Executive Orders B-30-15 (40 percent below 1990 levels by 2030) and S-03-05 (80 percent below 1990 levels by 2050) to ensure the City is consistent with statewide efforts to reduce greenhouse gas emissions.
Policy NRE-15.2	**Linking Land Use and Transportation.** Encourage land use and transportation patterns that reduce dependence on automobiles.
Policy NRE-15.3	**Climate Action Plan.** Utilize policies in this General Plan denoted with the green leaf symbol as the City's greenhouse gas emissions reduction strategy.

Policy NRE-15.4	**Sustainable Land Use.** Promote land use patterns that reduce the number and length of motor vehicle trips.
Policy NRE-15.5	**Jobs Housing Balance.** To the extent feasible, encourage a balance and match between jobs and housing.
Policy NRE-15.6	**Residential Near Transit.** Encourage higher density residential and mixed-use development adjacent to commercial centers and transit corridors – the land along or within walking distance of a street served by transit.
Policy NRE-15.7	**Mix of Uses in Employment Centers.** Encourage employment areas to include a mix of support services to minimize the number of employee trips.
Policy NRE-15.8	**Walkable City.** Encourage retail and office areas to be located within walking and biking distance of existing and proposed residential developments.
Policy NRE-15.9	**Urban Forest.** Support development and maintenance of a healthy, vibrant urban forest through outreach, incentives, and strategic leadership.
Policy NRE-15.10	**VMT Reduction.** Continue to work with the Santa Clara Valley Transportation Authority on regional transportation solutions that will reduce vehicle miles traveled and greenhouse gas emissions.
Policy NRE-15.11	**Green Building.** Promote green building practices in new development.
Policy NRE-15.12	**Municipal Fleet Alternative Fuel Vehicles.** Shift municipal vehicle fleet from gasoline- and diesel-powered vehicles to alternative fueled vehicles, to the extent possible.
Action NRE-15.A	**Long-term GHG Reduction Monitoring.** Regularly monitor progress made towards the City's 2035 and additional future targets through inventory updates and review of implementation success related to statewide actions.
Policy NRE-16.1	**Energy Standards for New Development.** New development, including public buildings, should be designed to exceed state standards for the use of energy.
Policy NRE-16.2	**Energy Conservation.** Promote energy conservation techniques and energy efficiency in building design, orientation, and construction.
Policy NRE-16.3	**Energy Use Data and Analysis.** Provide information to increase building owner, tenant, and operator knowledge about how, when, and where building energy is used.
Policy NRE-16.4	**Retrofit Financing.** Promote existing and support development of new private financing options for building retrofits and renewable energy development.
Policy NRE-16.5	**Energy Efficiency.** Encourage development project designs that protect and improve air quality and minimize direct and indirect air pollutant emissions by including components that promote energy efficiency.
Policy NRE-16.6	**Landscaping for Energy Conservation.** Encourage landscaping plans for new development to address the planting of trees and shrubs that will provide shade to reduce the need for cooling systems and allow for winter daylighting.
Policy NRE-16.7	**Renewable Energy.** Encourage new and existing development to incorporate renewable energy generating features, like solar panels.
Policy NRE-16.8	**Residential Development Code.** Emphasize energy conservation building techniques for new residential construction through the implementation of Chapter 18.78 of the Municipal Code.

Policy NRE-16.9	**Subdivision Design.** In compliance with Section 66473.1 of the State Subdivision Map Act, promote subdivision design that provides for passive solar heating and natural cooling through the Development Review Committee subdivision review procedures.
Action NRE-16.A	**Community Choice Aggregation.** Partner with other Santa Clara County jurisdictions to determine the feasibility for development of a regional CCA program, including identification of the geographic scope, potential costs to participating jurisdictions and residents, and potential liabilities.
Action NRE-16.C	**Local Energy Ordinances.** Develop local ordinances that promote energy conservation and efficiency. Examples of such ordinances include: energy audits, solar access, solar swimming pool heating, insulation and solar retrofit, and solar water heating.
Policy TR-8.1	**Bikeways for All Abilities.** The bikeways system shall recognize and reflect the needs and abilities of cyclists with a diverse range of age and experience, from children learning to ride bicycles to experienced adult commute cyclists.
Policy TR-8.2	**Bicycle Commuting.** Encourage increased use of bicycles for adults commuting to work and for students traveling to school through a safe and efficient bikeways system, enhanced bicycle parking facilities, and bicycle safety and promotion programs, including showers for bicycle commuters at places of employment.
Policy TR-8.3	**Alternative Routes.** Establish alternative routes, with direct routes on busy streets for experienced cyclists, and less direct routes on bicycle paths and quieter streets for less experienced and recreational cyclists.
Policy TR-8.4	**Coordinated Bicycle Planning.** Coordinate development of the bikeways system with the Santa Clara Countywide Trails Master Plan, the Santa Clara Countywide Bicycle Plan, the South County Joint Area Plan, the Santa Clara County Bicycle Technical Guidelines, and the California Department of Transportation Highway Design Manual.
Policy TR-8.5	**Bicycle Facility Standards.** Where feasible, incorporate the Bicycle Technical Guidelines prepared by the Valley Transportation Authority into City standards for bicycle facility planning and design, including intersection striping, signalization, and railroad crossings.
Policy TR-8.6	**Multi-Use Trail Accessibility.** All multi-use bicycle/pedestrian trails shall comply with state and federal accessibility codes and standards, such as those established by the Americans with Disability Act (ADA) and California Access Code (Title 24, California Code of Regulation).
Policy TR-8.7	**Bikeways and Private Roads.** Private roads shall be designated as part of the bikeways plan only if there is an agreement between the City and the appropriate owner for such a designation.
Policy TR-8.8	**Priorities for Bikeways Implementation.** Where feasible, implement the bikeways system concurrent with adjacent development. Establish priorities for bikeway implementation based on improving safety and enhancing both commute and recreational cycling. These priorities shall be considered in directing resources and efforts to obtain funding for implementation. Priorities shall be regularly reviewed and updated as implementation proceeds. Current priorities for implementation of the bikeways plan include the following: ▪ Live Oak High School Access ▪ Little Llagas Creek Trail ▪ Santa Teresa and Monterey Highway Corridor Improvements ▪ East West Connection to Coyote Creek Trail
Policy TR-8.9	**Emergency Services Review for Bikeways.** Incorporate emergency services (fire and police) into the review process for new bikeways.

Policy TR-8.10	**Safe Routes to Schools.** Define safe pedestrian and bicycle routes to all new schools (public and private) during the planning and design process so that these routes can be developed and in place prior to opening the school.
Policy TR-8.11	**Multi-Jurisdictional Bikeway Alignments.** For multi-jurisdictional alignments, develop partnerships with Santa Clara County to plan, finance, implement, and maintain the bikeways system.
Policy TR-8.12	**Bicycle Parking.** Bicycle parking facilities shall be provided at all schools, parks, recreation facilities, commercial centers, civic buildings (including the library), transit centers, and work places based on the recommendations and standards in the Bikeways Master Plan.
Policy TR-8.13	**Cul-de-Sac Connectivity.** Where safety permits, improve connectivity by requiring pedestrian and bicycle public access from a cul-de-sac to an adjacent public amenity, such as a park or school, or from a cul-de-sac to an adjacent street.
Policy TR-8.14	**Bikeways Master Plan.** Implement and maintain the City's bikeways system based on standards established in the Bikeways Master Plan.
Policy TR-8.15	**Bicycle Outreach.** Continue to encourage bicycle safety and promotion programs, in partnership with other agencies and organizations.
Policy TR-8.16	**Bicycle Paths and Flood Control.** Promote extension of bicycle paths in conjunction with flood control efforts.
Action TR-8.A	**Bicycle Outreach Program**. Develop a bicycle outreach program to promote community-wide "bikeability" through safety programs, bicycle tune-up clinics/training, partnerships with bicycle advocacy groups and cycling clubs, and/or local bicycle maps (e.g., "Bike Downtown").
Policy TR-9.1	**Private Development Connections.** Ensure adequate pedestrian access in all developments, with special emphasis on pedestrian connections in the downtown area, in shopping areas, and major work centers, including sidewalks in industrial areas in accordance with the Trails and Natural Resources Master Plan.
Policy TR-9.2	**Walking as an Alternate Mode.** Promote walking as an alternate transportation mode for its contribution to health and the reduction of energy consumption and pollution. (SCJAP 11.03).
Policy TR-9.3	**Pedestrian System for Diverse Users.** The trails and pedestrian system shall recognize and reflect the needs and abilities of pedestrians with a diverse range of age and ability.
Policy TR-9.4	**Coordination with Pedestrian Planning.** Development of the trails and pedestrian system shall be coordinated with the City's Bikeways Master Plan, City standard details, Santa Clara Countywide Trails Master Plan, the Santa Clara Countywide Bicycle Plan, the South County Joint Area Plan, the Santa Clara County Bicycle Technical Guidelines, and the California Department of Transportation Highway Design Manual.
Policy TR-9.5	**Trail Guidelines.** Trails shall comply with the Trail Guidelines included in the Trails and Natural Resources Master Plan.
Policy TR-9.6	**Pedestrian Facility Accessibility.** All trails and pedestrian access shall comply with state and Federal accessibility codes and standards, such as those established by the Americans with Disability Act (ADA) and California Access Code (Title 24, California Code of Regulation).
Policy TR-9.7	**Concurrent Implementation.** Where feasible, implement the trails and pedestrian system concurrent with adjacent developments.
Policy TR-9.8	**Emergency Services Review for Trails.** Incorporate emergency services (fire and police) into the review process for new trails.

Policy TR-9.9	**Multi-Jurisdictional Trail Alignments.** For multi-jurisdictional alignments, develop partnerships with Santa Clara County to plan, finance, implement, and maintain the trail system.
Policy TR-9.10	**Sidewalk Connectivity.** Improve sidewalk connectivity by installing new sidewalks where they do not exist, consistent with the Trails and Natural Resources Master Plan.
Policy TR-9.11	**Trail System Standards.** Implement and maintain the City's trails system based on standards established in the Trails and Natural Resources Master Plan.
Policy TR-9.12	**Trails and Flood Control.** Promote new trails and extend existing trails in conjunction with flood control efforts.
Policy TR-10.1	**Transportation Demand Management.** Provide informational resources to local business subject to SB 1339 and BAAQMD transportation demand management program requirements and encourage additional voluntary participation in the program.
Policy TR-10.2	**Flexible Work Hours.** Encourage employers to provide a flexible set of working hours to ease traffic congestion.
Policy TR-10.3	**Carpooling**. Support a Countywide car/vanpool matching program.
Policy TR-10.4	**Air Quality and Transportation Demand Management.** Investigate opportunities for preparing and implementing Air Quality and Transportation Demand Management Plans by employers and developers of new residential and non-residential developments.
Policy SSI-10.4	**Heat Island Mitigation.** Encourage design and landscaping features that reduce the intensification of heat due to the urban heat island effect, including tree canopy, cool pavement, and living roofs.
Policy SSI-14.2	**Water Conservation.** Support water conservation measures that comply with state and federal legislation and that are consistent with measures adopted in the Urban Water Management Plan.
Policy SSI-14.3	**SB-X7-7.** Implement water conservation policies contained within Morgan Hill's Urban Water Management Plan to achieve 20 percent per capita water reductions by 2020.
Policy SSI-14.12	**Water Reclamation Facilities.** Encourage the development of water reclamation facilities where feasible, in order to make reclaimed water available to help meet the growing water needs of the South County region.
Policy SSI-14.13	**Use of Recycled Water.** Increase use of recycled water in development projects and landscaping; implement best practices (e.g., dual plumbing) to expand recycled water use when safe, practical, and available.
Policy SSI-17.4	**Food Scrap and Yard Waste Diversion.** Promote the collection of food scraps and compostable paper in yard waste bins through public outreach campaigns.
Policy SSI-17.12	**Building Reuse.** Promote the use of recycled materials, including reuse of existing building shells and elements, as part of new construction or renovations.
Action SSI-17.A	**Zero Waste Goal.** Prepare a zero-waste strategic plan to maximize solid waste diversion community-wide.

The General Plan includes policies to reduce GHG emissions and is consistent with the programs identified within the CARB Scoping Plan. Therefore, the proposed Project would not conflict with the CARB Scoping Plan and impacts would be *less than significant*.

MTC's Plan Bay Area

To achieve ABAG's/MTC's sustainable vision for the Bay Area, the *Plan Bay Area* land use concept plan for the region concentrates the majority of new population and employment growth in the region in PDAs. PDAs are transit-oriented, infill development opportunity areas within existing communities. Overall, well over two-thirds of all regional growth by 2040 is allocated within PDAs. PDAs are expected to accommodate 80 percent (or over 525,570 units) of new housing and 66 percent (or 744,230) of new jobs. In Morgan Hill, *Plan Bay Area* includes the Morgan Hill Downtown Transit Town Center PDA. *Plan Bay Area* allocated 1,420 new housing units to this PDA as a result of the forecast increase in multi-family and mixed use development in this PDA under the adopted Downtown Specific Plan.[52,53] The proposed General Plan would encourage development consistent with the goals and objectives for this PDA. The proposed General Plan also includes policies that, once adopted, would reduce GHG emissions from transportation sources to the maximum extent practicable.

The General Plan is consistent with the objectives of *Plan Bay Area* for growth within this PDA. Therefore, the proposed Project is consistent with land use concept plan for Morgan Hill identified in *Plan Bay Area*. Therefore, impacts would be *less than significant*.

Applicable Regulations:

- California Global Warming Solutions Act (AB 32)
- Sustainable Communities and Climate Protection Act (SB 375)
- Greenhouse Gas Emission Reduction Targets (Executive Order S-3-05)
- Clean Car Standards – Pavley (AB 1493)
- Renewable Portfolio Standards (SB 1078)
- California Integrated Waste Management Act of 1989 (AB 939)
- California Mandatory Commercial Recycling Law (AB 341)
- California Advanced Clean Cars CARB/ Low-Emission Vehicle Program – LEV III (Title 13 CCR)
- Heavy-Duty Vehicle Greenhouse Gas Emissions Reduction Measure (Title 17 CCR)
- Low Carbon Fuel Standard (Title 17 CCR)
- California Water Conservation in Landscaping Act of 2006 (AB 1881)
- California Water Conservation Act of 2009 (SBX7-7)
- Statewide Retail Provider Emissions Performance Standards (SB 1368).
- Airborne Toxics Control Measure to Limit School Bus Idling and Idling at Schools (13 CCR 2480)
- Airborne Toxic Control Measure to Limit Diesel-Fuel Commercial Vehicle Idling (13 CCR 2485)
- In-Use Off-Road Diesel Idling Restriction (13 CCR 2449)
- Building Energy Efficiency Standards (Title 24, Part 6)

[52] Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG), 2013. Final Priority Development Area Development Feasibility and Readiness Assessment, July.

[53] Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG), 2013. *Plan Bay Area,* http://geocommons.com/maps/141979.

- California Green Building Code (Title 24, Part 11)
- Appliance Energy Efficiency Standards (Title 20)

Significance Before Mitigation: Less than significant.

Residential Development Control System

The RDCS regulates population growth through the provision of residential building allotments. The RDCS and the proposed updates to the RDCS as part of the proposed Project affect the pace of development in the City but do not determine the location, type, or intensity of development. Therefore, the RDCS would not have the potential to generate an increase in GHG emissions or conflict with plans adopted for the purpose of reducing GHG emissions. The RDCS would have *no impact*.

4.7.4 CUMULATIVE IMPACTS

GHG-3	**Implementation of the proposed Project would contribute to cumulative GHG impacts.**

As described above, GHG emissions related to the proposed Project are not confined to a particular air basin but are dispersed worldwide. Therefore, the analysis of impacts in Section 4.7.3, Impact Discussion, above, also addresses cumulative impacts. While the policies of the proposed General Plan ensure substantial progress toward the long term-goals of Executive Order S-03-05, GHG impacts for consistency with the more aggressive 2050 targets are conservatively considered to be cumulatively considerable and therefore potentially *significant*. This is the same impact identified above as GHG-1.

Applicable Regulations and Conditions of Approval:

- California Global Warming Solutions Act (AB 32)
- Sustainable Communities and Climate Protection Act (SB 375)
- Greenhouse Gas Emission Reduction Targets (Executive Order S-3-05)
- Clean Car Standards – Pavley (AB 1493)
- Renewable Portfolio Standards (SB 1078)
- California Integrated Waste Management Act of 1989 (AB 939)
- California Mandatory Commercial Recycling Law (AB 341)
- California Advanced Clean Cars CARB/ Low-Emission Vehicle Program – LEV III (Title 13 CCR)
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- Airborne Toxics Control Measure to Limit School Bus Idling and Idling at Schools (13 CCR 2480)

along a high quality transit corridor[21] will have a less-than-significant impact on VMT. This presumption would not apply, however, if project-specific or location-specific information indicates that the project will still generate significant levels of VMT. For example, the presumption might not be appropriate if the project:

- Has a Floor Area Ratio (FAR) of less than 0.75
- Includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction (if the jurisdiction requires the project to supply parking)
- Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the lead agency, with input from the Metropolitan Planning Organization)
- Replaces affordable residential units with a smaller number of moderate- or high-income residential units

A project or plan near transit which replaces affordable residential units[22] with a smaller number of moderate- or high-income residential units may increase overall VMT because the increase in VMT of displaced residents could overwhelm the improvements in travel efficiency enjoyed by new residents.[23]

If any of these exceptions to the presumption might apply, the lead agency should conduct a detailed VMT analysis to determine whether the project would exceed VMT thresholds (see below).

Presumption of Less Than Significant Impact for Affordable Residential Development

Adding affordable housing to infill locations generally improves jobs-housing match, in turn shortening commutes and reducing VMT.[24,25] Further, "… low-wage workers in particular would be more likely to choose a residential location close to their workplace, if one is available."[26] In areas where existing jobs-housing match is closer to optimal, low income housing nevertheless generates less VMT than market-

[21] Pub. Resources Code, § 21155 ("For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.").
[22] Including naturally-occurring affordable residential units.
[23] Chapple et al. (2017) *Developing a New Methodology for Analyzing Potential Displacement,* Chapter 4, pp. 159-160, available at https://www.arb.ca.gov/research/apr/past/13-310.pdf.
[24] Karner and Benner (2016) *The convergence of social equity and environmental sustainability: Jobs-housing fit and commute distance* ("[P]olicies that advance a more equitable distribution of jobs and housing by linking the affordability of locally available housing with local wage levels are likely to be associated with reduced commuting distances").
[25] Karner and Benner (2015) *Low-wage jobs-housing fit: identifying locations of affordable housing shortages.*
[26] Karner and Benner (2015) *Low-wage jobs-housing fit: identifying locations of affordable housing shortages.*

rate housing.[27,28] Therefore, a project consisting of a high percentage of affordable housing may be a basis for the lead agency to find a less-than-significant impact on VMT. Evidence supports a presumption of less than significant impact for a 100 percent affordable residential development (or the residential component of a mixed-use development) in infill locations. Lead agencies may develop their own presumption of less than significant impact for residential projects (or residential portions of mixed use projects) containing a particular amount of affordable housing, based on local circumstances and evidence. Furthermore, a project which includes any affordable residential units may factor the effect of the affordability on VMT into the assessment of VMT generated by those units.

2. Recommended Numeric Thresholds for Residential, Office, and Retail Projects

Recommended threshold for residential projects: A proposed project exceeding a level of 15 percent below existing VMT per capita may indicate a significant transportation impact. Existing VMT per capita may be measured as regional VMT per capita or as city VMT per capita. Proposed development referencing a threshold based on city VMT per capita (rather than regional VMT per capita) should not cumulatively exceed the number of units specified in the SCS for that city, and should be consistent with the SCS.

Residential development that would generate vehicle travel that is 15 or more percent below the existing residential VMT per capita, measured against the region or city, may indicate a less-than-significant transportation impact. In MPO areas, development measured against city VMT per capita (rather than regional VMT per capita) should not cumulatively exceed the population or number of units specified in the SCS for that city because greater-than-planned amounts of development in areas above the region-based threshold would undermine the VMT containment needed to achieve regional targets under SB 375.

For residential projects in unincorporated county areas, the local agency can compare a residential project's VMT to (1) the region's VMT per capita, or (2) the aggregate population-weighted VMT per capita of all cities in the region. In MPO areas, development in unincorporated areas measured against aggregate city VMT per capita (rather than regional VMT per capita) should not cumulatively exceed the population or number of units specified in the SCS for that city because greater-than-planned amounts of development in areas above the regional threshold would undermine achievement of regional targets under SB 375.

[27] Chapple et al. (2017) *Developing a New Methodology for Analyzing Potential Displacement*, available at https://www.arb.ca.gov/research/apr/past/13-310.pdf.
[28] CAPCOA (2010) *Quantifying Greenhouse Gas Mitigation Measures*, pp. 176-178, available at http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf.

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2022 Building Energy Efficiency Standards

2022 Building Energy Efficiency Standards

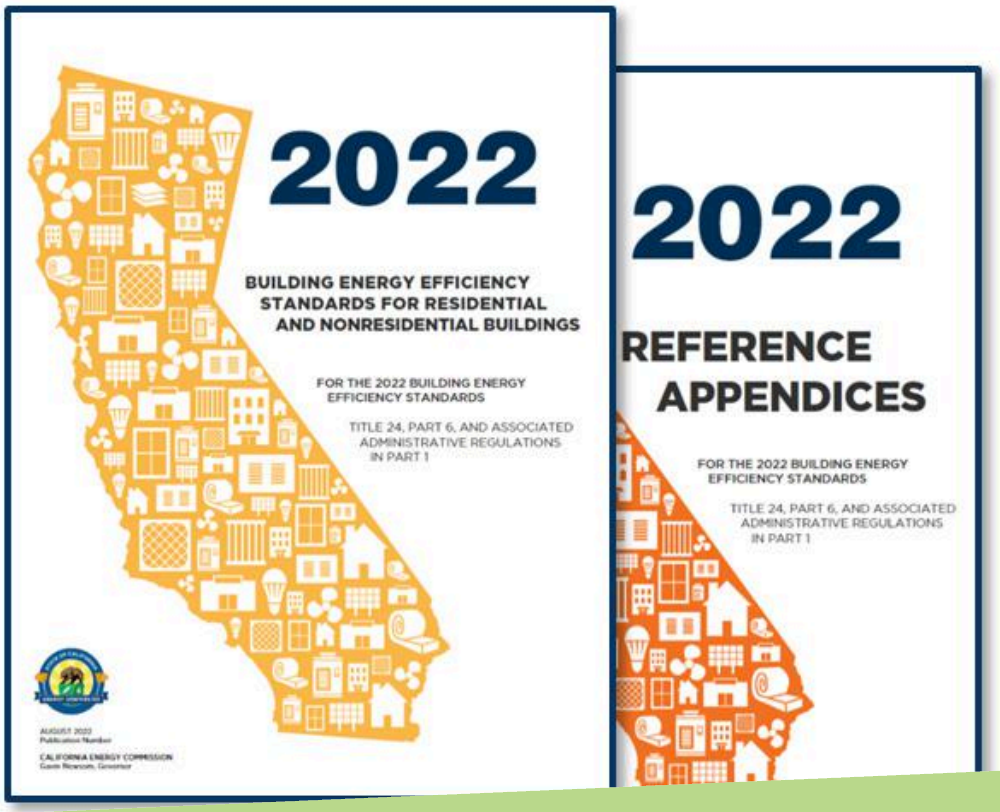
The 2022 Energy Code encourages efficient electric heat pumps, establishes electric-ready requirements for new homes, expands solar photovoltaic and battery storage standards, strengthens ventilation standards, and more. Buildings whose permit applications are applied for on or after January 1, 2023, must comply with the 2022 Energy Code.

Updated Regulatory Advisory: Low-Rise Multifamily Compliance Documents for the 2022 Energy Code

The 2022 Building Energy Efficiency Standards (Energy Code) introduce new requirements for low-rise multifamily (LRMF) buildings. These include requirements to register LRMF compliance documents with a California Energy Commission (CEC)-approved residential data registry when field verification and diagnostic testing (FV&DT) will be required to demonstrate compliance with the Energy Code.

On February 14, 2024, CalCERTS was approved to register all LRMF compliance documents listed in Appendix A of the 2022 Energy Code Data Registry Requirements Manual. For projects that include energy efficiency measures requiring FV&DT (i.e., HERS field verification), permit applications submitted after February 14, 2024, must include only certificates of compliance (LMCCs) that have been registered with a CEC-approved registry, per Title 24, section 10-103(a)1B. The downloadable, fillable versions of the LMCCs are no longer available and should not be accepted with permit applications submitted after February 14, 2024.

A new regulatory advisory has been issued to clarify enforcement guidance given previously. The November 18, 2022, advisory is no longer in effect. CEC staff recommends authorities having jurisdiction take various steps, as specified in the February 15, 2024, advisory, to ensure permits for LRMF buildings under the 2022 Energy Code are not delayed and that new projects are properly registered with an approved residential registry.



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Energy Commission Adopts Updated Building Standards to Improve Efficiency, Reduce Emissions From Homes and Businesses

2022 Building Energy Efficiency Standards Summary

A summary describing what was adopted within the 2022 Energy Code and the benefits.

Online Resource Center

Documents and training information to help building communities and enforcement agencies comply with the Building Energy Efficiency Standards.

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CONTACT

Building Energy Efficiency Standards - Title 24
title24@energy.ca.gov
Toll-free in California: 800-772-3300
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